

APPLICATION FOR FULL-PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/09033
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Estate Office, Manor Farm, High Street, Little Bedwyn, SN8 3JR
DEVELOPMENT DESCRIPTION:	Convert the Existing Open Fronted Building to Offices
RECOMMENDATION:	That Planning Permission be GRANTED subject to conditions

SITE DESCRIPTION/CONTEXT

The application site comprises a number of buildings which historically were part of the former Manor Farm, situated within the open countryside in close proximity to Little Bedwyn to the northwest. The application specifically relates to the building on the northwest area of the site, and its associated car parking on the existing hardstanding within the red line boundary. Half of the building was converted to office use, with the other half used as sheltered car parking spaces as part of planning permission 14/08066/FUL. The building is now known as Estate Office.

The site is accessed from High Street to the northeast, an unclassified road subject to national speed limit.

There are a number of buildings outside the application site within the same former farm complex. The site is surrounded by open agricultural fields.

The site is outside and situated approximately 80 metres to the east of the Little Bedwyn Conservation Area. There is a Public Rights of Way (PRoW) footpath, LBED13, approximately 22 metres to the north of the site. The site is overwashed by the North Wessex Downs National Landscape or Area of Outstanding Natural Beauty.

The site lies within Flood Zone 1 from fluvial flooding, and is not at risk of pluvial flooding. Much of the site, aside from the southeastern area is situated within a zone identified to be at risk of groundwater flooding to surface and subsurface assets.

PROPOSAL

The application seeks full planning permission for the conversion of the existing open front part of the building, Estate Office, to offices, with the associated car parking allocated to two areas of the site with existing hardstanding.

One set of amended plans have been submitted with a reduced red line boundary.

PLANNING HISTORY

Proposal / Summary

13/03699/FUL - Full planning permission Decision - Approve with Conditions Date: 10/12/2013 – Conversion of building to office use and parking.
14/08066/FUL - Full planning permission Decision - Approve with Conditions Date: 10/10/2014 – Conversion of building to office use and parking (revision of 13/03699/FUL)

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (*adopted January 2015*) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 18 Spatial Strategy Pewsey Community Area;
- Core Policy 41 Sustainable Construction and Low-Carbon Energy;
- Core Policy 48 Supporting Rural Life;
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 58 Ensuring the Conservation of the Historic Environment;
- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- Core Policy 62 Development Impacts on the Transport Network;
- Core Policy 64 Demand Management.

Draft Wiltshire Local Plan Policies

- Policy 1: Settlement Strategy
- Policy 2: Delivery Strategy
- Policy 4: Addressing climate change
- Policies 44- 51: Swindon Area Strategy
- Policies 64 – 75: Economic, tourism, retail and transport
- Policies 76 – 84: Social, housing, community, public open space and wellbeing
- Policies 85 – 101: Sustainability, ecology, water and landscape, heritage, air quality

The above are currently the strategy policies within the emerging Local Plan. The Wiltshire Local Plan review is advancing through its preparatory stages and is currently being examined. In accordance with the advice set out in paragraph 49 of the NPPF, the emerging Plan is capable of carrying weight in a decision.

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015
- Wiltshire Council's Waste Core Strategy, adopted July 2009
- Wiltshire Council's Waste Storage and Collection: Guidance for Developers Supplementary Planning Document, January 2017

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the scheme would preserve or enhance the historic environment (CP 58)
- Whether the scheme would have an acceptable landscape impact (CP 51)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)
- Whether the site can be adequately drained without increasing flood risk elsewhere (CP 67)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)

CONSULTATION RESPONSES

WC Highways: No objection

- No proposed alterations to the existing access
- Three additional offices with a meeting room and welfare space in addition to the existing offices.
- 6 additional car parking spaces is within the maximum standard.
- Cycle parking is included and the provision meets the required standards.

WC Conservation: Comment

- Not within conservation area or within the curtilage of a listed building and is therefore outside the remit of the conservation team to provide advice on.

WC Public Protection: No objection subject to conditions

- Concerns with local amenity during construction
- Condition requiring restriction of construction hours.

Little Bedwyn Parish Council: No comments received.

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site.

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

No comments have been received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of Development

Policy Context

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

- Principal Settlements (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.
- Market Towns – support local services and employment; suitable for sustainable development.
- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs.
- Outside the defined settlements – development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.

- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

Core Policy 48 (Supporting Rural Life) of the WCS supports the conversion and re-use of rural buildings for employment, tourism, cultural and community uses where they satisfy the five criteria set out below:

- i. The building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.
- ii. The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.
- iii. The building can be served by adequate access and infrastructure.
- iv. The site has reasonable access to local services OR
- v. The conversion or re-use of a heritage asset would lead to its viable long term safeguarding

The policy is reflective of paragraph 88 of the NPPF which requires planning policies and decisions to enable the sustainable growth and expansion of all types of business in rural areas, particular through conversion of existing buildings.

Assessment

The proposal relates to a change of use of a former agricultural building into offices, including external alterations of the building and associated provision of car parking spaces.

It is noted that the proposal does not involve the conversion of a heritage asset and therefore criterion (v) is not relevant to this application.

It is important to establish whether this building is considered to be a rural building for the purposes of Core Policy 48. This is set out in the Glossary and common acronyms section within the WCS which defines Redundant Buildings (for CP48) as 'Rural buildings that are unused because they are no longer needed or suitable for the use they were originally intended or were last used for and not viable for alternative commercial use.

The site is situated outside of the Small Village of Little Bedwyn, which is considered to be within the rural open countryside for planning purposes. The application building was erected for the former agricultural use which no longer exists. The northern side of the existing building has already been converted into offices, and it is clear that the agricultural use of the site has been abandoned. It is therefore considered that the application building is a rural building and Core Policy 48 applies.

In considering criterion (i), no structural survey or condition report has been submitted. However, officers have undertaken a site visit to assess the building and it is clear that the

building is in good condition to support the conversion. The southern part of the building for the proposed conversion is used for sheltered car parking spaces and is clearly structurally sound. The necessary extension or modification would include the installation of sliding doors on the eastern elevation which is not considered to constitute major rebuilding works. This criterion is therefore considered to be satisfied.

Criterion (ii) requires the proposed use to be acceptable to the character and appearance of the landscape and to amenities of residential areas. Given the existing offices to the northern area, it is not considered that the use would result in harm to the character and appearance of the local area. The impacts on the character and appearance of the site and its surrounding areas are discussed in detail in the section further below in this report, which concludes that the impacts are considered acceptable. This criterion is therefore considered to be satisfied. In terms of criterion (iii), the building is served by an existing access which is immediately off the public highway. The matter is further discussed under the 'Highways' section below within the report, concluding that the Council's Highways Officer has raised no objections and it has been concluded that the existing access, parking arrangements and impacts to highways safety are considered acceptable.

With Core Policy 48 being a rural conversions policy, a degree of pragmatism is required in addressing criterion (iv) - access to local services, and indeed the site is not as well served by services and facilities as one would within one of Wiltshire's identified settlements. Nevertheless, the site is approximately 1.5 miles (5-minute drive) to the closest supermarket in the Large Village of Great Bedwyn. The site is also approximately 4.1 miles (10-minute drive) to some services and facilities in Hungerford and approximately 7.6 miles (15-minute drive) to the services and facilities in the Market Town of Marlborough. Considering the proposed resulting use is of a commercial nature, the site is considered to have reasonable access to services and facilities for such a use.

Conclusion

Therefore, the proposal is considered to satisfy the criteria set out under Core Policy 48, the provisions set out in the NPPF and is therefore acceptable in principle, subject to compliance with other relevant policies and material considerations.

Design and Impact on the Character and Appearance of the Area

Policy Context

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

Assessment

The proposal would include the installation of sliding doors and one ramp on the eastern elevation, as well as five rooflights on the roofslope of the western elevation, as well as internal configurations to include three offices, a meeting room, the associated amenity spaces and the installation of three cycle parking spaces within.

These proposed alterations are not considered to result in unacceptable harm to the character and appearance of the site, given the existing associated use as car parking to serve the adjacent offices within the same building and that the existing offices on the northern side of the building are of a similar design which was approved and implemented.

Conclusion

Accordingly, the proposal is in accordance with the Wiltshire Design Guide, Core Policy 57 of the WCS and the relevant provisions of the NPPF.

Impact on Heritage Assets

Policy Context

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. In particular:

Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable new uses and of new development making a positive contribution to local character and distinctiveness.

Paragraphs 212 requires “great weight” to be given to an asset’s conservation “irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 213 advises that harm to the significance of a designated heritage asset should require “clear and convincing justification”.

Paragraphs 213-215(214-216) require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved.

Paragraph 220 advises that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes

a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm or less than substantial harm as appropriate.

The Planning Practice Guidance provides guidance on interpreting the NPPF.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

Assessment

The proposal is not subject to any other heritage designations aside from being situated approximately 80 metres to the east of the Little Bedwyn Conservation Area. There is a field in between, and intervening trees and natural landscaping. It is therefore not considered that the proposed use or its associated external alterations would result in any harm on the Conservation Area.

Conclusion

Accordingly, the proposal is in accordance with Core Policy 57 and 58 of the WCS and the relevant provisions of the NPPF.

Amenity

Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

These policies guide the assessment of amenity impacts, which will be considered in detail under the below headings.

Overlooking / loss of privacy

The site is approximately 90 metres to the closest neighbouring residential dwellings to the west. Given the distance, nature of the single storey building and its open glazing to be facing within the site, it is not considered that there would be any unacceptable overlooking impacts on the neighbouring amenities.

Loss of light / overshadowing

The site is approximately 90 metres to the closest neighbouring residential dwellings to the west. Given the distance, it is not considered that there would be any unacceptable overshadowing impacts on the neighbouring amenities.

Overbearing Impact / Overall sense of enclosure

The site is approximately 90 metres to the closest neighbouring residential dwellings to the west. Given the distance, it is not considered that there would be any unacceptable overbearing impacts on the neighbouring amenities.

Noise

The Council's Environmental Health Team has been consulted and there are some concerns regarding the noise impacts arising from the construction phase on the local amenity. A condition is recommended to restrict the construction hours.

Given the nature of the proposed office use, it is not considered to result in unacceptable noise impacts during its occupation.

Highways Impacts and Parking

Policy Context

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
- No severe residual impacts on the surrounding highway network.
- Promotion of sustainable travel, reducing reliance on private vehicles.
- Adequate parking and cycle provision, in line with adopted standards.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

Proposals must also ensure safe access for refuse collection vehicles and comply with the Wiltshire Council Waste Storage and Collection SPD (2017).

Assessment

The existing site has an access from the public highway to the north, which already serves the existing offices and other commercial uses on and adjacent to the application site. There are no changes proposed to the existing access.

The proposal includes the provision of 15 car parking spaces to serve the proposed office use and the existing offices on the northern part of the building, only 6 of the proposed car parking spaces are additional to the existing number of car parking spaces.

The proposal has been assessed by the Council's Highways Team and it is considered that the existing access arrangements are suitable and that the proposed car parking spaces would meet the standards set out within the Council's Local Transport Plan. No objections are raised.

It is therefore not considered that the proposal would result in unacceptable harm to the local highway network.

Conclusion

The proposal is considered acceptable in highway terms.

Ecology and Biodiversity

Policy Context

The ecological impact of development is a key planning consideration, especially for larger schemes. Proposals must assess and address potential effects on:

- Protected species
- Priority habitats
- Ecological networks
- Green and blue infrastructure

Core Policy 50 of the Wiltshire Core Strategy requires development to:

- Avoid harm to ecological assets.
- Deliver measurable Biodiversity Net Gain (BNG), in line with the Environment Act 2021.
- Support habitat restoration and connectivity.
- Integrate biodiversity into site design.

The Green & Blue Infrastructure Strategy (2022–2030) promotes nature recovery, ecosystem services, and habitat connectivity through development.

Unless exempt, National policy requires a minimum of 10% Biodiversity Net Gain (BNG) for major developments, demonstrated via:

- Biodiversity Metric calculations
- Ecological assessments (e.g. PEAs, Phase 1 surveys, protected species surveys)

Assessment

The proposal would involve the conversion of an existing building and the associated car parking spaces would be allocated on areas of the site with existing hardstanding. It is therefore not considered that the proposal would result in unacceptable harm to the local biodiversity.

Given there would not be a loss of biodiversity as a result of the proposal, the proposal would fall within the de minimis exemption from BNG requirements.

Conclusion

The proposal is exempt from BNG requirements and is in accordance with Core Policy 50 of the WCS and the relevant provisions of the NPPF.

Landscape and Visual Impact

Policy Context

Core Policy 51 of the Wiltshire Core Strategy requires development to:

- Protect, conserve, and enhance landscape character and quality.
- Respect local distinctiveness, key views, and visual receptors.
- Give particular weight to impacts on National Landscapes (formerly AONBs) and locally valued landscapes.

The Wiltshire Design Guide SPD (2024) promotes a context-led approach, encouraging integration with natural features and settlement patterns while avoiding visual intrusion.

The Green & Blue Infrastructure Strategy (2022–2030) supports landscape protection through green infrastructure, habitat connectivity, and nature-based solutions.

The NPPF emphasises the need to protect and enhance valued landscapes, particularly those with scenic, historic, or ecological significance. Planning decisions should:

- Recognise the intrinsic character and beauty of the countryside.
- Safeguard key views, local distinctiveness, and landscape settings.
- Ensure development is well-integrated into its surroundings and avoids visual intrusion, especially in sensitive or designated areas.

Landscape impact must be considered alongside biodiversity, heritage, and green infrastructure objectives, with mitigation measures encouraged where harm cannot be avoided.

Paragraph 189 of the NPPF requires that great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes which have the highest status of protection in relation to these issues.

Under Section 245 of the Levelling-up and Regeneration Act 2023, LPAs and other relevant authorities must now “seek to further” the statutory purposes of National Landscapes (formerly Areas of Outstanding Natural Beauty), replacing the previous duty to merely “have regard to” them.

This is an active duty, requiring authorities to take reasonable and proportionate steps to support the conservation and enhancement of the natural beauty, special qualities, and key characteristics of these designated areas when exercising any function that affects them.

Assessment

The site lies within the North Wessex Downs National Landscape. It is therefore pertinent to assess the proposal’s impacts on the integrity of the National Landscape.

Given the nature of the proposed alterations to the existing building, it is not considered to bring upon any acceptable harm to the National Landscape in this regard.

The proposed allocated car parking spaces would be situated to the south of the building and to the east of the opposite building within the same ownership. The existing spaces are occupied by hardstanding and is already used in association with the commercial use of the site. This would bring car parking to the open landscape and would be exposed to some long-

distance views within the public realm, it is therefore considered reasonable to impose a condition requiring landscaping and boundary treatment to ensure sufficient screening of the car parking.

No external lighting has been proposed, however, given the site's location within the National Landscape, it is considered reasonable to impose a condition to enable the LPA to have control of any external lighting on the site.

Conclusion

The proposal is in accordance with Core Policy 50 of the WCS and the relevant provisions of the NPPF subject to the recommended conditions.

Other Issues

N/A

PLANNING BALANCE AND CONCLUSION

The principle of development is considered acceptable when assessed against the settlement strategy of the Wiltshire Core Strategy and the emerging Local Plan.

The proposal is broadly compliant with relevant local and national planning policies in respect of design, scale, residential amenity, heritage, landscape, highway safety, ecology and biodiversity, subject to the recommended conditions and any necessary mitigation measures.

Accordingly, the proposal is considered acceptable in planning terms and in accordance with the Wiltshire Core Strategy, the National Planning Policy Framework, and all other relevant material considerations.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to conditions.

CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

Location, Block Plan, Existing and Proposed Plans; 4444-01G; received 9 January 2026

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

3. No part of the development shall be occupied until a scheme of landscaping, including details of the position, height, design, materials and type of all boundary treatments, has been submitted to and approved in writing by the Local Planning

Authority. The boundary treatments shall be installed in full accordance with the approved details prior to the first occupation of the development and shall thereafter be retained and maintained as approved.

REASON: In the interests of visual amenity.

4. The building subject to this permission shall be used for Use Class E (Office) only and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use having regard to the circumstances of the case.

5. Construction works shall take place only between 08:00 in the morning and 18:00 in the evening on Mondays to Fridays, 08:00 in the morning and 13:00 in the afternoon on Saturdays, and shall not take place at any time on Sundays or on Bank or Public Holidays.

REASON: In the interests of the amenity of the area.

6. No external lighting shall be operated or 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 Institution of Lighting Professionals in their publication "GN01 For the Reduction of Obtrusive Light" (ILP, 2021)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be 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, the National Landscape, and to minimise unnecessary light spillage above and outside the development site.

INFORMATIVE NOTES:

Building Regulations

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.

Biodiversity Net Gain Not Required

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. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

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 one or more of the statutory exemptions or transitional arrangements is considered to apply.