



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/03149
Decision Date: 09/10/2025

Applicant:	Mr Ben Paterson C/O Agent , . , . , . , .
Particulars of Development:	Change of use of agricultural land to provide 20 containers for self storage purposes
At:	Manor Farm, Bath Road, Froxfield

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 approved shall be implemented in accordance with the details of approved plan numbers and documents:

- Drawing No. 1510-01 Rev.D – Elevations and Plans;
- Biodiversity Net Gain Assessment (Author: Pro Vision, Dated: March 2025);
- Flood Risk Assessment Version 2 (rec'd by the LPA on 30th Sept 2025);
- Planning Statement (Author: Raw Planning, Dated: March 2025);
- Topographical Survey – DTS050925-98J.

Reason: In the interests of proper planning and to define the planning permission.

- 3** The development hereby approved shall not be occupied or brought into use until a scheme for the disposal/management of surface water has been implemented in accordance with details that shall first be submitted to and approved in writing by the local planning authority. As a minimum, the written details shall include a site layout of all features, confirmation of the system's design in line with sustainable drainage systems (SuDS) guidelines, measures to limit run-off rates from new impermeable areas to greenfield rates and measures to ensure water quality can be managed for the lifetime of the development.

REASON: To ensure the risk of flooding to adjacent land is not increased and that the adjacent water meadow is not subjected to potential contamination in accordance with the aims of Core Policy 67 of the Wiltshire Core Strategy and the relevant planning policy advice of the National Planning Policy Framework.

- 4** No external lighting shall be installed within the site or attached to any buildings or containers unless full details of the locations and lighting design/specifications have been submitted to and approved in writing by the local planning authority. Thereafter, the lighting shall be installed and maintained in accordance with the approved details.

REASON: To ensure that nearby habitat is protected and in the interests of the visual amenities of the area in accordance with the aims of Core Policies 50, 51, 57 and 64 of the Wiltshire Core Strategy and the relevant planning policy advice of the National Planning Policy Framework.

- 5** The development hereby approved shall be operated in accordance with the Flood Resilience measures as detailed within the submitted Flood Risk Assessment Version 2 (rec'd by the LPA on 30th Sept 2025).

REASON: To ensure that future users of the site are not put at unacceptable risk of flooding when accessing the site in accordance with the aims of Core Policy 67 of the Wiltshire Core Strategy and the relevant planning policy advice of the National Planning Policy Framework.

- 6** No more than 20 storage containers shall be installed at the site, and no external storage of materials shall take place. All external areas shall be kept available for the parking and manoeuvring of vehicles for the lifetime of the development and the site shall be vacated and closed to the public between the hours of 8pm and 8am the following day.

REASON: To limit the intensity of the use of the site in the interests of visual and residential amenities, protection of nearby habitat and to ensure sufficient parking and manoeuvring areas are retained in accordance with the aims of Core Policies 50, 51, 57 and 64 of the Wiltshire Core Strategy and the relevant planning policy advice of the National Planning Policy Framework.

Informative

1 Biodiversity Net Gain

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.

In this case, a Biodiversity Gain Plan needs to be submitted and approved prior to the commencement of the development (the construction of the exercise arena). 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>

Surface Water guidance

Details submitted to discharge the surface water drainage condition should confirm that the design has been undertaken in accordance with the Department for Environment, Food and Rural Affairs “National standards for sustainable drainage systems (SuDS)” (that was updated on 30th July 2025). With particular attention to the requirements to include water quality improvements.

Artificial Lighting

Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, ‘Guidance for the Reduction of Obtrusive Light’ (ILP, 2021), and Guidance note GN08/23 “Bats and artificial lighting at night”, issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Protected Species

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England’s website for further information on protected species.

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](#)