



The Town and Country Planning Act 1990
Approval of Outline Planning Permission (All Matters Reserved)
with Conditions

Application Reference Number: PL/2025/09813

Decision Date: 27/02/2026

Applicant:	Tangent Estates Limited Easton Grey House, Easton Grey, Malmesbury,
Particulars of Development:	Outline application for 1no rural workers dwelling – all matters reserved save for access
At:	Pinchmore Buildings, Nr Willesley, Wiltshire, SN16 0PA

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 either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

- 2 An application for the approval of all the reserved matters specified in condition (3) shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

- 3 a) No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by the Local Planning Authority:

- i) The scale of the development

- ii) The layout of the development
- iii) The external appearance of the development
- iv) The landscaping of the site

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

REASON: The application was made for outline planning permission and is granted to comply with the provisions of section 92 of the Town and Country Planning Act 1990 and Article 4(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

- 4 a) As part of the submission of the reserved matters specified in condition (3)(a), details of the number, design and locations of opportunities for bats and birds (e.g. bat and bird boxes) shall be submitted to and approved in writing by the Local Planning Authority.

b) The approved details shall be provided prior to the first occupation of the dwelling

REASON: To ensure that biodiversity enhancements are fully integrated into the detailed appearance and layout of the development in the interest of providing mitigation / enhancement for biodiversity.

- 5 a) As part of the submission of the reserved matters specified in condition (3)(a), a detailed Surface Water Drainage Strategy (SuDS) and Management and Maintenance Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall demonstrate the management and maintenance for the lifetime of the development, and the strategy shall be based on sustainable drainage principles. The detail shall include, but not necessarily be limited to, the following:

i) Evidence that the surface water disposal hierarchy has been applied to the strategy

ii) Evidence that the strategy mimics the existing drainage characteristics of the site by retaining and utilising any existing drainage features

iii) Soakaway testing in accordance with BRE365, and groundwater level monitoring which takes into account seasonal variations.

iv) Pre and post development runoff rates for the site, in accordance with Wiltshire Council's betterment policy update

v) Where applicable, calculations that demonstrate the sizing of any attenuation / SuDS features and cross section drawings of these features

vi) Pre and post development exceedance routing that demonstrates flood risk is not increased elsewhere

vii) Evidence that the finished floor levels are either:

- Above the maximum predicted 100-year flood level; or, if no flooding is predicted

- At a sufficient level above the SW drainage cover levels

viii) Consent for any outfalls from the proposed drainage systems to a public sewer or other drainage system not owned by the applicant

ix) Detail of how the proposed and existing drainage features of the site will be maintained and managed after the completion

b) The SuDS shall be installed and made fully operational in accordance with the approved details prior to the first occupation of the dwelling.

c) The SuDS shall be managed and maintained in accordance with the approved detail for the lifetime of the development.

REASON: To ensure that surface-water drainage is appropriately designed and integrated into the detailed layout and landscaping of the dwelling, in the interest of ensuring that the site can be adequately drained, and to secure a sustainable and maintainable drainage system for the lifetime of the development in the interests of flood prevention and long-term sustainability.

6 a) As part of the submission of the reserved matters specified in condition (3)(a), a detailed foul water drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include, but not necessarily be limited to, the following:

i) Full details of the proposed foul drainage system, including the point of connection

ii) Consent from the relevant sewerage undertaker that capacity that:

- Capacity exists within the receiving system to accept foul flows from the development; or

- Any necessary upgrades to provide adequate capacity have been agreed

iii) Where foul drainage infrastructure is required: plans and sections showing gradients and cover levels

iv) A foul drainage management and maintenance plan

b) The development shall be carried out in accordance with the approved strategy, and the dwelling shall not be occupied until the approved system has been installed and made fully operational.

REASON: To ensure that foul drainage is appropriately design and integrated into the detailed layout and landscaping of the dwelling, in the interest of preventing pollution and to safeguard the environment and public health.

7 No submission of reserved matters specified in condition (3)(a) shall be approved unless details demonstrate that the Gross Internal Area of the dwelling does not exceed 150m².

REASON: To ensure that the scale of development remains within the parameters assessed at outline stage as proportionate to what is justified for an agricultural worker dwelling.

- 8** The submission of reserved matters specified in condition (3)(a) shall be broadly in accordance with the indicative split of the site between that which will serve the dwelling and the BNG area, shown lined in purple and green respectively on the proposed site plan, P100, received 16.12.2025.

REASON: To ensure that the scale and layout of the development remains within the parameters assessed at outline stage in the interest of safeguarding the character and appearance of the area.

- 9** The development hereby permitted shall be carried out in accordance with the following approved plan:

Site Location Plan, E100, received on 16.12.2025

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

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

Section 4.1 of Ecological Appraisal. December 2025. Quantock Ecology

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

- 11** a) No development shall commence until detail of visibility splays at the approved access has been submitted to and approved in writing by the Local Planning Authority. The submitted detail shall include, but not necessarily be limited to, the following:

i) Measured visibility splays appropriate to the actual operating speed

ii) Scaled plans showing the extent of the splay, the position of the access, and all features within or affecting the sight lines

iii) Other than approved boundary treatments, confirmation that the splays can be secured and maintained free of obstruction above 0.6m in height

b) The approved visibility splays shall be provided prior to commencement of development

c) The approved visibility splays shall be retained, free from obstruction, thereafter

REASON: To ensure adequate visibility at the site access in the interest of highway safety.

- 12** The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

REASON: The site is in an area where residential development for purposes other than the essential needs of agriculture or forestry is not normally permitted and this permission is only granted on the basis of an essential need for a new dwelling/residential accommodation in this location having been demonstrated.

- 13 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. 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 and to minimise unnecessary light spillage above and outside the development site.

- 14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted

REASON: To enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements in the interest of ensuring the scale of development remains within the parameters assessed at outline stage as proportionate to what is justified for an agricultural worker dwelling, and to safeguard the character and appearance of the area.

- 15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order no window, dormer window or rooflight shall be inserted in the roof slope(s) of the development at any time, unless such details are submitted to and approved by the Local Planning Authority as part of, or subsequent to, the reserved matters specified in condition (3)(a).

REASON: To enable the Local Planning Authority to consider individually whether planning permission should be granted, in the interest of safeguarding the character and appearance of the area.

- 16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order no outbuilding, structure, gate, wall, fence or other means of enclosure shall be erected or placed anywhere on the development site, unless such details are submitted to and approved by the Local Planning Authority as part of, or subsequent to, the reserved matters specified in condition (3)(a).

REASON: To enable the Local Planning Authority to consider individually whether planning permission should be granted, in the interest of safeguarding the character and appearance of the area.

Informative

- 17 - The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from

Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.

- The applicant is advised that the drainage strategy, required to be submitted as part of condition (5), will be expected to demonstrate compliance with drainage strategies, including the drainage hierarchy. Without prejudice, it is recommended that guidance contained within the Council's Drainage Team's representation (dated 05.01.2026) is referred to.
- The applicant is reminded of their riparian responsibilities for maintaining flows within ordinary watercourses.
- Prior to any works commencing on the upstream drainage network, any approved outfall structure and flow control device shall be fully constructed, tested, and commissioned. No discharge to the receiving system (including watercourses, waterbodies, sewers, or drains) shall occur until these measures are operational to ensure compliance with agreed discharge rates and prevent an increase in flood risk elsewhere.
- For the avoidance of doubt, the plan referred to under condition (8) is not an approved plan and does not confer detailed approval of layout or scale; the reserved matters submission should develop and refine the proposals in a manner consistent with the indicative split, however.
- 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 effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "the 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.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is

regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

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. Before commencing development, you should consider whether a Biodiversity Gain Plan needs to be submitted and approved. Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in enforcement action for breach of planning control.

For further information please refer to:

<https://www.gov.uk/government/collections/biodiversity-net-gain#developer-guidance>

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