

APPLICATION FOR VARIATION OF PLANNING PERMISSION AND ASSOCIATED LISTED BUILDING CONSENT CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/09340 and PL/2025/09341
APPLICATION TYPE:	Section 73 – Variation/Removal of Condition
SITE ADDRESS:	New Farm, Back Lane, Alderton, Chippenham, SN14 6NW
DEVELOPMENT DESCRIPTION:	Variation of condition 1, 2, 3, 10, 11, 13, 14, 16 and 19 of PL/2022/01245 (approved plans) to allow changes in the Barn 4 design
RECOMMENDATION:	Permission be GRANTED and Consent be APPROVED

PROPOSAL

Applications PL/2022/01245 and PL/2022/01586 approved planning permission and listed building consent, respectively, on 21.04.2022 for *the conversion of a multi-yard farmstead into six new dwellings with associated infrastructure, and the demolition of modern agricultural buildings [...]* PL/2022/01245 was granted subject to 19 conditions and PL/2022/01586 was approved subject to 5 conditions.

Application PL/2025/09340 has been submitted under Section 73 (S73) of the Town and Country Planning Act (TCPA), which provisions material amendments to a scheme by varying or removing conditions associated with a planning permission, with a request to vary conditions 1, 2, 3, 10, 11, 13, 14, 16 and 19 of PL/2022/01245 to take into account changes to 'barn 4' which are necessary to allow for the scheme to meet building regulation requirements.

The request does not introduce changes that would alter the broad scope of the approved development. A revised application form, correcting an error with the site address, was submitted and accepted on 11.12.2025 – this change was treated as a 'restart' and new, full, consultation was carried out accordingly.

The changes to the listed building consent would likely be considered a substantive change and as such, rather than applying for a variation of the listed building consent under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act, application PL/2025/09341 has been made alongside the S73 application with a request for separate/new listed building consent for the amended scheme. For the purposes of this report, assessment associated with the request for new listed building consent will be covered under the 'impact of heritage assets' and 'summary and conclusion' sections.

CONDITIONS OF PL/2022/01245 REQUESTED TO BE VARIED / REMOVED

Condition 2	
Existing Condition:	Requested change:
The development hereby permitted shall be begun before the expiration of three years from the date of this permission.	Requested to be removed given that development has been notified as commenced on 03.03.2025

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. 2004.	
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Condition 2	
Existing Condition:	Requested change:
The development hereby permitted shall be carried out in accordance with the following approved plans received on 15 February 2022: Site Location Plan 1938 – SLP 1938 BARN 1 – 01C 1938 BARN 1 – 02C 1938 BARN 2 – 01C 1938 BARN 2 – 02C 1938 BARN 3 – 01D 1938 BARN 3 – 02D 1938 BARN 4 – 02C 1938 BARN 4 – 01C 1938 BARN 5 – 01D 1938 BARN 6 – 01C 1938 BARN 6 – 02C 1938 BARN 7 – 01A 1938 BARN 9 – 01D 1938 : DET 01 1938 – L02 E REASON: For the avoidance of doubt and in the interests of proper planning.	The development hereby permitted shall be carried out in accordance with the following approved plans received under PL/2022/01245 on 15.02.2022: Site Location Plan 1938 – SLP 1938 BARN 1 – 01C 1938 BARN 1 – 02C 1938 BARN 2 – 01C 1938 BARN 2 – 02C 1938 BARN 3 – 01D 1938 BARN 3 – 02D 1938 BARN 5 – 01D 1938 BARN 6 – 01C 1938 BARN 6 – 02C 1938 BARN 7 – 01A 1938 BARN 9 – 01D 1938 : DET 01 Received under PL/2025/09341 on 27.11.2025: Proposed Site Plan; 1938-LO2 Rev E Barn 4 Floor Plans; ALD-110 Rev B Barn 4 Elevations; ALD-111 Rev A

Condition 3	
Existing Condition:	Requested change:
No works to the barns the subject of this permission shall commence 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 :- • means of enclosure • car park layouts • all hard and soft surfacing materials 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	Requested to be removed/varied given that development has been notified as commenced on 03.03.2025

the protection of existing important landscape features.	
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Condition 10	
Existing Condition:	Requested change:
No intrusive groundworks or works to the barns the subject of this permission shall commence (including any works of demolition), until a Construction Method Statement, which shall include the following: a) the parking of vehicles of site operatives and visitors; b) loading and unloading of plant and materials; c) storage of plant and materials used in constructing the development; d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; e) wheel washing facilities; f) measures to control the emission of dust and dirt during construction; g) a scheme for recycling/disposing of waste resulting from demolition and construction works; and h) measures for the protection of the natural environment. i) hours of construction, including deliveries; has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement. 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 minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.	Requested to be removed/varied given that development has been notified as commenced on 03.03.2025

Condition 11	
Existing Condition:	Requested change:
No intrusive groundworks shall commence until details for the disposal of sewerage including the point of connection to the existing public sewer have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved sewerage details have been fully implemented in accordance with the approved plans. 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 proposal is provided with a satisfactory means of drainage and does not increase the risk of flooding or pose a risk to public health or the environment.	Requested to be removed/varied given that development has been notified as commenced on 03.03.2025

Condition 13	
Existing Condition:	Requested change:
No intrusive groundworks shall commence until a scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details together with permeability test results to BRE365 and location of top ground water level with soakaway sizing calculations and locations to ensure compliance with national requirements, has been submitted to and approved in writing by the Local Planning Authority. REASON: To ensure that the development can be adequately drained	Requested to be removed/varied given that development has been notified as commenced on 03.03.2025

Condition 14	
Existing Condition:	Requested change:
No intrusive groundworks or works to the barns the subject of this permission shall commence until an Ecological Mitigation and Enhancement Strategy (EMES) shall be submitted to the local planning authority for approval in writing. The EMES shall include	Requested to be removed/varied given that development has been notified as commenced on 03.03.2025

detailed mitigation and compensation strategies in respect of bats and great crested newts that accord with, and build upon the proposals presented in Section 5.0 of the Bat Roost Characterisation Survey Report (Keystone Ecology, July 2017, Revision 30/01/2019) and the Great Crested Newt Survey (Keystone Ecology, June 2017, Revision 23/01/2019) respectively. Details of mitigation and compensation in respect of bats and great crested newts shall also be illustrated on accompanying site plans. The EMES shall also include final details of proposed ecological enhancement measures in accordance with, and building upon the proposals stipulated in Section 6.8 to 6.9 inclusive of the Preliminary Ecological Appraisal (Keystone Ecology, January 2017), and Section 5.0 of the Bat Roost Characterisation Survey Report (Keystone Ecology, July 2017, Revision 30/01/2019) and the Great Crested Newt Survey (Keystone Ecology, June 2017, Revision 23/01/2019). All proposed ecological enhancement measures shall be presented on an accompanying site plan. The development shall be carried out in strict accordance with the approved EMES. REASON: To ensure compliance with the Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (as amended) and Section 41 of the NERC Act (2006); and to ensure full details of all ecological avoidance, mitigation and compensation measures as well as ecological enhancements, are provided and implemented in accordance with Paragraph 118 and 170 of the NPPF, Section 40 of the NERC Act (2006) and CP50 of the Wiltshire Core Strategy (Adopted January 2015).	
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Condition 16	
Existing Condition:	Requested change:
No intrusive groundworks shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been carried out and all of the following steps have been	Requested to be removed/varied given that development has been notified as commenced on 03.03.2025

complied with to the satisfaction of the Local Planning Authority:

Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site and any adjacent sites for at least the last 100 years and a description of the current condition of the sites with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site and the potential impact of any adjacent sites.

Step (ii) If the above report indicates that contamination may be present on, under or potentially affecting the proposed development site from adjacent land, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details must be submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

REASON: To ensure that land contamination can be dealt with adequately prior to the use of the site hereby approved by the Local Planning Authority.

Condition 19	
Existing Condition:	Requested change:
No intrusive groundworks the subject of this permission shall commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures: i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location; ii. A description of management responsibilities; iii. A description of the construction programme; iv. Site working hours and a named person for residents to contact; v. Detailed Site logistics arrangements; vi. Details regarding parking, deliveries, and storage; vii. Details regarding dust mitigation; viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and ix. Communication procedures with the LPA and local community regarding key construction issues – newsletters, fliers etc. There shall be no burning undertaken on site at any time. REASON: To protect the local amenity from any adverse effects of noise, dust, smoke and odour.	Requested to be removed/varied given that development has been notified as commenced on 03.03.2025

SITE DESCRIPTION

The application site 'New Farm' is in Alderton, a small hamlet part of the Malmesbury Community Area and within the neighbourhood area of Luckington. At the time of writing, the site is not in an area which benefits from a neighbourhood development plan (NDP) or defined framework boundary. The site is wholly within the Cotswolds National Landscape (NL) – previously Area of Outstanding Natural Beauty (AONB) – part of the wider 'Dip Slope Lowland' character area.

The site is also wholly within the Alderton Conservation Area (CA) and the wider farmstead includes the main farmhouse, Grade II listed 'New Farmhouse'; other listed buildings are also in proximity to the site. At the time of writing, Alderton CA does not have a made CA statement or management plan. Whilst there are no listed buildings within the site boundary, and no explicit

mention of buildings within the site boundary is made as part of the official list entry for 'New Farmhouse', the site has a historic connection to the farmstead and is consequently understood to be curtilage listed.



Figures 1, 2 & 3: aerial (2020, 2024) and map views of site (red), barn 4 (blue star) and wider listed buildings (black hatched)

Prior to the granting of planning permission PL/2022/01245, the operational part of the farm comprised agricultural and stable buildings; the principal buildings associated with the permitted scheme are primarily of stone construction with various roof coverings including double-roman tiles, corrugated sheeting and pantiles; these comprise single and two storey cow byres, stables and cart sheds. Several modern agricultural buildings were also present at the wider site. Development associated with PL/2022/01245, including demolition works, has commenced.

The site can be accessed directly from classified C-road 'Back Lane' and an unnamed, unclassified lane, connected to Back Lane. The site is visible from these publicly accessible locations. There are ponds and natural features (trees/hedges) in proximity to the site and buildings, including barn 4, have been identified within previous surveys as being used by bats.

The site is identified by the Environment Agency (EA) as being in flood zone 1, at the lowest risk of flooding from rivers and seas. The councils strategic flood risk assessment (FRA) indicates that there are some small sections of the wider site which are at risk of groundwater flooding; however, these are away from permitted built form and away from development directly associated with 'barn 4'.

RELEVANT PLANNING HISTORY

Recent planning history, related to the site:

PL/2022/01245 granted planning permission for *The conversion of a multi-yard farmstead into six new dwellings with associated infrastructure, and the demolition of modern agricultural buildings (Resubmission of 18/03475/FUL)* on 21.04.2022

- PL/2024/10143 refused the discharge of condition 14
- PL/2025/02122 partially discharged conditions 3, 6, 11 and 13
- PL/2025/01256 partially discharged conditions 8, 10, 14, 16 and 19

PL/2022/01586 granted listed building consent for *The conversion of a multi-yard farmstead into six new dwellings with associated infrastructure, and the demolition of modern agricultural buildings (Resubmission of 18/03605/LBC)* on 21.04.2022

- PL/2025/02119 discharged condition 3, and 4 of PL/2022/01586
 - o PL/2026/00115 is pending decision for the re-discharge of condition 3

POLICY CONTEXT

Though considered as a whole, applicable Development Plan policies are listed below along with relevant legislation and guidance.

Wiltshire Core Strategy (WCS) – Adopted 2015

- CP1: Settlement Strategy
- CP2: Delivery Strategy
- CP13: Spatial Strategy for the Malmesbury Community Area
- CP41: Sustainable Construction and Low Carbon Energy
- CP43: Affordable Housing
- CP48: Supporting Rural Life
- CP50: Biodiversity and Geodiversity
- CP51: Landscape
- CP57: Ensuring High Quality Design and Place Shaping
- CP58: Ensuring the Conservation of the Historic Environment
- CP60: Sustainable Transport
- CP61: Transport and Development
- CP21: Development Impacts on the Transport Network
- CP64: Demand Management
- CP67: Flood Risks

North Wiltshire Local Plan (NWLP) – Saved Policies

- NE14: Trees, Site Features and the Control of New Development
- NE18: Noise and Pollution

Wiltshire Local Transport Plan 3 (LTP4)

- Car Parking Strategy etc (LTP3)

Wiltshire Design Guide (WDG) – Version 9

Cotswolds AONB Landscape Strategy and Guidelines

- LCT 11: Dip-Slope Lowlands

Cotswolds NL Management Plan 2025-2030

Historic England Guidance and Advice Notes

Countryside and Rights of Way Act 2000 (CROW)

National Planning Policy Framework (NPPF)

Planning Policy Guidance (PPG)

National Design Guide

HOUSING LAND SUPPLY

The Councils Housing Land Supply (HLS) Statement (base date: April 2024) was published in June 2025 and covers the HLS for Wiltshire and each Housing Market Area within Wiltshire as set out in the WCS. The HLS position identified under section 6 of the statement expresses that the current number of years deliverable supply is 2.42 years.

Briefing Note (No. [25 – 04](#)) dated 18.06.2025 reiterates that position and states under section 2.3 that: *The council cannot demonstrate the requisite five-year housing land supply. The current position indicates there is a 2.42 years supply.*

ISSUES

The primary issue in the consideration of this application is whether planning permission should be granted subject to conditions differing from those originally attached to PL/2024/07434

The following planning matters will form part of the assessment:

- Principle / Sustainable Development
- Impact on the Cotswolds National Landscape
- Heritage Impacts
- Design and Neighbour Amenities
- Ecology / Biodiversity

CONSULTATION AND REPRESENTATIONS

PL/2025/09341

Luckington Parish Council: No objection

Luckington & Alderton Parish Council raised no objections at its meeting on 10/12/2025.

Councils Conservation Team: (24.12.2025) No objection

[...] The submitted information details [solely] the proposed plans and has no comparison to demonstrate the existing arrangement. It would appear from reviewing the information at our disposal that a number of roof trusses may be affected by the works as these are shown dotted on the proposed plans and therefore [possibly] intended for removal.

The existing roof trusses are considered make a significant contribution towards the special interest of Barn 4 and therefore should be retained.

Councils Drainage Team: (08.12.2025) No objection

[...] the LLFA has no objection to the variation in Condition [13]

Councils Ecology Team: (31.12.2025) No Objection

[...] Conditions 10, 14 and 19 were discharged under application PL/2025/01256 [...] There would therefore be no objection from Ecology to the amendments of these conditions to refer to compliance [...]

With regards to the proposal to alter the plans for Barn 4 [...] Barn 4 appears to be referred to as Building 9 in the Ecological Mitigation and Enhancement Strategy. The building was found to be used as a common pipistrelle day roost and as previously advised, a licence will be required for works impact this building [...] the revised plans will not impact and of the previously agreed mitigation or enhancements, and there is no objection from Ecology.

Councils Landscape Team: (14.01.2026) Comment

The only landscape comment I offer is that if the addition of conservation rooflights is considered reasonable/necessary in planning terms for Barn 4 then these should be fitted with night time blinds or specific light prevention glazing, and maintained thereafter to ensure artificial light spill and night time light pollution is avoided or minimised as far as possible at night, necessary to conserve the 'dark skies' Special quality of the Cotswolds National Landscape designation (Formerly referred to as Cotswolds AONB)

Councils Public Protection Team: (15.01.2026) Comment

I have reviewed PL/2025/09341 and have the following comments from Public Protection: I recommend [...] variation to conditions 10, 16 and 19 [...] I also recommend [...] condition be added to the planning permission [restricting] 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.

At the time of writing no public representations have been received.

PL/2025/09340

Luckington Parish Council: No objection

Luckington & Alderton Parish Council raised no objections at its meeting on 10/12/2025.

Councils Conservation Team: (24.12.2025) No objection

Given the planning history the proposed change to the building is considered to be minor. The works follow the principle of the earlier application and therefore remain acceptable.

At the time of writing no public representations have been received.

ASSESSMENT

Principle / Sustainable Development

Permission granted under PL/2022/01245 and PL/2022/01586 has commenced. The principle of development has been established under those applications. As a result, the following assessment is primarily focussed on whether the proposed changes would result in any increased harm, or give rise to new objection on relevant planning matters.

Impact on the Cotswolds National Landscape

Paragraph 189 of the NPPF places great weight on the conservation and enhancement of landscape and scenic beauty in National Parks, the Broads and NLs.

Policy CP51 of the WCS requires development to protect, conserve and enhance landscape character, expressing that any proposals for development within AONBs shall demonstrate that they have taken account of the objectives, policies and actions set out in management plan(s).

The site is within the Cotswolds NL; detail within the Cotswolds AONB Landscape Strategy and Guidance identifies the wider character area as ‘Dip Slope Lowland’. Part 11.3 of the Cotswolds AONB Landscape Strategy and Guidelines relates to *conversion of traditional farm buildings to new uses [...]* and identifies the following potential landscape implications and strategies/guidelines which are potentially relevant to the scheme:

Potential landscape implications
- Erosion of distinctive features and loss of Cotswold Character
- Domestication or industrialisation of existing agricultural vernacular and character
- Suburbanisation of the agricultural landscape [...]
- Loss of locally historic features [...]
- Loss of historic features/character of distinctive buildings if converted to uses requiring inappropriate interventions to historic fabric and form
- Loss and erosion of Farmstead Character [...]
Landscape strategies and guidelines
- Conserve vernacular farm buildings [...]
- Where converted to new uses buildings must retain their historic integrity and functional character [...]
- Avoid inappropriate new uses that necessitate excessive loss of original historic features [...]
- Discourage the conversion of farm buildings to a function with limited life span [...]
- Ensure best practice is followed for the protection of species associated with farm buildings e.g. bats

The proposed changes to the block plan shows the insertion of rooflights to barn 4 and does not indicate that there will be any new structures or other changes associated with the wider scheme permitted under PL/2022/01245. This modest change will not likely be discernibly different from the permitted scheme, particularly not in long-range views into the NL setting.

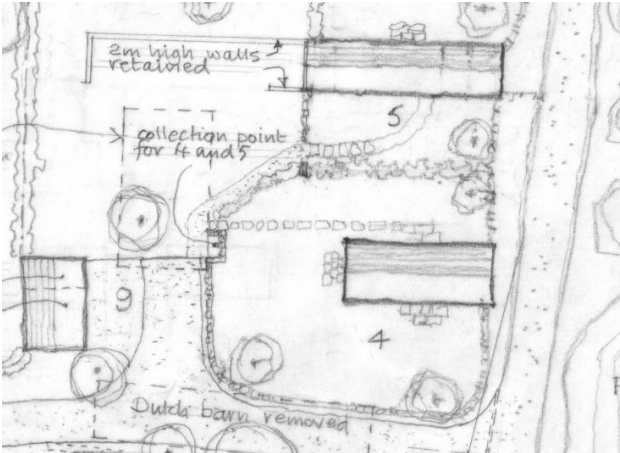


Figure 4: partial extract of permitted block plan

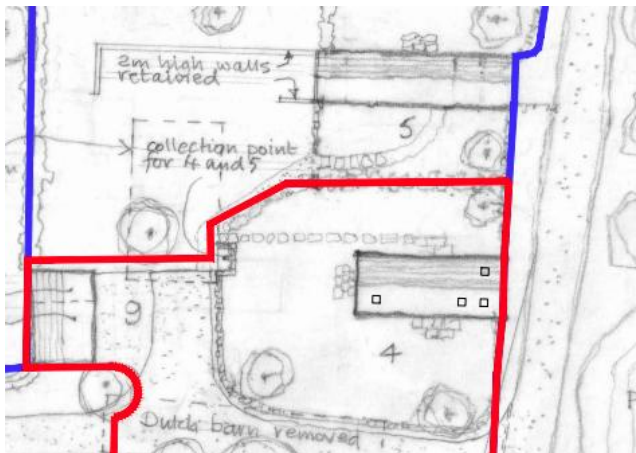


Figure 5: partial extract of proposed block plan

Representation received from the council’s landscape team does, however, recommend a condition restricting the roof light glazing to a finish that will reduce light-spill. With the exception of modest rooflights on barn 1, rooflights have not been included on any roof space associated with the wider scheme (including barn 4); as such, rooflights on barn 4 indicates new landscape

harm which wasn't necessary to assess under PL/2022/01245 but is now necessary to consider under this S73 application.

The identified landscape harm associated with the inclusion of rooflights relates directly to the potential for increased light pollution and resulting degradation of the 'dark skies' characteristic of the NL setting. The landscape team's representation indicates that this harm can be reasonably mitigated by restricting glazing and as such, with the inclusion of that condition, the amendments being sought under this application will not result in unacceptable harm to the NL setting.

Notwithstanding that barn 1 has rooflights which were previously approved, in the interests of preventing any future harm to the 'dark skies' characteristic, it is also necessary to include a further condition restricting permitted development rights for windows on all dwellings associated with the scheme. This will allow the Local Planning Authority to assess whether further changes/additions to windows will appropriately preserve the character of the setting.

Heritage Impacts

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a general duty on decision makers, when considering whether to grant development which affects a listed building or its setting, and CA setting, respectively. The duty requires decision makers to have special regard to the desirability of preserving these assets, or any features of special architectural or historic interest which it possesses.

The site is Grade II curtilage listed and located wholly within the Alderton CA. The proposed changes are minimal and are, broadly, not considered to result in a different degree of harm than that which was identified, and deemed acceptable, under the previous applications for planning permission and listed building consent.



Figure 6: Permitted Elevations



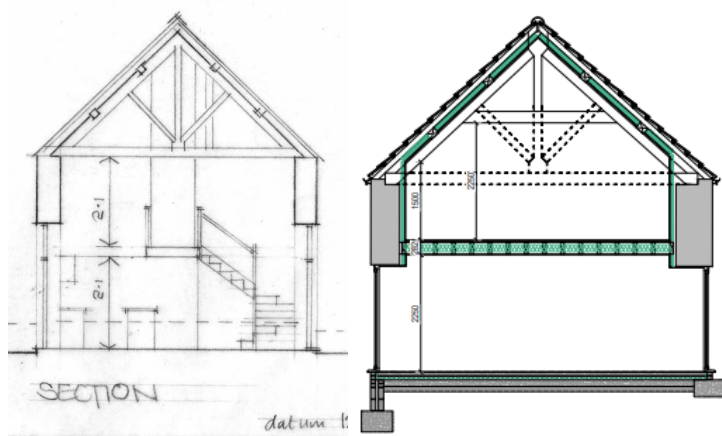
Figure 7: Proposed Elevations

The provided planning statement (prepared by planningsphere, dated 25.11.2025) indicates the following under sections 3.0 and 5.0:

[...] It is proposed to create internal ceiling heights of 2.25m which is generally considered to be the minimum to ensure amenity for occupants. Following proposed revisions to the roof structure, the first floor will benefit from a vaulted ceiling with new conservation rooflights to maximise light and amenity space [...]

Any net minor additional heritage harm that may be judged to arise in comparison to the extant permitted scheme for Barn 4, is outweighed by the public benefits of bringing the vacant curtilage listed building back into beneficial use as residential dwelling in the context of constrained housing land supply in Wiltshire. [...]

Consultation with the Councils conservation team has been duly carried out. The most recent representations received from the conservation team on both PL/2025/09341 and PL/2025/09340 indicate no objection to the principle of the applications, or the external changes proposed to barn 4; however, there had been some provisional concerns raised as part of the earlier representations regarding potential heritage harm if the trusses are not to be retained.



Figures 8 & 9: permitted and proposed sections



Figure 10: Internal photo of barn 4, showing trusses

The trusses are a feature worthy of retention and as such careful consideration around how their preservation factors into assessment of harm is necessary; this has to be proportionate to the original assessment of harm carried out as part of the original planning and listed building applications and subsequent discharge of conditions applications, however. Review of all information available to me indicates that the harm proposed under this application is not so significant that it would change the previous assessment of harm and balance against public benefit. The amendments do not give rise to objection on heritage grounds.

Design and Neighbouring Amenity

The design changes to the external elevations and roof have been discussed in previous sections of this report and are acceptable subject to conditions.

The internal changes proposed to accommodate the conversion will still see the creation of a 4-bed dwelling with hallway and open-plan kitchen/living/dining area but with a rearranged layout. Taking into account that technical housing standards (gross internal floor areas) will be adhered to and that the S73 application is to necessitate separate building control regulations, the rearrangement proposed represents an overall improvement to the scheme.

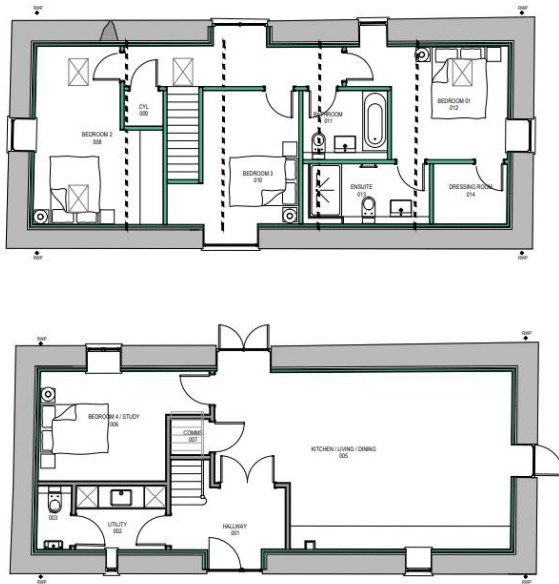


Figure 11: proposed floor plans

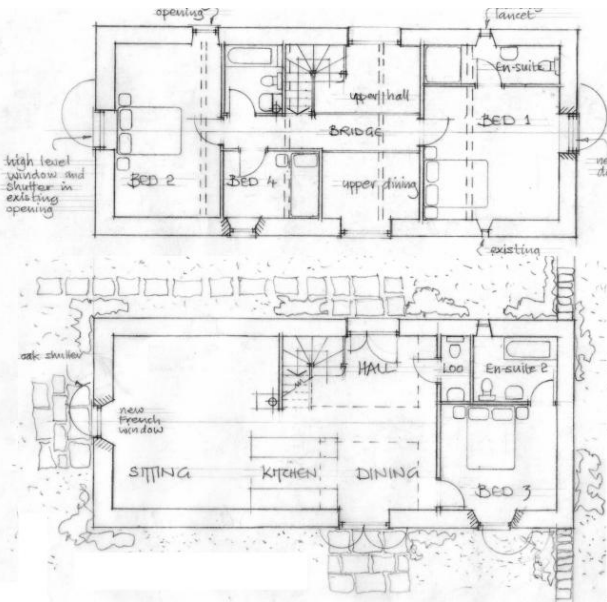


Figure 12: permitted floor plans

Taking into account the considerations made under the permitted scheme, the amendments to fenestration will not likely result in an unacceptable change to levels of amenity, including sense of privacy etc.

Consultation with the Councils public protection team has been carried out and indicates that 4 conditions would be necessary so as not to raise objections; these are discussed in turn below:

- A new CEMP to be submitted and approved is being requested.
 - o Given that a CEMP had already been received and approved under application PL/2025/02122 and that the changes being proposed under this application do not negate (or bring about changes to) the CEMP, such a pre-commencement condition would not be reasonable to apply under this S73 application. Varying the wording of the condition to ensure that development is carried out in accordance with that previously approved CEMP is, however, appropriate.
- A new CMP to be submitted and approved is being requested.
 - o Similar to the CEMP, the CMP was approved under PL/2025/01256 and varying the wording is similarly appropriate.
- A construction hours condition is being requested.
 - o This is the same wording as a condition which is not being requested for removal or variation under this application; the request is taken as confirmation that it is still necessary in the interests of ensuring appropriate levels of amenity are achievable.
- Further details associated with contaminated land matters is being requested.
 - o Whilst some detail associated with that matter (required under condition 16 of PL/2022/01245) was provided under PL/2025/01256, the public protection teams representation under that application (extracted below for transparency) indicated that condition 16 could not be fully discharged.

Public Protection's comment made under PL/2025/01256 (dated 19.03.2025):

*Conditions 10 (CMS), 16 (GI and remediation strategy), and 19 (CEMP)
I have reviewed PL/2025/01256 and have the following comments from Public Protection:*

Condition 10 and 19

I have reviewed the ALD - Combined CMS and CEMP-Construction Method Statement ALD/CMS/TG-1 dated February 2025 and I can confirm that we are happy to discharge conditions 10 and 19

Condition 16

We note there was a suggestion that delineation sampling on TP04 may assist in the remedial action required. However, we have not seen evidence of this, and it appears that the excavation and clean capping method will be used which seems appropriate.

Having read through the Desk Study and Ground Investigation Report P1156/CS-2253 dated 04/09/2024 and the Remediation Strategy P1156/CS-2583 dated 10/12/2024 we are happy to partially discharge condition 16, however the final step of condition 16 (iii) is outstanding.

As such the condition cannot be fully discharged at this point.

Please consult us again when the remediation completion report has been submitted.

I also note that within the Desk Study and Ground Investigation Report P1156/CS-2253 dated 04/09/2024 and the Remediation Strategy P1156/CS-2583 dated 10/12/2024 reference was made to asbestos. I want to highlight the importance of completing the building asbestos survey and ensuing a licensed asbestos contractor is used to remove and dispose of the asbestos appropriately.

Taking fully into consideration that this application demonstrates that works have substantially commenced in accordance with condition 1 of PL/2025/09340 a pre-commencement condition on contaminated land matters (as being requested by the public protection team under this application) would not meet necessary conditions tests.

It is, nonetheless, clear that some further assessment associated with contaminated land matters is required to ensure that land contamination can be dealt with adequately prior to the first occupation of the site; an appropriately worded variation of condition 16, ensuring that further detail is submitted and approved prior to first occupation, is therefore necessary.

Ecology / Biodiversity

The application has been submitted following discharge of conditions associated with ecological enhancements / mitigation; consultation with the Councils ecology team has been carried out and has confirmed that conditions 10, 14, and 19 can be amended to be in approval with the CMS and CEMP previously approved.

The representation further asserted that amendments to the design of barn 4 are similarly acceptable; in the absence of any objection, the proposed amendments do not give rise to the need for further ecological mitigation.

SUMMARY AND CONCLUSION

It is recommended that permission is granted to reflect the following changes to conditions of PL/2022/01245:

Condition of PL/2022/01245	Remove / Vary?
1: Standard 3 years	Remove as development commenced
2: Approved Plans	Amend to take into account details approved under this application and some approved under separate discharge of conditions applications
3: Pre-commencements landscaping	Remove as covered under amendments to condition 2 and existing condition 8
4: Prior to occupation landscaping	Remains relevant
5: Permitted Development restriction	Remains relevant
6: Prior to occupation stopping up of access	Remains relevant
7: Prior to occupation visibility splays	Remains relevant
8: Prior to occupation car parking	Remains relevant
9: Prior to occupation access roads	Remains relevant
10: Pre-commencement CMS	Amend to reflect approved detail
11: Pre-commencement sewerage	Amend to reflect approved detail
12: Prior to occupation sewage	Remove as covered under amendments to condition 11
13: Pre-commencement surface water	Amend to reflect approved detail
14: Pre-commencement EMES	Amend to reflect approved detail
15: Strict accordance EMES	Remove as covered under amendments to condition 14
16: Pre-commencement contaminated land	Notwithstanding that detail provided under PL/2025/01256 this condition has not been fully discharged – amend to reflect
17: Construction hours restriction	Remains relevant
18: Prior to occupation ULEV	Remain relevant
19: Pre-commencement CEMP	Amend to reflect approved detail

In addition, a new condition relating to glazing for the proposed roof lights for barn 4 is necessary in the interest of protecting the NL setting; details will need to be submitted to, and approved by the Local Planning Authority, prior to installation. Two further conditions restricting permitted development rights for windows/openings and external lighting is also necessary.

Considering the lack of objection from the conservation team on either application, or on the separate discharge of conditions application (PL/2026/00115) which is currently pending determination, listed building consent is also recommended for permission. No restrictive

conditions, save for standard time-limits and approved plans, have been raised as necessary for inclusion as part of this new listed building consent.

RECOMMENDATION:

That planning permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

a) Approved under PL/2022/01245:
Site Location Plan 1938 – SLP 1938
BARN 1 – 01C 1938
BARN 1 – 02C 1938
BARN 2 – 01C 1938
BARN 2 – 02C 1938
BARN 3 – 01D 1938
BARN 3 – 02D 1938
BARN 5 – 01D 1938
BARN 6 – 01C 1938
BARN 6 – 02C 1938
BARN 7 – 01A 1938
BARN 9 – 01D 1938 : DET 01

b) Approved under PL/2025/02122:
External Works Plan; ALD/011-2-F
Proposed Landscape Scheme; CWLD-AH-NF-2478-01
Landscape Key; CWLD-AH-NF2478-02
Landscape Specification; CWLD-AH-NF-2478-03

c) Received under PL/2025/09341 on 27.11.2025:
Proposed Site Plan; 1938-LO2 Rev E
Barn 4 Floor Plans; ALD-110 Rev B
Barn 4 Elevations; ALD-111 Rev A

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

2. Development hereby approved shall be carried out in strict accordance with:

a) Approved under PL/2025/01256:
Ecological Mitigation and Enhancement Strategy (EMES)

b) Approved under PL/2022/01245:
Recommendations and mitigation measures stipulated in Sections 6.4 to 6.6 inclusive of the Preliminary Ecological Appraisal (Keystone Ecology, January 2017) with respect of nesting birds and reptiles.

REASON: To ensure full details of all necessary ecological avoidance, mitigation and compensation measures and ecological enhancements, are implemented.

3. a) All soft landscaping comprised in the approved details of landscaping (referred to in condition 1b attached to this permission) 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.

b) All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock.

c) Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

d) All hard landscaping shall 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.

4. Notwithstanding the details shown on the approved plans, the rooflights hereby permitted to serve barn 4 shall be installed with glazing designed to minimise upward and outward light emission.

a) Details of the proposed rooflight glazing specification, including details which demonstrate light-spill reduction performance, shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

b) The approved rooflights shall be installed in accordance with the approved detail, and maintained as such thereafter.

REASON: In the interests of visual amenity, to ensure appropriate and adequate protection and mitigation for ecological receptors and existing important landscape and historic features.

5. a) Notwithstanding the details shown on the approved plans, no external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE)", have been submitted to and approved in writing by the Local Planning Authority.

b) Any approved lighting shall be installed and maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

6. a) Prior to any intrusive groundworks taking place on site, an investigation of the history and current condition of the site shall be carried out, and the following steps shall be taken:
- i) A written report detailing the previous uses of the site and any adjacent sites for at least the last 100 years shall be submitted to and approved in writing by the Local Planning Authority. The report must include, but not necessarily be limited to, a description of the current condition of the site with regard to any activities that may have caused

contamination, and confirmation of whether or not it is likely that contamination may be present on the site, along with the potential impact of any adjacent sites.

ii) Where the findings of (i) indicate that contamination may be present on, under or potentially affecting the proposed development site from adjacent land, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance. The resulting report shall be submitted to and approved in writing by the Local Planning Authority.

iii) Where the findings of (i) or (ii) indicates that remedial works are required, a detailed remediation scheme shall be submitted to and approved in writing by the Local Planning Authority.

b) Where remedial works have been identified as necessary under (a)(iii), development must be carried out in accordance with the approved remediation scheme. Prior to the occupation of the development hereby approved, a report demonstrating that works have been completed in accordance with the remediation strategy shall be provided to and approved by the Local Planning Authority.

REASON: To ensure that land contamination can be dealt with adequately prior to the use of the site hereby approved by the Local Planning Authority.

7. a) Development hereby approved shall be carried out in accordance with details associated with the disposal of sewerage, approved under PL/2025/02122.

b) No dwelling shall be first occupied until the sewerage details have been fully implemented in accordance with the approved details.

REASON: To ensure that development is undertaken in an acceptable manner, to ensure that the proposal is provided with a satisfactory means of drainage and does not increase the risk of flooding or pose a risk to public health or the environment.

8. a) Development hereby approved shall be carried out in accordance with details associated with the discharge of surface water, approved under PL/2025/02122.

b) No dwelling shall be first occupied until the drainage details have been fully implemented in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

9. a) No dwelling hereby approved shall be first occupied until details of the stopping up of all existing accesses, both pedestrian and vehicular, have been submitted to and approved in writing by the Local Planning Authority.

b) Stopping up shall take place in accordance with the approved details within one month of the first occupation of the development.

c) No later than one month after the first occupation of the development, the sole means of vehicular and pedestrian access to the development shall be as shown on the plans hereby approved.

REASON: In the interests of highway safety.

10. a) No dwelling hereby approved shall be first occupied until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level.

b) The visibility splays shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety

11. No dwelling hereby approved shall be first occupied until a plan showing the provision of car parking for each plot has been submitted to, and approved in writing by the Local Planning Authority.

a) The parking shall be provided on the basis of 2 spaces for the 2 and 3 bedroom units and 3 spaces for the 4 bedroom units in accordance with the adopted parking standards.

b) Parking spaces shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

REASON: In the interests of amenity and highway safety.

12. Before the dwellings hereby approved are first occupied, properly bound and compacted access roads (not loose stone or gravel) shall be constructed, details of which shall have been submitted to and approved by the Local Planning Authority.

REASON: In the interests of highway safety

13. a) No dwelling hereby approved shall be first occupied until a scheme of Ultra Low Energy Vehicle infrastructure has been submitted to the LPA.

b) The scheme must be approved by the LPA prior to implementation and thereafter be permanently retained.

REASON: 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. Wiltshire Air Quality Strategy requirement for maintaining good air quality across the county in compliance with Core Policy 55.

14. Development hereby approved shall be carried out in accordance with the Construction Method Statement, approved under PL/2025/01256, throughout the construction period.

REASON: To ensure that the development is undertaken in an acceptable manner in the interests of minimising detrimental effect to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

15. 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: To ensure high design and place shaping such that appropriate levels of amenity are achievable.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order, no buildings or structures, or gate, wall, fence or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site on the approved plans.

REASON: In the interests of visual amenity

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the walls or roof slopes of the development hereby permitted

REASON: To enable the Local Planning Authority to consider individually whether planning permission should be granted, in the interests of protecting existing important landscape features.

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

1. The works for which Listed Building Consent is hereby granted shall be begun 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:

Proposed Site Plan; 1938-LO2 Rev E
Barn 4 Floor Plans; ALD-110 Rev B
Barn 4 Elevations; ALD-111 Rev A

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