

APPLICATION FOR FULL-PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/08963
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Breamar Lodge, 18-20 Stratford Road, Salisbury, SP1 3JH
DEVELOPMENT DESCRIPTION:	Erection of two storeys to rear wing of approved care home to provide 4 new care bedrooms
RECOMMENDATION:	That Planning Permission be GRANTED

SITE DESCRIPTION/CONTEXT

The application site is currently occupied by a specialist care home known as Braemar Lodge. It is located on the west side of Stratford Road in Salisbury on the north side of the city. It is situated within the defined settlement boundary of the principal settlement of Salisbury, as defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP20. Whilst the site is in Flood Zone 1 and is not in the immediate vicinity of any rivers, it is situated within the Hampshire River Avon Catchment; and is within the 13.8-kilometre recreational buffer of the New Forest Special Protection Area (SPA) and RAMSAR site.

The site is within a predominantly established mixed residential area with properties of varying styles and scale. Located on the east of the application site is Victoria Park, which has mature trees contributing strongly to the character of the local area. South Wilts Grammar school, located towards the southern end of Stratford Road, comprise a series of larger scale buildings and grounds and is also a prominent feature of the area with the sports facility associated with the school located on the west of the site. On the south side of Braemar Lodge is a substantial detached private dwelling and to the north of Stratford Lodge are two substantial three-storey blocks of flats running parallel to Stratford Road.

PROPOSAL

The erection of a two-storey side extension to the rear wing of approved care home to provide 4 new care bedrooms.

PLANNING HISTORY

- S/1984/1099 Change of use of No20 Stratford Road from a residential dwelling to a rest home for the elderly. Approved 19/09/1984.
- S/1987/1234 Extensions to provide accommodation for use as an elderly mentally dependent unit, sitting rooms, sun lounges and WC. Approved 26/08/1987.
- S/1989/0518 Extension to dental surgery at No18 Stratford Road. Approved 19/04/1989.
- S/1989/2241 Use of part of premises as a senile dementia group day care centre. Approved 14/02/1990.

- S/1991/1846 Two storey extension to form sun-lounge and bedroom extension. Approved 06/02/1992.
- S/1996/0284 Extensions to form bay windows. Approved 08/05/1996.
- S/1998/1471 Conservatory to rear. Approved 12/10/1998.
- S/1996/1529 Planning permission was granted for the change of use of No20 Stratford Road from a rest home to a residential dwelling. Approved 25/11/1996.
- S/2003/1109 Demolish the existing dwellings at Nos18 and 20 Stratford Road and to erect a 65-bed nursing care and rest home. Withdrawn.
- S/2003/1823 Demolish the existing dwellings at Nos18 and 20 Stratford Road and to erect a 65-bed nursing care and rest home. This application was refused and dismissed on appeal 05/01/2005
- S/2004/0837 55 bed nursing and residential home. Allowed on appeal 05/01/2005.
- S/2004/0823 Prior Notification for demolition of dwellings. Approved 21/07/2004.
- S/2006/2580 Replace metal windows and timber doors with aluminium. Approved 01/02/2007.
- S/2007/1936 Erect 1.2m high fence along Stratford Road and create new entrance enclosure. Approved 07/11/2007.
- 19/05965/FUL Phased comprehensive development to provide two Class C2 care facilities. Phase 1 - Demolition of the existing Stratford Court Class C2 care home and the erection of a new replacement C2 care facility with associated access and landscaping works Phase 2. Approved 22/11/2019.
- 20/03680/VAR Variation of Conditions 2, 14 and 21 of 19/05965/FUL (Phased comprehensive development to provide two Class C2 care facilities. Phase 1 - Demolition of the existing Stratford Court Class C2 care home and the erection of a new replacement C2 care facility. Approve 7/10/2020.
- PL/2022/05365 Erection of a replacement, self-contained, semi-detached Class C2 care facility with associated access, car parking and landscape works. Approve 5/10/2022.
- PL/2023/00170 Discharge of Condition 3,4,6,8, 11 and 12 on PL/2022/05365 (Erection of a replacement, self-contained, semi-detached Class C2 care facility with associated access, car parking and landscape works.) Approve 8/3/2023.
- PL/2023/01231 Non-Material Amendments (Various) to application PL/2022/05365 (Erection of a replacement, self-contained, semi-detached Class C2 care facility with associated access, car parking and landscape works). Approve
- PL/2023/01470 Internal and external alterations, and refurbishment. Approve 17/4/2023.
- PL/2023/01894 Non-Material Amendment PL/2022/05365 - To enable the rear projection onto the courtyard to be clad in full height brick rather than render (Erection of a replacement, self-contained, semi-detached Class C2 care facility with associated access, car parking. Approve 14/3/2023.
- PL/2023/11146 Non Material Amendment to PL/2022/05365 - Numerous Alterations, Please see covering letter for details. Approve 24/1/2024.
- PL/2023/03913 Discharge of Condition No 3 on PL/2023/01470 (Internal and external alterations, and refurbishment.). Approve 16/5/2023.
- PL/2023/06827 Discharge of conditions 3 relating to PL/2023/01470 (Internal and external alterations, and refurbishment.) Approve 15/8/2023.

- PL/2024/00855 Non Material Amendment to PL/2023/01470 to allow various modest alteration to approved plans - please see covering letter. Approve 21/2/2024.
- PL/2024/07578 Discharge of conditions 18 (Noise Assessment) & 25 (Stratford Court Water Calculator Certificate) relating to application PL/2022/05365. Approve 11/9/2024.
- PL/2025/00939 Non-Material Amendment -Proposed changes to approved rear wing extension including footprint, revised flat roof arrangement, and materials, and amendments to proposed window size and positions including one new window to application PL/2023/01470. Approve 25/3/2025.
- PL/2025/03821 Discharge of condition 3 (materials) of PL/2023/01470. Approve 1/7/2025
- PL/2025/03979 Non material amendment on PL/2023/01470 for extension to rear wing to provide 4 additional bedrooms over 2 floors. Refuse Date: 27/6/2025.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

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 20 – Spatial Strategy: Salisbury Community Area
 Core Policy 22 – Salisbury skyline
 Core Policy 35 – Existing employment sites
 Core Policy 41 – Sustainable construction and low energy construction
 Core Policy 43 – Providing affordable homes
 Core Policy 45 – Meeting Wiltshire's housing needs
 Core Policy 46 – meeting the needs of Wiltshire's vulnerable and older people
 Core Policy 50 – Biodiversity and Geodiversity

Core Policy 52 – Green Infrastructure
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 and new development
Core Policy 62 – Development impacts on the transport network
Core Policy 63 – Transport strategies
Core Policy 64 – Demand management
Core Policy 67 – Flood risk
Core Policy 68: Water resources
Core Policy 69 – Protection of the River Avon SAC
Saved Local Plan Policy C18 – Development affecting rivers and river valleys
Saved Local Plan Policy H8 – Housing Policy Boundary: Salisbury
Saved Policy R3 Open Space

Neighbourhood Plan: Salisbury Neighbourhood Development Plan 2020 to 2038

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015
- Wiltshire Council's Waste Core Strategy, adopted July 2009
- Wiltshire Council's Waste Storage and Collection: Guidance for Developers Supplementary Planning Document, January 2017
- Art and Design in the Public Realm in Wiltshire – 2024 Guidance – adopted May 2024
- 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
- LTN1/20 – Cycle Infrastructure Design (July 2020)
- Air Quality SPD (July 2023)
- Wiltshire Housing Site Allocations Plan, adopted 25 February 2020
- Open Space provision in New Housing Developments – A Guide (Supplementary Planning Guidance) and Wiltshire Council's Playing Pitch Strategy February 2017

ISSUES

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

1. Principle of the Development
2. Design and Impact on the Character and Appearance of the Area
3. Heritage Impact
4. Residential Amenity
5. Highway / Transport impact
6. Flood Risk / Drainage

- 7. Ecology and Biodiversity
- 8. Infrastructure requirements

CONSULTATION RESPONSES

WC Highways: Comment – Required a revised plan demonstrating how 2 additional parking spaces can be provided or details of the maximum number of staff on site at anytime so the parking requirement can be calculated.

A revised plan was submitted which showed that the previous plan for PL/2023/01470 had 18 spaces whereas this current plan submitted shows 23 spaces. A condition has been included in the recommendation requiring the application site to retain 23 spaces.

WC Housing Enabling Team: Comment - As this application does not meet the criteria for an Affordable Housing contribution, the Housing Enabling Team have no comment at this time.

WC Public Protection: Comment – Recommended conditions regarding construction hours and a pre-commencement condition requiring a construction and environmental management plan to be submitted and approved. These have been suggested given the proximity of neighbouring residential dwellings.

Salisbury City Council: Comment - SCC Comment with concerns regarding potential overlooking from the upper floor windows of the proposed development and the resulting impact on the privacy and residential amenity of neighbouring occupiers. The Committee therefore requested that, should planning permission be granted, a condition be imposed requiring obscure-glazed windows to any upper floor windows where overlooking may occur, with the glazing to be permanently retained thereafter.

REPRESENTATIONS

2 letters of objections were received from neighbouring dwellings. A summary of their points is as follows:

- Constant building work over the last few years
- Overdevelopment of the site
- Incorrect existing plans on NW/SE
- Proposed windows overlook neighbour's garden
- Proposed extension brings building closer to neighbour's boundary increasing noise and light from proposed rooms reaching neighbour's garden
- Increase in traffic due to additional visitors
- Disruption during construction works from traffic, noise and dust
- Lack of environmental provisions such as recycling of rain water and lack of use of solar energy
- Complaints by residents with contractors parking and overstaying in time limited zones during previous construction works.

The application site has had several planning permissions over the last few years with the first planning permission for redeveloping the site into its current use and form in 2019. Since then there have been numerous non material amendments, phased planning permissions and discharge of conditions. One of the neighbour's comments was regarding what they considered to be a mistake on the plans which showed windows on the north west and south east elevations. When the planning officer attended a site visit January 2026, there were no windows on this elevation. However, after going through the files for this application, a non material amendment application with reference PL/2025/00939 was approved to insert these windows. While it has not yet been constructed as of January 2026, the approved NMA remains extant at the time of writing this report.



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, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of Development

Policy Context

Core Policy 1 and 2 of the adopted Wiltshire Core Strategy (WCS) set out a settlement strategy and a delivery strategy for the area. The policies categorise Salisbury as a 'Principle Settlement' where the principle of 'sustainable' development is considered acceptable.

Meeting the needs of an aging population is one of the key outcomes of Strategic Objective 3 of the Wiltshire Core Strategy. Recognising this, Core Policy 46 is supportive of meeting the accommodation needs for the elderly and extra care facilities / specialist accommodation. The policy requires such accommodation to be provided in sustainable locations, in line with Core Policy 1 with good access to services and facilities. The proposed care accommodation provides an additional 4 bedrooms to an existing care home development. The site is generally in a sustainable / accessible urban location and would make effective use of land.

In principle, the proposed development is considered acceptable in principle in accordance with Development Plan Policy. The main considerations relate to site specific issues, which are considered below.

Design and Impact on the Character and Appearance of the Area

Policy Context

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.

Section 12 of the NPPF emphasises design that is:

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

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

The application site has had numerous planning permission applications over the last few years. This application is specifically regarding Braemar Lodge Care Home as specified by the red line boundary shown below. The blue line boundary is Stratford Court Care Home physically connected to and under the same use, purpose and operations as Braemar Lodge Care Home.



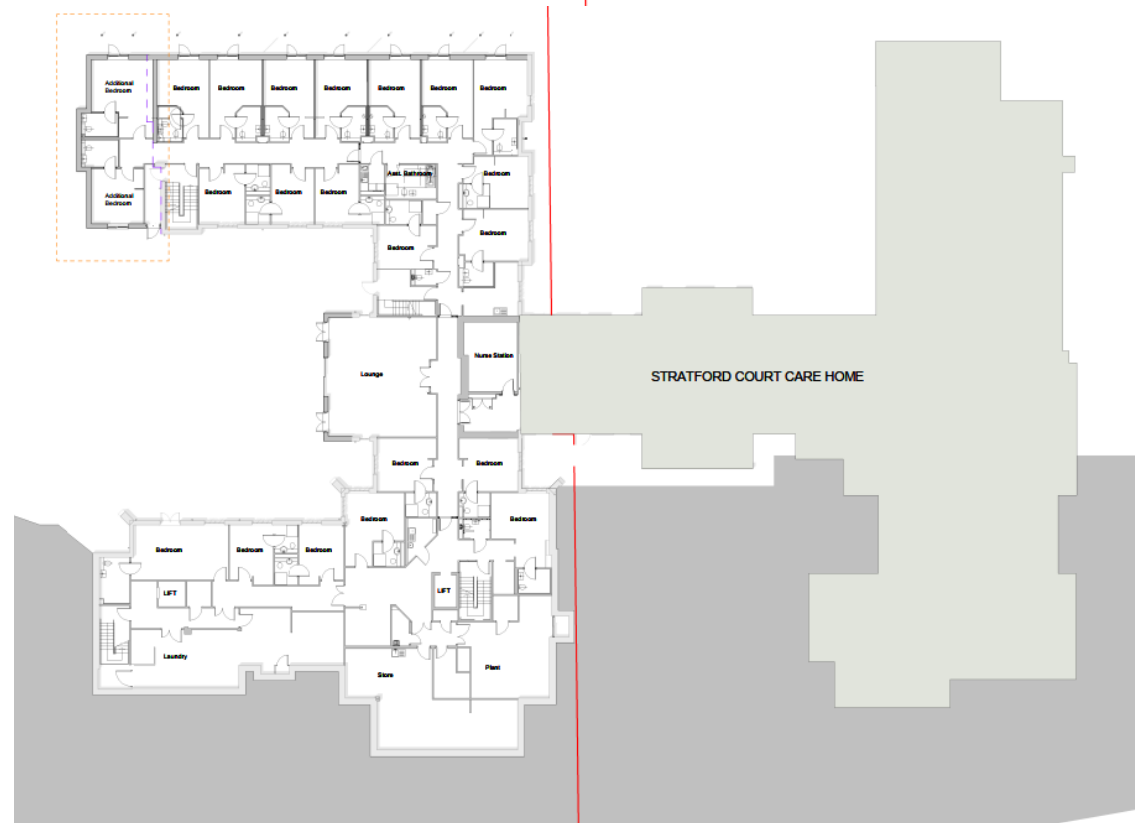
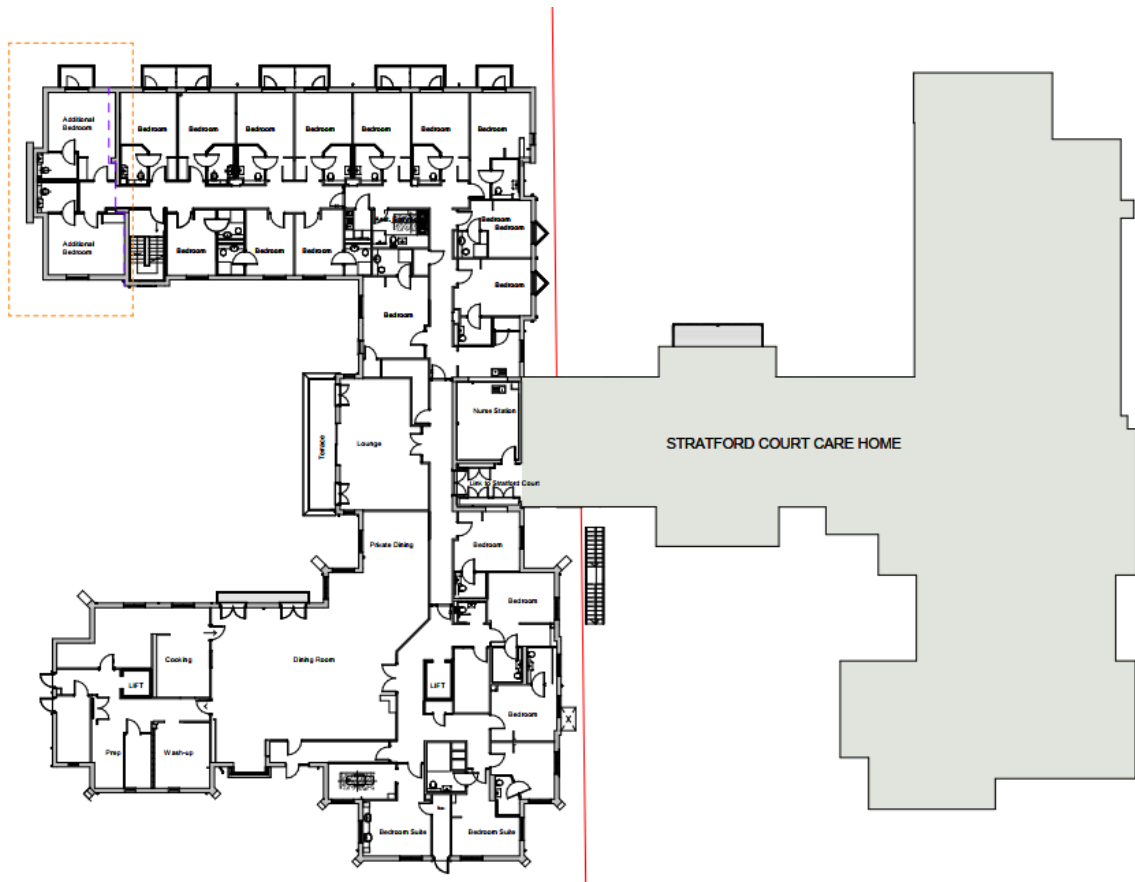
This application is specifically regarding a proposed two-storey side extension to the rear wing of the southern section of the care home. This two-storey side extension proposes to create an additional 4 bedrooms each with their own en-suite. These bedrooms are proposed to be internally connected to the wider care home facilities. The extensions are proposed to be constructed over an existing outdoor patio area which measures approximately 6 metres in width and 13 metres in length. The proposed massing follows the existing mix of roofs being a hipped slate roof and a flat roof area characteristic of the existing rear wing. The proposed fenestrations and balcony continue the same design and proportions as the existing rear wing of the care home. The materials are proposed to be brick to match the existing care home. The proposed extension is approximately 6 metres from the red line boundary of the care home. The rear wing is located at a lower part of the site, the proposed extension is not visible from the street scene, As such it is considered that they are minimal in scale and they would not appear unduly obtrusive and are considered to be reasonably sympathetic to the existing building in terms of scale and external appearance.

The previous applications included the note that: *Enough open recreational space should be provided on site for the needs of the development with appropriately landscaped and sitting out areas. The proposals incorporates new and re-designed landscaped spaces throughout the site There are four main landscaped areas proposed: a redesigned garden for Braemar Lodge (dementia care) on the southeast side of the site (located between the front and rear wings); a new shared courtyard space located centrally between Braemar Lodge and the new care home (Braemar Court); a new landscaped area for the new care home (Braemar Court)*

on the northwest part of the site (located between the front and rear wings and a landscaped strip that wraps around the lower half of both care homes (between the footprint of the buildings and site boundary). These are purpose designed outside useable spaces for resident's needs.

The location of the proposed extension is over an existing outdoor patio area. While the proposed extension would see the loss of this outdoor patio area which measures approximately 78 square metres, there are patio and outdoor spaces directly adjacent to this space on the eastern side which is a more enclosed courtyard area. As such, it is not considered that the reduced outdoor space caused by this development would warrant a refusal.





Heritage Impact

The previously approved schemes were judged not to have any harmful impact on the historic environment, having regard to Sections 66 and 72 of the Act, relevant development plan policy and the specialist advice from the council's conservation and archaeology officers. The proposed changes are not visible from the street scene, it is considered that the proposed extensions would not result in any changes that would result in any significant additional impacts on the nearby CA (the site is not within the CA) or setting of the nearest LB.

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.

The neighbouring dwellings objected to the application highlighting that there has been numerous extensions and construction work at this application site the recent years. Issues which arise from these construction works include vehicle parking issues and noise and dust concerns. They have also considered that the extensions are an overdevelopment of the site with the proposed extensions adding pressure on parking in the area.

While these points are taken into consideration, this application is specifically regarding a two storey side extension measuring approximately 6 metres by 13 metres. It is considered that the extension is minimal in nature in relation to the existing care home and the application site. External outdoor areas are maintained, existing boundary treatment of hedges, trees and planting are retained. The extensions match the existing care home in scale, massing and height. As such it is considered that the proposed development can be accommodated on the site and would not detract from the existing massing of the care home building itself and the surrounding external areas.

While the comments note disturbance during construction, this is only temporary during the build. Conditions have been included in this recommendation to ensure work is restrained during sociable hours to reduce impact on neighbouring amenity.

The neighbouring dwelling has also objected to the proposed works on overlooking grounds. This application initially proposed ground and first floor windows on the southeast elevation. This elevation faces the neighbouring dwelling's rear garden and is located approximately 6 metres from the boundary of the application site and the rear garden of 16 Stratford Road. The revision removed the ground and first floor southeast elevation windows.



The fenestration and balcony on the southwest elevation faces the sports field. It is not considered that this introduces additional overlooking as there are already existing rooms and balconies adjacent to the proposed extension.



② Braemar Lodge - South West Elevation onto Playing Field
1:100

On the proposed north elevation shown below, a ground floor and first floor window are proposed. These are in a similar location to existing first floor windows, there is already a degree of overlooking from the existing care home windows to the neighbouring dwelling. However, the existing boundary treatment consisting of a fence, hedging, and trees do help mitigate some overlooking.



② Braemar Lodge - Proposed Concealed Elevation 2
1:100

Highway/ Transport Impact

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.

The LPA's Highways officer was consulted on this application. After an initial consultation, the highways officer noted that the site plan should allow for at least 23 car parking spaces as the application proposes to create 4 new bedrooms. The agent submitted a revised site plan showing 23 parking spaces. The highways officer has raised no objection to the application subject to a condition to ensure that 23 car parking spaces are retained on site.

Flood Risk/ 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.

The application site is located in Flood Zone 1 with Flood Zone 2 and 3 starting on the west of the application site from River Avon. The extensions propose an additional footprint of approximately 78 square metres. No flood risk assessment or drainage strategy has been submitted as part of this application. However, previous applications on the site did take this into consideration with the land drainage team subsequently agreeing to a drainage strategy. As this application is minor in nature, it is not considered that a new strategy would need to be proposed as the extensions would be associated with the wider application site and the existing strategy.



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)

Impact on New Forest Mitigation Strategy

The Interim Recreation Mitigation Strategy for the New Forest Internationally Protected Sites (January 2022) has implications for development within the 13.8 km and 15 km zones of influence. In May 2024, Wiltshire Council approved revised mitigation measures to manage recreational pressures on the New Forest protected sites. This includes the requirement for Strategic Access Management and Monitoring (SAMM) measures for all residential and tourism / visitor accommodation development within a 13.8 km zone of influence to be funded by developer contributions at a rate of £600 (plus legal and admin fees) per unit of residential or tourism accommodation.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council). The proposal is not considered to comprise typical residential or tourism development, and no new dwellings are proposed. The addition of 4 units within an established care home – at the outer edge of the 13.8km zone – is not likely to result in significant additional recreational pressure on the protected sites. Overall, given the nature of the development, there is no mechanism for adverse effect, and the Habitat Regulation Assessment (HRA) has concluded that the application is not likely to have significant impacts on the New Forest SPA, New Forest SAC and New Forest Ramsar site, and the proposal is screened out of Appropriate Assessment. Wiltshire Council's "Interim recreation mitigation

strategy for the New Forest internationally protected sites” (Version 1.1, 21 March 2023) therefore does not apply to this proposal.

Phosphate/Nitrate mitigation

This development also falls within the catchment of the River Avon and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. Appropriate Assessment (AA) under Section 63 of the Habitats Regulations must therefore be carried out by the Local Planning Authority to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects, in line with WCS policy CP69 (Protection of the River Avon SAC).

A nutrient budget was provided by the agent as part of this application. The Natural England nutrient budget calculator uses an average occupancy rate of 2.4 people per dwelling as standard. It is understood that the current proposal concerns individual units within a care home. A statement has been provided which confirms that the occupancy of each unit is restricted to 1 resident, as per CQC registration; an average occupancy rate of 1 is therefore considered acceptable in the updated nutrient budget. The submitted nutrient calculation estimates a total phosphorus budget of 0.17 kg TP/year pre 2030 and 0.05 kg TP/year post 2030. The budget has been approved by Wiltshire Council.

A Council-led scheme of phosphorus credits will be available for development which meets certain criteria at a fixed cost per kilogram of phosphorus, provided supply of mitigation is available. A completed Hampshire Avon Credit Screening Approval Certificate is required to apply for this scheme. The ecology section of this certificate has been completed by the Council's ecology team for this application.

The credit approval certificate for the phosphorous burden has been issued to the agent for the scheme with the onus for the applicant/agent to apply for the necessary credits. The suggested Grampian conditions outlined by the Council's ecologist can be imposed onto any consent thus mitigating against any impact to the River Avon SAC. Subject to the imposition of several conditions, the application is acceptable

Ecology officer approval	Document reviewed – Natural England Nutrient Neutrality budget calculator for the River Avon SAC, uploaded 04/03/2026
Approval of Nutrient Budget	Pre 2030 budget - 0.17 kg TP/year Budget approved - Yes Date - 20/03/2026

Protected Species

The habitats to be impacted by the works comprise newly planted ornamentals, hardstanding and the existing building. The building was assessed for its bat roosting potential, and found to have no suitable gaps, and no evidence of bats was found internally or externally. Overall, the building is considered to have negligible potential for roosting bats. The PEA's recommendation of sensitive lighting during construction should be adhered to.

The PEA also suggests the inclusion of an integrated bat brick. This enhancement is welcomed and is in line with CP50 and the NPPF. Whilst the bat brick is indicated on the Proposed Elevations Sheet, the specifications of the brick are not shown. The agent has agreed to a pre-commencement condition, this has been included in the recommendation.

Biodiversity Net Gain (BNG)

As of April 2024, any major planning application needs to demonstrate no net loss and a minimum of 10% net gain in biodiversity (BNG) on the site, in line with the requirements of the NPPF, PPG, WCS policy CP50 (Biodiversity and Geodiversity) and the Environment Act. The preference is for any such BNG to be provided on site, although it can also be provided off site.

A completed small sites statutory metric calculation confirming the baseline units of the site has been submitted. The pre-development (baseline) situation is summarised below. Confirmation of how the development will achieve BNG is a post-determination matter however consideration should be given to how any proposed BNG will be secured.

On-site pre-development (baseline) biodiversity value	0.21 Habitat units
	0.00 Hedgerow units
	0.00 Watercourse units
Are there any <u>irreplaceable</u> habitats on-site?	No
Has any habitat <u>degradation</u> of occurred?	No

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;

Having regard to paragraph 11(d) of the National Planning Policy Framework and footnote 7, the Local Planning Authority does not consider that the presumption in favour of sustainable

development ('tilted balance') is engaged, as relevant policies of the development plan are up-to-date and provide an adequate basis for decision-making in this case.

In weighing the planning balance, the following factors have been considered:

The principle of development is considered acceptable when assessed against the settlement strategy of the Wiltshire Core Strategy and the emerging Local Plan.

The proposal is broadly compliant with relevant local and national planning policies in respect of design, scale, residential amenity, heritage, landscape, highway safety, flood risk and drainage, ecology and biodiversity, and environmental impacts, subject to the recommended conditions and any necessary mitigation measures.

The development would deliver clear benefits, including increased specialist care home provision within an existing care home development which weigh positively in the overall planning balance.

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.

The proposed development is considered acceptable in planning terms. The benefits of the scheme, including increased specialist care home provision within an existing care home development are judged to outweigh any identified harms, which can be appropriately mitigated through planning conditions or other controls. The proposal is 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:

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:

Nutrient Calculator River Avon Received: 04 March 2026

Proposed Elevations Drawing No. 5849-WLA-ZZ-XX-DR-A-2211-I Received: 03 Feb 2026

Preliminary Ecological Appraisal Received: 03 Feb 2026

Proposed Lower Ground Floor Drawing No. 5849-WLA-ZZ-B1-DR-A-2110-F Received: 15 Jan 2026

Proposed Elevations Sheet 1 Drawing No.5849-WLA-ZZ-XX-DR-A-2211-H Received: 15 Jan 2026

Proposed Upper Ground Floor Drawing No. 5849-WLA-ZZ-GF-DR-A-2111-F Received: 15 Jan 2026

Ecological Assessment Received: 09 Jan 2026

External Works Sheet No 4 Drawing No. 215 56 Rev A Received: 09 Jan 2026

Proposed Roof Plan Drawing No. 5849-WLA-01-XX-DR-A-2114-G Received: 11 Nov 2025

Proposed First Floor Plan Drawing No. 5849-WLA-ZZ-01-DR-A-2112-G Received: 11 Nov 2025

Biodiversity Metric Calculation Rev A 5849 Received: 11 Nov 2025

Proposed Site Plan Drawing No.5849-WLA-SM-XX-DR-A-2011-F Received: 11 Nov 2025

Proposed Concealed Elevations 1 & 2 Drawing No. 5849-WLA-ZZ-XX-DR-A-2213-F Received: 11 Nov 2025

Location & Block Plan Drawing No. 5849-WLA-SM-XX-DR-A-2001 Received: 11 Nov 2025

Proposed North East & South West Elevations Drawing No. 5849-WLA-ZZ-XX-DR-A-2212-F Received: 11 Nov 2025

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

3.Materials to be used in the construction of the works hereby permitted shall be as stated on the application form and in the submitted documents.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. No part of the development hereby permitted shall be first brought into use until the turning area & parking spaces [23] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

5. No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

Reason: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

6. The development hereby approved shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:

- i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;
- ii. A description of management responsibilities;
- iii. A description of the construction programme;
- iv. Site working hours and a named person for residents to contact;
- v. Detailed Site logistics arrangements;
- vi. Details regarding parking, deliveries, and storage;
- vii. Details regarding dust and noise mitigation;
- viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
- ix. Communication procedures with the LPA and local community regarding key construction issues – newsletters, fliers etc.

Reason: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

7. The overnight development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage) and a water efficiency assessment should be submitted. Before the development is brought into use, a water efficiency report certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval.

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

8. Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of opportunities for wildlife (e.g. bat and bird boxes) shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

9. The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation scheme, or an alternative approved mitigation package addressing the additional nutrient input arising from the development, 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.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no additional first floor windows, dormer windows or rooflights (other than those shown on the approved plans) shall be inserted in the southeast elevation of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

11. The premises shall be used for a nursing / care home and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that order with or without modification).

REASON: The proposed use is acceptable, but the Local Planning Authority wish to consider any future proposal for a change of use, having regard to the circumstances of the case and associated planning considerations

Informative:

A water efficiency calculation will be needed to discharge condition 7. For guidance on how to do this and what is required, please refer to the following document: '*The Building Regulations 2010 – Sanitation, hot water safety and water efficiency*', Appendix A (p36-44). https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/504207/BR_PDF_AD_G_2015_with_2016_amendments.pdf

Hampshire Avon Phosphorus Mitigation

Evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation Scheme means the certificate of allocation of credits and confirmation of financial contribution to the scheme. An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.