



**The Town and Country Planning (General Permitted Development)
(England) Order 2015 (as amended)**

Part 6 - Prior Notification: Farm Track/Private Way

Application Reference Number: PL/2026/01027

Decision Date: 13/03/2026

Applicant:	C J & K J Gallop Oakwood Farm , Upper Minety, Wiltshire, SN16 9PY
Particulars of Development:	Proposed livestock & machinery track
At:	Oakwood Farm, Upper Minety, Malmesbury, SN16 9PY

I refer to your application for a determination as to whether the prior approval of the local planning authority will be required for this development.

The local planning authority has determined in this case that its prior approval is required and is **GRANTED** subject to the following conditions:

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

Location Plan - Received 13th February 2026

Construction Method Statement Plan - DWG Proposed Construction Over Ditch 20.02.26- received 20th February 2026

Application Form Received 13th February 2026

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

- 2) No alterations to the existing watercourse or drainage characteristics beyond those detailed in the approved plans shall be undertaken. The culvert shall be maintained in an unobstructed condition for the lifetime of the development.

Reason: To prevent increased flood risk, ensure effective conveyance of water, and protect the functioning of the watercourse within a Drinking Water Safeguard Zone.

- 3) The track shall be constructed fully in accordance with the submitted construction method details set out in "Proposed Construction Over Ditch 20.02.26" received 20th February 2026, including:

- Trench excavation to a minimum width of 2.4 m and depth of 150 mm or to a naturally hard surface;
- Installation of a culvert sized to accommodate dry-weather and peak-flow capacity;

- Use of a geotextile membrane where the trench base lies on subsoil;
- Placement of a minimum 150 mm compacted aggregate base;
- Application of a 25–50 mm wearing layer of 18 mm-to-dust material, compacted to a convex camber;
- Direction of surface runoff to a ditch, stable drainage outlet, or grassland.

The track shall be maintained in in that state for the lifetime of the development.

Reason: To ensure the track is constructed to an appropriate standard and to safeguard water quality, drainage function and land stability.

Informative Notes

In addition to the above conditions, this is subject to the development being carried out strictly in accordance with the details set out in the application particulars and any standard conditions in the Order.

The development may also require a Building Regulations application. The Building Regulations process is to ensure new development is safe, well built and energy efficient. The local planning authority can provide this service to you and so invites you to access the forms and other information online at www.wiltshire.gov.uk/buildingcontrol.

Nic Thomas - Director of Planning, Economy and Regeneration

