



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/07734
Decision Date: 27/03/2026

Applicant:	Green Leaf Trees Ltd 9 Shooters Way, Basingstoke, England, RG21 5PP
Particulars of Development:	New track layout to provide additional vehicle access to supplement already approved track. Installation of new polytunnels, fruit cages, offices, stores and other associated work as shown on the drawings.
At:	Agricultural field with access directly off the A3102 and opposite the entrance to Honeysuckle Close, Calne, Wiltshire, SN11 9TD

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:

- 2433.03.01 Rev B – Location and Site Plan;
- 2433.03.08 Rev E – Proposed Site Plan;
- 2433.03.09 Rev.C – Proposed Site Sections;
- 2433.03.15 – Proposed Polytunnel Floor Plan;
- 2433.03.11 – Proposed Polytunnel Elevations;
- 2433.03.12 – Proposed Store and Office Plans and Elevations;
- 2433.03.13 – Smaller Polytunnel Plan and Elevations;

- 2433.03.14 – Proposed Fruit Cage Plan;
- 2433.03.15 – Proposed Fruit Cage Elevations;
- 2433.03.16 Rev.A – Proposed Smaller Fruit Cage Floor Plan;
- 2433.03.17 Rev.A – Proposed Smaller Fruit Cage Elevations;
- 26085-SWN-XX-XX-D-C-1050 – Drainage Details Sheet 1;
- 26085-SWN-XX-XX-D-C-1000 – Site Wide Drainage Part 1 of 2;
- 26085-SWN-XX-XX-D-C-1001 – Site Wide Drainage Part 2 of 2;
- 26085-SWN-XX-XX-D-C-1002 – Drainage Layout Part 1 of 5;
- 26085-SWN-XX-XX-D-C-1003 – Drainage Layout Part 2 of 5;
- 26085-SWN-XX-XX-D-C-1004 – Drainage Layout Part 3 of 5;
- 26085-SWN-XX-XX-D-C-1005 – Drainage Layout Part 4 of 5;
- 26085-SWN-XX-XX-D-C-1006 – Drainage Layout Part 5 of 5;
- 26085-SWN-XX-XX-D-C-1020 – Drainage Sections Sheet 1;
- 26085-SWN-XX-XX-T-C-1000 – Drainage Strategy Report;
- Ecological Impact Assessment (Author: ACD Environmental, Dated: 04-Dec-2025, Document Ref: PR124998_EcIA_Rev.A).

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

3. Construction of the development hereby approved shall not commence until the tree protection fencing has been installed in the locations and specifications of the approved plans and documents. All tree protection measures as detailed within the approved documents shall be complied with for the duration of the construction phase of the development.

REASON: To ensure that natural landscape features along the site boundaries are protected during construction in the interests of preserving the landscape character and biodiversity value of the site and wider area in accordance with the aims of Core Policies 50, 51 and 57 of the Wiltshire Core Strategy, policies NE2 and NE4 of the Calne Community Neighbourhood Plan 2 and the planning policy advice of the National Planning Policy Framework.

4. The development will be carried out in strict accordance with the following documents:

- Section 7 of Ecological Impact Assessment, Green Leaf Trees, December 2025

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity in accordance with the aims of Core Policy 50 of the Wiltshire Core Strategy, Policy NE2 of the Calne Community Neighbourhood Plan 2 and the planning policy advice of the National Planning Policy Framework.

5. The buildings hereby approved (new polytunnel and fruit cages) shall not be occupied or brought into use until the surface water drainage system has been installed in accordance with the details of the approved plans and documents. The development shall be maintained in accordance with the approved details for the lifetime of the development.

REASON: To ensure that upgrading of the surface water drainage system is secured in accordance with the aims of Core Policy 67 of the Wiltshire Core Strategy and the planning policy advice of the National Planning Policy Framework.

6. The development hereby permitted shall not be first brought into use/occupied until the first 10 metres of the access, measured from the edge of the carriageway has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety in accordance with the aims of Core Policies 61 and 61 of the Wiltshire Core Strategy.

7. With the exception of the first 10 metres of the access and track surface, the internal site track, parking and turning spaces hereby approved shall be constructed using a "grasscrete" type product or compacted gravel or road scalpings or other such permeable or porous surface that shall first be submitted to and approved in writing by the local planning authority. The development shall be maintained in that state thereafter.

REASON: To ensure all new hard surfaces are of an appropriate appearance which will not conflict with the rural character of the locality.

8. No materials, goods, plant, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, containers, waste or any other item whatsoever shall be placed, stacked, deposited or stored outside any building on the site.

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

9. At no time shall there be any retail sales from the site to visiting members of the public.

REASON: Taking account of this rural site with direct access onto the busy A3102, so as to ensure that the activities at the site remain as forestry and do not generate traffic movements associated with a retail activity and members of the public.

10. At no time shall there be any overnight parking of lorries, trailers, telehandlers or any other commercial vehicles at the site.

REASON: In order to protect against the visual impact of permanent storage and/or parking in this rural location.

11. 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 Professionals in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILP, 2011)", 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 and ecological value of the area and to minimise unnecessary light spillage above and outside the development site in accordance with the aims of Core Policies 50, 51 and 57 of the Wiltshire Core Strategy, Policy NE5 of the Calne Community Neighbourhood Plan and the planning policy advice of the National Planning Policy Framework.

Informative Notes

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. 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>

Vehicle Crossovers

The application involves an extension to the existing dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will 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. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application. If you have any queries regarding the above advice, please contact: HighwaysDevelopment@wiltshire.gov.uk

Drainage Notes

In order to discharge the above drainage condition the following additional information must be provided

- The applicant is required to submit calculations which demonstrate that the proposed drainage design provides a sufficient level of water treatment to prevent pollution of the receiving watercourse/groundwater in accordance with Standard 4 of the National Standards for SuDS.
- The applicant must submit a detailed exceedance flow routing plan, demonstrating safe overland flow paths across the extent of the site, confirming that exceedance flows will not increase flood risk on- or off-site, and verifying that uncontrolled overland flows are directed away from buildings, access routes, and off-site receptors.

Advertisement Consent

This permission grants planning permission only and does not confer any consent for the display of advertisements on or adjacent to the site. Advertisement consent is required to be sought separately from the local planning authority.

Níc 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](#)