

APPLICATION FOR FULL-PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/07734
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Agricultural field with access directly off the A3102 and opposite the entrance to Honeysuckle Close, Calne, Wiltshire, SN11 9TD
DEVELOPMENT DESCRIPTION:	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.
RECOMMENDATION:	Approved with conditions

SITE DESCRIPTION/CONTEXT

The application site comprises an area of land located to the West of Greenacres Way (A3102) at the western edge of the market town of Calne¹. An existing vehicular access to the site exists along the mid-point of its boundary with the road. The application site is greenfield land outside of the defined settlement boundary to Calne. The lawful planning use of the land remains agricultural. The site is understood to comprise made ground; being spoil derived from the construction of residential development on the eastern side of A3102. Public Right of Way (footpath CALW14) runs parallel to the southern boundary of this site within the adjacent field. There are no landscape or ecological designations covering the application site, although a utilities pipeline and public sewers are known to cross the site.

Planning permission was granted in 2019 for the use of the site for the growing of trees, including a new track layout and erection of fencing. Applications in 2021 approved a new track layout, installation of a polytunnel and other associated works.

The site is split across two plateaus with a the eastern section, broadly level with the public highway at the A3102 for a distance of between 70-110 metres at which point a relatively steep slope leads to a rear/lower plateau that accommodates the tree growing areas with polytunnels and cages.

PROPOSAL

The proposal seeks to widen the existing access and add an additional track skirting to the south of the eastern intervening boundary (that shared with the A3102) before following the southern boundary to the rear/lower plateau. A turning space would be provided at the point of access with the public highway. Additional fruit cages (approximately 3300sq.m) and an additional 2000 sq.m polytunnel are proposed to be erected within the rear/lower plateau.

PLANNING HISTORY

Proposal / Summary

¹ As defined by Wiltshire Core Strategy Core Policy 8.

19/08558/FUL - Full planning permission Decision - Approve with Conditions Date: 2/7/2020 – Land to be used for the planting of trees, along with the setting out of new fences to prevent the ingress of wildlife such as deer and rabbits. New track layout suitable for parking zones and use by vehicles throughout parts of the site. Installation of
20/07080/DOC - Approval of details reserved by a condition Decision - Approved Date: 23/10/2020 – Discharge of Conditions 9 and 14 and partial discharge of Condition 3 of 19/08558/FUL
PL/2021/04422 - Full planning permission Decision - Approve with Conditions Date: 2/12/2021 – New track layout to provide additional vehicle access to supplement already approved track. Installation of new polytunnel and other associated work as shown on the drawings.
PL/2021/07058 - Removal/variation of conditions Decision - Approve with Conditions Date: 24/11/2021 – Variations of conditions 2 & 4 of planning application 19/08558/FUL (Land to be used for the planting of trees, along with the setting out of new fences to prevent the ingress of wildlife such as deer and rabbits. New track layout suitable for parking
PL/2022/00177 - Approval of details reserved by a condition Decision - Partial Discharge of Condition(s) Date: – Discharge of condition 3 of PL/2021/04422

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

The Town and Country Planning Act. 1990 (as amended).

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 3 Infrastructure Requirements;
- Core Policy 8 Spatial Strategy: Calne Community Area;

- Core Policy 34 Additional Employment Land;
- Core Policy 35 Existing Employment Land;
- Core Policy 48 Supporting Rural Life;
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 58 Ensuring the Conservation of the Historic Environment;
- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- Core Policy 64 Demand Management;
- Core Policy 67 Flood Risk.

Calne Community Neighbourhood Plan 2 (CCNP2) – made in April 2024

- Policy C1: High Quality, Sustainable Development in the Calne Community Plan Area;
- Policy C2: Sustainable Construction and Energy;
- Policy NE2: Protecting and Enhancing Biodiversity;
- Policy NE3: Green and Blue Infrastructure Network;
- Policy NE4: Trees, Woodland and Hedgerows;
- Policy NE5: Setting of Calne and Calne Without;
- Policy BE1: Design Principles for Local Distinctiveness;
- Policy GA1: Highway Impact;
- Policy GA3: Sustainable Transport and Inclusive Active Travel;
- Policy GA5: Parking Provision;
- Policy WS2: Supporting Local Agriculture and Farm Diversification.

Emerging Plan

The examination of the emerging Wiltshire Local Plan has been paused and the weight to be afforded to any part of the emerging plan can be no more than very limited. A decision on how to proceed shall be made by the Council in May (2026).

Q3w2

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- Wiltshire Local Transport Plan 3, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015;
- Wiltshire Local Transport Plan 4;
- A Green & Blue Infrastructure Strategy for Wiltshire: Wiltshire's Natural Environment Plan 2022-2030
- Wiltshire Local Cycling and Walking Infrastructure Plan (LCWIP)
 - Active travel infrastructure design standards 2022
 - Active travel parking standards and design guide 2022

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle;

- Whether the scheme constitutes high quality design;
- Whether the scheme would have an acceptable landscape impact;
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development;
- Whether there would be any harmful impacts upon protected species or priority habitats.

CONSULTATION RESPONSES

Bremhill Parish Council: No objection

Subject to the applicant operating strictly within their advertised hours to reduce noise to neighbouring properties.

WC Arboricultural Officer: No objection subject to condition

The initially proposed plans did not feature tree protection measures along the southern or western boundaries. Following the submission of revised plans no further concerns were raised subject to a condition to secure implementation of the tree protection measures.

WC Archaeology: No comment

The Archaeologist confirms no comment.

WC Drainage: No objection subject to conditions;

A surface water drainage strategy is requested to be secured as a pre-commencement condition.

WC Ecology: No objection subject to conditions

Initial comments required submission of additional information to support the BNG metric and site baseline. Following submission of additional details no further concerns were raised.

Condition to secure compliance with the recommendations of the submitted ecology survey.

WC Highways: No objection subject to conditions

No objection to the proposals. The 2021 application has established the principle of elements of the site use and the revised track location and access would not cause harm to the safety or operational of the public highway.

A condition to secure the first 10 metres of the site access (from the public highway) as a bound surface.

WC Landscape: No comment

The Landscape Officer confirms they have no comment to make.

WC Public Protection: No comment

Public Protection confirm no need to condition this application or reason to object.

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties and a site notice was displayed near the site.

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

No public representations were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and the made Neighbourhood Plan. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) as material considerations in the assessment.

Principle of Development

Policy Context

The site is located outside any limits of development and therefore in the open countryside for the purposes of planning policy. The WCS is broadly silent on development associated with agriculture and forestry, other than considerations within specific Core Policies of landscape, ecological and environmental impacts, and consideration of highways impacts and residential amenities.

However, the CCNP2, made into the development plan in April 2024 includes a policy supporting new and existing rural businesses. Policy WS2 supports the following:

...proposals for small-scale development for business space outside of the Calne and Studley/Derry Hill settlement boundaries for the following uses will be supported:

- i. for agricultural development; or*
- ii. for schemes which would diversify and/or support an existing rural-based business.*

and where they:

- a. are appropriate in scale with their location, do not adversely affect the operation of nearby uses or unacceptably harm residential amenity;*

- b. demonstrate how the historic environment is protected;*
- c. demonstrate how ecological resources and networks are protected;*
- d. do not represent unacceptable harm to landscape character or visual intrusion;*
- e. would not undermine the delivery of strategic employment allocations;*
- f. lead to no unacceptable impacts on the local transport network; and*
- g. are supported by adequate infrastructure, including broadband.*
- h. Proportionate proposals that would increase local employment opportunities through increased employment at Forest Gate Business Park within the current site boundary will be supported.*

The NPPF more broadly looks to encourage business in rural areas with para.88 stating:

Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses...*

In this case the revised track location, fruit cages and polytunnel are clearly associated with the lawful use of the site as a forestry/agricultural business. On that basis the broad principle of the development is acceptable in this location, supported by CCNP2 policy WS2 supported by para. 88 of the NPPF.

The site-specific criterion of Policy WS2 and other relevant development plan and NPPF policies are discussed in the relevant sections of the following report.

Previous permissions have included a restriction to the use of the land for 'forestry only'. However, this condition is unnecessary since the use of land for forestry/agriculture is not development. Para. 2 of Section 55 of the TCPA states that:

The following operations or uses of land shall not be taken for the purposes of this Act to involve development of the land...

(e) the use of any land for the purposes of agriculture or forestry (including afforestation) and the use for any of those purposes of any building occupied together with land so used;

Therefore, it is unnecessary to seek to control the use of the land or buildings sought by this permission. Any use of the land or buildings for purposes other than forestry or agriculture would be a material change of use.

Design and Impact on the Character and Appearance of the Site and Landscape

Policy Context

Core Policy 51 of the Wiltshire Core Strategy requires development to:

- Protect, conserve, and enhance landscape character and quality.
- Respect local distinctiveness, key views, and visual receptors.

- Give particular weight to impacts on National Landscapes (formerly AONBs) and locally valued landscapes.

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Policies WS2, C1, NE4, NE5 and BE1 of the CCNP2 set out the neighbourhood policies for design and landscape impacts.

Chapter 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

Para. 88 states that new buildings to support rural businesses should be well-designed.

The NPPF also emphasises the need to protect and enhance valued landscapes, particularly those with scenic, historic, or ecological significance. Planning decisions should:

- Recognise the intrinsic character and beauty of the countryside.
- Safeguard key views, local distinctiveness, and landscape settings.
- Ensure development is well-integrated into its surroundings and avoids visual intrusion, especially in sensitive or designated areas.

The Wiltshire Design Guide SPD (2024) promotes a context-led approach, encouraging integration with natural features and settlement patterns while avoiding visual intrusion.

The Green & Blue Infrastructure Strategy (2022–2030) supports landscape protection through green infrastructure, habitat connectivity, and nature-based solutions.

Assessment

The proposed fruit cages, polytunnels, office cabin and storage buildings are not specifically considered to be of a high architectural quality, but they are a clearly functional design, suited to their intended purposes. The larger polytunnel installation will be a visible addition to the landscape as it is finished in a light coloured plastic/fabric sheeting. The fruit cages would be less prominently visible due to the more natural colour of the netting to be installed.

The smaller polytunnel (that being approx. 250 sq.m) to be installed in the southern tip of the site would be visible from the A3102 due to being on an approximate ground level with the highway. It would however be a much smaller structure than those to be installed on the lower plateau and would be set behind a coppice of dense semi-mature trees and hedgerow. It would be most visible within views from the public highway when travelling south. However, it would not be experienced as an overly large scale or alien feature in the rural landscape that extends to the north-west of the road.

Crucially, the buildings are proposed to be constructed/installed around the site perimeter on the lower plateau. As such, they are well screened within wider landscape views by the site topography (particularly from the A3102 to the east). The site has some wider views from the countryside to the west and more directly from footpath BREM14A that skirts the southern site boundary. The tree lined site boundaries and lower level of the site relative to much of the wider area will help to soften the appearance of the utilitarian structures, although they will be at least partially visible from several vantage points.

The council's Arboricultural Officer has reviewed the proposals and initially noted that the plans failed to demonstrate that tree protection measures could be implemented along the southern and western boundaries. A revised plan has illustrated that tree protection fencing can be laid out to protect the root protection areas of the tree-lined boundaries. A condition can ensure the tree protection fencing is laid out prior to the commencement of any construction to ensure the natural screening of the site boundaries is retained.

A key consideration is that the wider rural area surrounding Calne is a working rural landscape that features various farmsteads with modern agricultural buildings and structures. So, it is not uncommon to encounter modern buildings and structures (such as polytunnels) locally. The most prominent views from the west will also take in the site within the backdrop of the Calne Town urban area. As such, whilst there would be some level of wider landscape impact, the LPA is satisfied it would not be totally out-of-character with the rural site location and, due to the proximity to the built-up area of Calne, would not be experienced as an overly prominent group of buildings.

Conclusion

Overall, the development would not cause unacceptable harm to the landscape character of the area and, whilst it may not fully comply with the high-quality design sought by the development plan the LPA recognises that the functional aspect of the building design is necessary to ensure that the business use of the site is able to expand. Subject to the recommended conditions no substantial conflicts with the aims of the development plan are identified.

Amenity

Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

These policies guide the assessment of amenity impacts, which will be considered in detail under the below headings.

Neighbouring amenities

There are neighbouring domestic properties within the wider area but few within close enough proximity to experience any loss of light, loss of outlook or privacy. Comments made by the Parish Council with regard to noise and hours of operation are noted.

However, the original consent for the use of the land did not include any operational restrictions on hours of operation. There were conditions restricting use of external areas for storage, no overnight parking of vehicles (including trailers) and that no direct retail sales would be allowed to occur on site. These conditions can be reapplied.

In terms of noise, the LPA considers it would be unreasonable to attempt to limit hours of operation through this current planning application. No such limitation on the existing use of the land is present and to introduce it at this stage would not be justified even if a slightly more intense use of the site would be able to take place. The council's Public Protection Team have reviewed the proposals and offered no objection or suggested conditions.

Conclusion

Overall, the proposals are considered to conflict with the aims of Core Policy 57 or the relevant planning policy advice of the NPPF.

Highways Impacts and Parking

Policy Context

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
- No severe residual impacts on the surrounding highway network.
- Promotion of sustainable travel, reducing reliance on private vehicles.
- Adequate parking and cycle provision, in line with adopted standards.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

Para. 116 of the NPPF states that:

Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

Assessment

The proposal involves the alteration of the existing access and creation of an additional internal site track extending to the south of the access and skirting the southern boundary to provide access to the tree growing areas to the south-western area of the site.

The local highway authority (LHA) has reviewed the proposals and offers no objections. The 2021 application has established the principle of elements of the site use and the revised track location and access would not cause harm to the safety or operational of the public highway.

The areas for tree growing would not be enlarged, only enclosed within polytunnels and cages. The office space (originally secured as temporary until July 2025) and storage buildings would be secured as permanent so no material intensification of transport movements to and from the site is expected to occur.

A condition to secure the first 10 metres of the site access (from the public highway) as a bound surface. A condition of both the 2019 and 2021 (variation) permissions was that the first 5 metres of the access was constructed in a consolidated/bound surface. As the use could be marginally intensified

Conclusion

The proposal aims to secure various elements of previous planning permissions that have not yet been implemented along with some additional development. It essentially aims to provide additional structures to ensure that the permitted business operations at the site are more efficient. As such, there is little expectation that any material increase to transport movements, with potential to cause adverse impacts on the local highway network, will occur. In any case, the LHA is satisfied that (subject to conditions) the development can be made to comply with the aims of Core policies 60, 61 and 64 of the WCS and there is no reason to refuse in line with para. 116 of the NPPF.

Ecology and Biodiversity

Policy Context

The ecological impact of development is a key planning consideration, especially for larger schemes. Proposals must assess and address potential effects on:

- Protected species
- Priority habitats
- Ecological networks
- Green and blue infrastructure

Core Policy 50 of the Wiltshire Core Strategy requires development to:

- Avoid harm to ecological assets.
- Deliver measurable Biodiversity Net Gain (BNG), in line with the Environment Act 2021.
- Support habitat restoration and connectivity.
- Integrate biodiversity into site design.

The Green & Blue Infrastructure Strategy (2022–2030) promotes nature recovery, ecosystem services, and habitat connectivity through development.

Unless exempt, National policy requires a minimum of 10% Biodiversity Net Gain (BNG) for major developments, demonstrated via:

- Biodiversity Metric calculations
- Ecological assessments (e.g. PEAs, Phase 1 surveys, protected species surveys)

Assessment

An Ecological Impact Assessment (EclA) has been submitted with the application. It details the results of habitat, bat and badger surveys, further to a 2019 habitat survey undertaken in association with previous application(s).

The site primarily comprises modified grassland (maintained as short), in “poor” condition. There are also sections of tall ruderals, native hedgerow, existing track, and three buildings (including the polytunnel). The buildings are confirmed to be of negligible ecological value. There are two ponds within 500m of the site, which appear to be entirely shaded (and within private land). The grassland is considered to be sub-optimal for amphibians and reptiles. Nonetheless, the ecology report advises a number of precautionary measures (including sensitive vegetation clearance, rubble removal (if present), and contacting an ecologist should any protected species be found) to reduce the risk posed.

The council's Ecologist has reviewed the EclA and offers no objection to the scope of the surveys or the proposed precautionary measures providing the recommendations of the EclA are secured by condition. The Ecologist has also confirmed that sufficient information has been provided to support the BNG metric values.

As stated above, subject to the submission of a revised plan, the Arboricultural Officer offers no objection to the proposal providing the tree protection measures as detailed within the submitted plans are secured by condition.

Conclusion

Subject to the recommended condition, the development would copy with the aims of Core Policy 50 of the WCS, Policies NE2-NE4 of the CCNP 2 and the planning policy advice of the NPPF.

Flood Risk and Drainage

Policy Context

Core Policy 67 of the Wiltshire Core Strategy and NPPF paragraphs 170–182 require:

- Avoidance of increased flood risk.
- Use of appropriate mitigation measures.
- Application of the sequential and exception tests for developments in Flood Zones 2 or 3.

Sustainable Drainage Systems (SuDS) are required for all major developments and must:

- Manage runoff near its source.
- Improve water quality.
- Support biodiversity and amenity.
- Be integrated into the site layout and green infrastructure.

Assessment

According to Strategic Flood Risk Assessment (SFRA) and Env. Agency flood modelling confirm the proposed site is within Flood Zone 1 and has no risk of surface water flooding and at a low risk of groundwater flooding.

The application is supported by details of the proposed surface water drainage system to be installed to manage the increased run-off from the impermeable roofs that would be

constructed (the polytunnels, office and storage buildings). The Applicant proposes to manage surface water from the new impermeable areas by collecting it through guttering systems or gravel trenches and conveying it via gravity to new attenuation tanks through silt-trap manholes. The applicant further proposes that these attenuation tanks will discharge to the existing ditch located to the west of the site at a controlled rate of 2 L/s. The rainwater harvesting tanks are stated to discharge stored water through sprinkler systems at a rate of 0.5 L/s, and the gravel trench storage has therefore been sized based on a combined outflow of 2.5 L/s.

The council's Drainage Consultant has reviewed the proposal and offers no objection in principle. However, they recommend that a site-wide SuDS treatment assessment using the CIRIA C753 Mitigation Indices is recommended, as only silt-trap manholes have been proposed as the sole form of treatment. A pre-commencement condition to secure an updated drainage strategy is requested. In this case, the condition is not considered to be reasonable or necessary. The site itself has a very low risk of all forms of flooding.

The proposed discharge to the existing ditch will be restricted. The ditch does connect into Fisher's Brook and further downstream into the River Marden, but neither of these main rivers have flood zones significantly beyond the boundaries (being located at the base of a low valley). The use of the site is also existing with much of the area currently not served by any dedicated surface water management. In all probabilities, the rainwater recycling will also reduce outflow from the site beyond that assessed by the Applicant's Drainage Strategy. Therefore, the LPA considers the details submitted are sufficient to demonstrate that the development can manage flood risk to both the site and adjacent land. A condition can ensure the system is implemented prior to the buildings being brought into use.

Conclusion

The council's Drainage Consultant has recommended a pre-commencement condition to secure a revised Drainage Strategy. However, there is very little evidence to justify this requirement, particularly given the level of detail already submitted and taking into account the nature of the site use and existing situation. As such, the LPA is satisfied that securing the implementation of the drainage system, in accordance with the submitted details with ensure compliance with the aims of Core Policy 67 of the WCS.

PLANNING BALANCE AND CONCLUSION

At the heart of the NPPF there is a presumption in favour of sustainable development requiring local planning authorities to approve development proposals that accord with an up-to-date development plan without delay; and where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless (taken from paragraph 11d of the NPPF):

- The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole;

The principle of development is considered acceptable when assessed against the relevant policies of the Wiltshire Core Strategy, the Calne Community Neighbourhood Plan 2 and the relevant policy advice of the National Planning Policy Framework.

No material considerations have been identified that would significantly and demonstrably outweigh these benefits or indicate that permission should be refused, having regard to the assessment above and the representations received.

Accordingly, the proposal is considered acceptable in planning terms and in accordance with the Wiltshire Core Strategy, the National Planning Policy Framework, and all other relevant material considerations.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to conditions

CONDITIONS:

1. Time Limit;

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. Approved plans;

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.

Pre-commencement/construction phase

3. Tree Protection

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. Compliance with ecology survey

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.

Prior to occupation

5. Drainage

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. Highways surface upgrading

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. Internal track surface

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. External use limitations

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. Retail sales restriction

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. No overnight parking

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. External lighting restriction

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.