



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/05302
Decision Date: 14/11/2025

Applicant:	Mr Richard Butler East Wick Farm, Wootton Rivers, Marlborough, Wiltshire, SN8 4NS
Particulars of Development:	The installation of a new covered above ground slurry store
At:	Dairy Unit At Lady Margaret Farm, Wootton Rivers, SN8 4NH

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:

- Elevations *SC1247 03*
- Site Plan *SC1247 02*
- Permadome Roofs & Covers product sheet (Received)
- Location Plan *SC1247 01*
- Permadome Roofs & Covers information sheet (Received 19/07/2025)
- Soil Analysis Data (Received 01/10/2025)
- Slurry Wizard - Slurry Data Entry (Received 01/10/2025)

- Nutrient Planning Report – Season 2025. (Received 01/10/2025)
- Grassland Nutrient Management Plan (Received 01/10/2025)
- Application Form

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

- 3** No development shall commence on site (excluding site clearance and demolition) until a detailed plan demonstrating how overland flow and exceedance routes will be managed within the site has been submitted to and approved in writing by the Local Planning Authority. The plan must include:

- Identification of exceedance flow paths and overland routes during extreme rainfall events
- Measures to safely convey flows through the site without increasing flood risk to surrounding areas
- Integration with the proposed drainage strategy and site topography
- Evidence that the proposed management strategy will not result in increased flood risk elsewhere

The development shall then be carried out in accordance with the approved details and be maintained as such for the lifetime of the development.

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, in the interests of not increasing flood risk.

- 4** The development hereby permitted shall not commence until evidence of a successful Slurry Infrastructure Grant application has been submitted to, and approved in writing by the Local Planning Authority.

REASON: To accord with the Conservation of Habitats and Species Regulations 2017, and Wiltshire Core Strategy Core Policy 69.

- 5** All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first use of the building or the completion of the development, whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, 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. All hard landscaping shall also 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.

- 6** The development hereby permitted shall be carried out in strict accordance with the following documents:

- Soil Analysis Data (Received 01/10/2025)
- Slurry Wizard - Slurry Data Entry (Received 01/10/2025)
- Nutrient Planning Report – Season 2025. (Received 01/10/2025)
- Grassland Nutrient Management Plan (Received 01/10/2025)

Information from Department for Environment Food & Rural Affairs;

- Letter from R. J. Butler & Son (Received 09/09/2025). R J Butler & Son;
- Email received from Natural England (Received 05/09/2025).
- The Statutory Biodiversity Metric. (Received 19/09/2025)
- SC1247 Slurry Store Habitat Assessment and BNG Unit. (Received 10/06/2025). Smart Land Management & Ecology. Version 1.0;
- Email: FW: Site Visit for: PL/2025/05302 - Dairy Unit at Lady Margaret Farm, Wootton Rivers. (Received 26/09/2025);
- Permadome Roofs & Covers information sheet (Received 19/07/2025)

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

Informative

- 7 The proposed development must fully comply with the terms of the Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) (SSAFO) Regulations 2010.

The applicant should also ensure the proposed development supports compliance with:

- The Reduction and Prevention of Agricultural Diffuse Pollution (England) Regulations 2018 known as Farming Rules for Water (FRfW),
- The Environmental Permitting (England and Wales) Regulations 2016 (EPR)
- The Nitrate Pollution Prevention Regulations 2015 (NVZ)

Environmental good practice advice is available in The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA).

The applicant is advised to consider both the proposed development and existing on-farm slurry and manure storage to ensure compliance with the regulations (SSAFO, FRfW, EPR, NVZ).

As a condition of SSAFO, the applicant must notify the Environment Agency of a new, reconstructed or enlarged slurry store, silage clamp or fuel stores at least 14 days before starting any construction work. The notification must include the type of structure, the proposed design and construction.

Further guidance:

Storing silage, slurry and agricultural fuel oil:

<https://www.gov.uk/guidance/storing-silage-slurry-and-agricultural-fuel-oil>End 2

Protecting our water, soil and air:

<https://www.gov.uk/government/publications/protecting-our-water-soil-and-air>

Site selection, design and construction:

https://www.ciria.org/CIRIA/CIRIA/Item_Detail.aspx?iProductCode=C759F&Category=FREEPUBS

Informative

- 8 Under the Environmental Protection Act 1990, the Council must investigate complaints about odours that could be a statutory nuisance. If statutory odour nuisance is determined, a notice would be served which would require alterations to the slurry system to reduce the smell.

Informative

- 9 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.

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 require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Irreplaceable habitat

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.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

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](#)