



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/03530
Decision Date: 15/01/2026

Applicant:	Corston Properties Ltd C/O Morgan Elliot Planning, 35 Rodney Road, Cheltenham, GL2 9QJ
Particulars of Development:	Demolition of the remaining horticultural nurseries and erection of employment facilities comprising office and product development premises (Class E) and warehouse and light industrial facilities (Class B2 and B8). Ancillary uses include a mobility hub, café, and accommodation, together with landscaping, drainage, and other associated works.
At:	Kingway Nurseries, Chippenham Road, Corston, SN16 0HW

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 39 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

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

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

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

a) Received 07.04.2025:

Location plan

Office and Warehouse Elevations (aa, bb, cc); dated 11.02.2025

Office and Warehouse Elevations (dd, ee); dated 11.02.2025

Office and Warehouse Floor Plan

Travel Hub, Café and Ancillary Accommodation Floor Plan and Elevations; dated 28.02.2025

Landscape Mitigation Strategy; WHL-1885/06 Rev A; dated Feb 25; Contained within Landscape and Visual Impact Assessment, prepared by WHLandscape

Arboricultural Impact Assessment, prepared by Tree Frontiers; dated 28.02.2025

b) Received 31.07.2025:

Office and Warehouse Roof Plan; dated 09.07.2025

Office and Warehouse Site Plan; dated 09.07.2025

Travel Plan; prepared by cda; dated July 2025

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

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

BNG-Biodiversity Statement. April 2025. UES

Statutory Biodiversity Metric. April 2025. Robert Mooney

Bat Box Plan and Jersey Cudweed Receptor Site. October 2025. UES

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

- 4** No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing.

The submitted details will demonstrate:

i) how the proposed lighting will impact on bat habitat compared to the existing situation

ii) the measures to be taken to minimise sky glow, glare and light trespass

The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23

“Bats and artificial lighting at night”, issued by the Bat Conservation Trust and Institution of Lighting Professionals.

The approved scheme shall be carried out as approved and maintained in effective working order at all times thereafter.

REASON: In the interest of avoiding light pollution and disturbance from light to the nearby residential properties, protected species and the visual amenity of the wider area

- 5** Prior to the commencement of any works, including vegetation removal and demolition, a species protection plan for Jersey Cudweed shall be submitted to the Local Authority for approval. The development shall be carried out in strict accordance with the approved species protection plan.

REASON: To provide mitigation/enhancement for biodiversity

- 6** No development shall commence on site (including any vegetation removal or works to existing structures), until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Construction Method Statement shall include all precautionary measures to be implemented during the construction period, for the protection of sensitive habitats and species known to be present within or adjacent the site, with particular reference to Reptiles.

The development shall be carried out in strict accordance with the approved Construction Method Statement.

REASON: To ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period.

- 7** No development shall commence until:

- a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
- b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

- 8** No development shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority.

This strategy will include the following components:

- a) A preliminary risk assessment which has identified:
 - i) all previous uses

- ii) potential contaminants associated with those uses
 - iii) a conceptual model of the site indicating sources, pathways and receptors
 - iv) potentially unacceptable risks arising from contamination at the site
- b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those offsite.
- c) The results of the site investigation and the detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

REASON: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 187 of the National Planning Policy Framework.

- 9** No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority.

The scheme must include evidence demonstrating how the surface water disposal hierarchy has been applied and how all other options have been exhausted.

The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

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

- 10** No development shall commence on site until:

a) a site-specific groundwater flood risk assessment has been submitted to the Local Planning Authority. The flood risk assessment must include all available information and data from local sources and, in areas susceptible to groundwater flooding, any potential proposed infiltration SuDS must be demonstrated as appropriate. The groundwater assessment must include, but not necessarily be limited to, consideration of the following:

- i) groundwater level monitoring, taking into account seasonal variations
- ii) the interaction between different sources of flooding

iii) how groundwater will impact on the proposed drainage system

iv) the interaction between groundwater, groundwater recharge and aquifers

b) any mitigation measures detailed within the flood risk assessment have been approved in writing by the Local Planning Authority.

The development shall not be first brought into use until the approved scheme has been carried out in full, or in accordance with any approved timetable.

REASON: In the interests of flood prevention.

11 No development, including demolition works, shall commence on site until:

a) details of measures to control pollution to existing watercourses and groundwater, during demolition and construction phases have been submitted to and approved in writing by the Local Planning Authority.

b) details of calculations which demonstrate that the drainage design provides a sufficient level of water treatment to prevent pollution to the receiving watercourse have been submitted to and approved in writing by the Local Planning Authority.

The works must be carried out in accordance with approved details.

REASON: To prevent pollution of the water environment

12 1. No development shall commence until a foul water drainage scheme has been submitted to and approved in writing by the local planning authority.

The scheme shall be implemented as approved and completed prior to the development being brought into use.

REASON: To ensure that the proposed non-mains drainage system does not harm groundwater resources in line with Paragraph 187 of the National Planning Policy Framework and the 'The Environment Agency's approach to groundwater protection'.

13 No development shall commence on site (including any works of demolition), until:

a site plan and Construction Management Statement has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Statement must include:

i) the parking of vehicles of site operatives and visitors

ii) Number and size of delivery vehicles/ construction vehicles

iii) loading and unloading of plant and materials

iv) storage of plant and materials used in constructing the development;

v) wheel washing facilities

vi) measures to control the emission of dust and dirt during construction

vii) a scheme for recycling/disposing of waste resulting from demolition and construction works; and viii) measures for the protection of the natural environment.

ix) hours of construction, including deliveries;

x) pre-condition photo survey

The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: 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.

- 14** No development shall commence until a detailed planting plan has been submitted to and approved in writing by the Local Planning Authority.

The approved planting plan, and any mitigation strategies within, shall be adhered to.

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

- 15** No development shall commence until a scheme of acoustic insulation and noise control has been submitted to and approved in writing by the Local Planning Authority. The scheme must demonstrate the following:

i) that the rating level (L_{ArTr}) of sound emitted from fixed plant or machinery associated with the unit can be at least 5 dB below the background sound level (L_{A90}) for daytime and nighttime respectively.

ii) that background sound levels (L_{A90}) measurements and calculations have been made in accordance with the methodology of BS4142:2014 +A1:2019 Method for rating and assessing industrial and commercial sound, and/or its subsequent amendments.

The development shall not be first brought into use until:

a) the approved scheme of acoustic insulation and noise control has been carried out in full

b) a post installation noise assessment has been carried within 3 months of completion, confirming compliance with noise criteria or identifying and potential additional steps which are required to achieve compliance with noise criteria.

c) the post installation noise assessment has been submitted to and approved in writing by the Local Planning Authority

d) where any additional steps have been identified as required to achieve compliance with noise criteria, these steps have been taken.

The details as approved shall be permanently retained and maintained at all times thereafter.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenities of the area

16 The development shall not be first brought into use until:

a) a scheme of acoustic insulation and noise control has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate the rating level (LArTr) of sound emitted from commercial and industrial operations associated with the unit shall not exceed background sound level LA90 for daytime or nighttime hours respectively.

The measurements and calculations shall be made in accordance with the methodology of BS4142:2014 +A1:2019 Method for rating and assessing industrial and commercial sound, and/or its subsequent amendments.

b) The approved scheme of insulation and noise control has been implemented in full

c) a post installation noise assessment has been carried within 3 months of completion, confirming compliance with noise criteria or identifying and potential additional steps which are required to achieve compliance with noise criteria.

d) the post installation noise assessment has been submitted to and approved in writing by the Local Planning Authority

e) where any additional steps have been identified as required to achieve compliance with noise criteria, these steps have been taken.

The details as approved shall be permanently retained and maintained at all times thereafter.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenities of the area

17 The development shall not be first brought into use until a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to, and approved in writing, by the local planning authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved

verification plan have been met and that remediation of the site is complete, inline with Paragraph 187 of the National Planning Policy Framework.

- 18** If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

REASON: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site, inline with Paragraph 187 of the National Planning Policy Framework.

- 19** No construction 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 the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

- 20** No reversing alarms other than 'white noise beepers' will be used on site between 23:00 and 07:00.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenities of the area.

- 21** No extraction systems that disperse emissions from industrial processes to the atmosphere shall be fitted to any Unit until a scheme of works for the control and dispersal of atmospheric emissions and in particular dust, odours, fumes, smoke or particulates has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the unit is first brought into use and shall be maintained in effective working condition at all times thereafter.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenities of the area.

- 22** No industrial processes shall be carried outside any building/unit on the site (to include processing, working, manufacture, finishing or packaging of any materials or goods outside any building).

REASON: In the interests of the appearance of the site and the amenities of the area

- 23** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, the site shall be used solely for purposes within Classes B2, B8 and E(g) 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[1]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, other than a use within the same class(es), having regard to the circumstances of the case.

- 24** The Class E, B2 and B8 uses hereby permitted shall only take place between the hours of 06:30hrs and 18:00hrs from Monday to Friday. The use shall not take place at any time on Saturdays, Sundays and Bank/Public Holidays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

- 25** The mobility hub and café hereby permitted shall be used only for purposes ancillary to the permitted uses of the site (land edged in blue and red on the approved location plan).

REASON: The site is in a position where the Local Planning Authority, having regard to planning policies pertaining to the area, would not permit a wholly separate mobility hub or café.

- 26** The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the permitted uses of the site (land edged in blue and red on the approved location plan).

REASON: The accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

- 27** No deliveries shall be made to or collections made from the development hereby approved except between the hours of 06:30 hrs and 18:00hrs from Monday to Friday and not at any time on Saturdays, Sundays and Bank/Public Holidays

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

- 28** No burning of fires shall take place on site at any time.

REASON: In the interests of public health and safety.

- 29** The external materials to be used in the installation of the doors and windows, and hardstanding associated with the development hereby permitted shall match in material, colour and texture to those used at the adjacent site (land edged in blue on the approved location plan).

REASON: In the interests of visual amenity and the character and appearance of the area.

- 30** The parking areas shown on approved plans shall not be used other than for the parking of vehicles and shall be maintained for that purpose at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

Informative

- 1
 - All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.
 - The buildings on site are used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning permission. Future conversion of the roof space to living accommodation or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.
 - Archaeological work must be carried out following the Standards and Universal Guidance for archaeological field evaluation as set out by the Chartered Institute for Archaeologists (CIfA). The costs of the work are to be borne by the applicant.
 - Archaeological field evaluation forms the first stage of possible further archaeological mitigation. Further archaeological investigation may be required either prior to or during construction or both, dependent on the results of the archaeological evaluation undertaken prior to construction. Analysis and reporting commensurate with the significance of the archaeological results of further mitigation may also be required.
 - Based on "Contamination Assessment" document, the site has contamination from asbestos, heavy metals and hydrocarbons. Therefore, consultation with the Environment Agency is required, to reduce the H&S risk during development and occupation.
 - This development will require a permit under the Environmental Permitting Regulations (England and Wales) 2016. The Environment Agency do not have enough information to know if the proposed development can meet their requirements to prevent, minimise and/or control pollution.

Research should be carried out prior to using an existing works through the British Water Flow and Loads, since it is likely to be a substantial additional flow from this development. This means it is unlikely that the existing works will be able to treat the discharge to an acceptable standard. Under the General Binding Rules, any discharge over 5m³ to a watercourse or over 2m³ to ground will require a discharge permit. The large size of the proposed development will have to be compared to the cost/benefit of connecting to the mains foul sewer network. To reduce the risks to people and the environment and obtain a permit:

- i) the suitability of the location with respect to the protection of groundwater will need to be considered.
- ii) the design and/or layout of the buildings may need to change.
- iii) the design may need to include abatement technology to reduce the impact of the development beyond Best Available Techniques (BAT).
- iv) A hydrogeological risk assessment is likely to be required.

The Environment Agency will not be able to determine a permit application until this information has been provided and they recommend that the developer considers parallel tracking the planning and permit applications as this can help identify and resolve any issues at the earliest opportunity. Parallel tracking can also prevent the need for post-permission amendments to the planning application. Further guidance can be found at: <https://www.gov.uk/government/collections/risk-assessments-for-specific-activities-environmental-permits>

- The northwestern part of the site is underlain by shrinking and swelling clays of the Kellaways Clay Formation. Geotechnical tests must be conducted to assess the strength and stability of the soil under varying moisture conditions.
- The water disposal hierarchy is:
 - a) Surface water runoff is collected for use.
 - b) Discharge into the ground via infiltration.
 - c) Discharge to a watercourse or other surface water body.
 - d) Discharge to surface water sewer or other drainage system, discharging to a watercourse or other surface water body.
 - e) Discharge to a combined sewer
- Please refer to Wiltshire Councils Groundwater Management Strategy and Surface Water Soakaway Guidance for the standards that must be met for planning approval.
- When compared with the pre-condition photo survey referred to in 13(x) should there be any highways damage resulting from the development, this damage must be put right, to the satisfaction of the Local Highways Authority, within 6 months of the development completion. Please contact HighwaysDevelopment@wiltshire.gov.uk if you have any queries regarding this requirement or any requirements relating to condition 13.
- Any works on this land will need to be undertaken following engagement with Asset Protection to determine the interface with Network Rail assets, buried or otherwise and by entering into a Basic Asset Protection Agreement, if required, with a minimum of 3months notice before works start. Initially the outside party should contact assetprotectionwestern@networkrail.co.uk.

- Applications that are likely to generate an increase in trips under railway bridges may be of concern to Network Rail where there is potential for an increase in 'Bridge strikes'. Vehicles hitting railway bridges cause significant disruption and delay to rail users. Consultation with Network Rail's Asset Protection Engineers is necessary to understand if there is a problem. Where any damage, injury or delay to the rail network is caused by an abnormal load (related to the application site), the applicant or developer will incur full liability.
- Soakaways / attenuation ponds / septic tanks etc, as a means of storm/surface water disposal must not be constructed near/within 5 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property/infrastructure. Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains. Network Rail's drainage system(s) are not to be compromised by any work(s). Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property / infrastructure. Ground levels – if altered, to be such that water flows away from the railway. Drainage does not show up on Buried service checks.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)