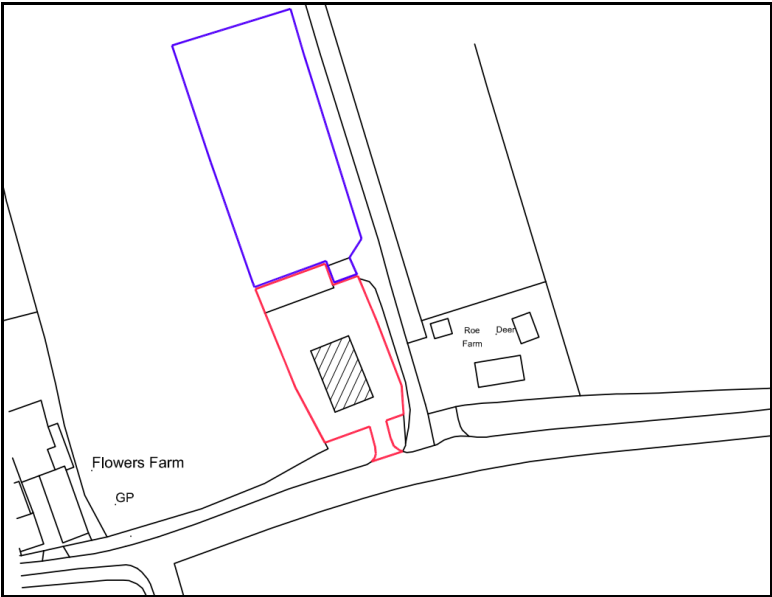


APPLICATION FOR FULL PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08416
APPLICATION TYPE:	Full Planning Permission
SITE ADDRESS:	Greenacre Barn, Lower Westbury Road, Bratton, Westbury, BA13 4RH
DEVELOPMENT DESCRIPTION:	Construction of new 6 bed chalet bungalow to replace an existing barn with an extant consent to convert to a dwelling (approved under PL/2025/04270)
RECOMMENDATION:	That Planning Permission be GRANTED



PROPOSAL

The proposal seeks planning permission for the erection of a 6-bedroom chalet bungalow and an associated change of use of the land from agricultural to residential.

SITE DESCRIPTION / CONTEXT

The site comprises an agricultural yard located approximately 420 metres west of the Bratton Settlement Boundary. It contains a detached barn constructed with a concrete block base and green corrugated metal wall cladding beneath a dual-pitch roof. The yard is enclosed by corrugated metal fencing. The surrounding area is predominantly rural, with agricultural fields bordering the site on most sides, except to the east where there is an adjacent residential property recently approved through a 2023 planning permission.

The site lies within the 6,400-metre buffer of the Salisbury Plain Special Protection Area (SPA) and falls within the Trowbridge and Westbury Bat Mitigation Strategy (TWBMS) grey zone. The Strategic Flood Risk Assessment identifies a potential risk of groundwater flooding at the site, although it is located within Flood Zone 1, indicating a low risk of fluvial flooding.

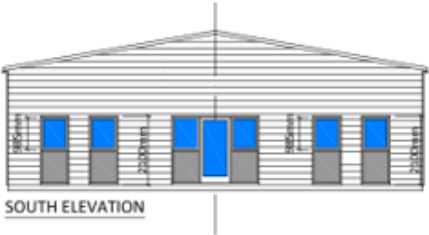
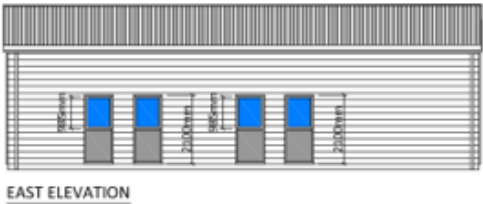
The application site is subject to the following planning policy constraints:

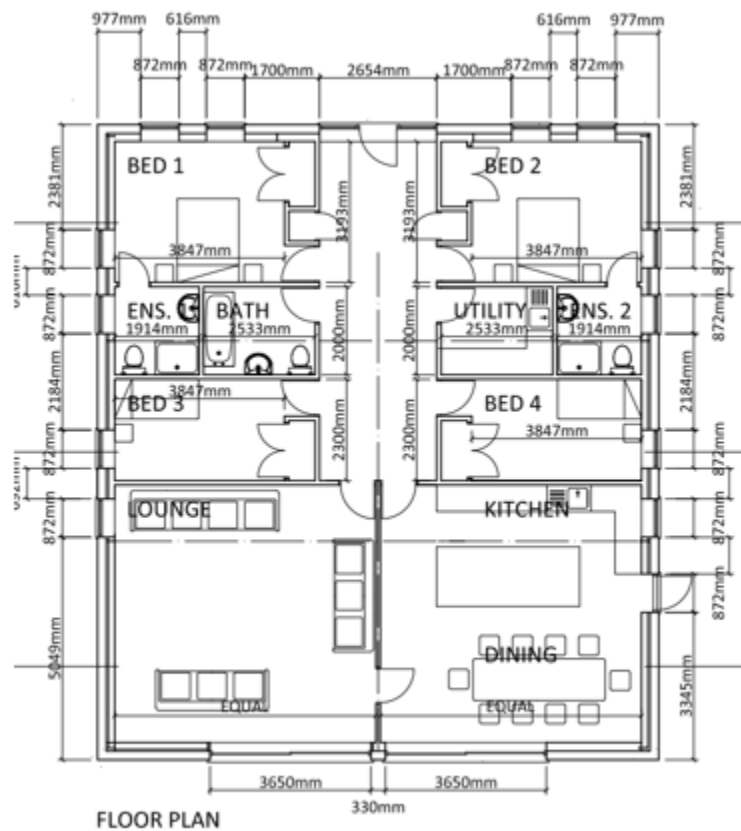
- Salisbury Plain SPA 6400m Buffer.
- Trowbridge and Westbury Bat Mitigation Strategy (TWBMS) grey zone.
- Strategic Flood Risk Assessment (sFRA) risk of groundwater flooding.
- Flood Zone 1.
- 420m West outside of the Bratton Settlement Boundary.

PLANNING HISTORY

Reference No.	Proposal / Summary	Decision
W/06/00188/AGD	Track	Approved
W/99/09020/AGD	Agricultural machinery storage building.	Approved
PL/2025/04270	Prior Approval Class Q: Conversion of steel portal farm barn to 4 bed dwelling.	Approved

The aforesaid consented Class Q application was subject to the following:





Proposed ground floor plan

Officers consider this Class Q application proposal to be a potential fallback option to the applicant.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Wiltshire Core Strategy:

Core Policy 1	Settlement Strategy.
Core Policy 2	Delivery Strategy.
Core Policy 32	Spatial Strategy: Westbury Community Area.
Core Policy 50	Biodiversity and Geodiversity.
Core Policy 51	Landscape.
Core Policy 56	Contaminated Land.
Core Policy 57	Ensuring High-Quality Design and Place Shaping.
Core Policy 60	Sustainable Transport.
Core Policy 61	Transport and Development.
Core Policy 64	Demand Management.
Core Policy 67	Flood Risk.

Bratton Parish Neighbourhood Development Plan 2025 to 2038 (July 2025)

The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)

Wiltshire Design Guide

The Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015).

The Wiltshire Local Transport Plan 4 (LTP4) (March 2025)

Emerging Policy – Wiltshire Local Plan Review

The Council's emerging Local Plan has reached Regulation 24 stage and is progressing through examination, but the emerging plan carries limited weight at this stage with the hearing sessions currently being paused.

- Policy 1 Settlement Strategy
- Policy 85 Sustainable construction and low carbon energy
- Policy 88 Biodiversity and Geodiversity
- Policy 89 Biodiversity Net Gain
- Policy 95 Flood Risk
- Policy 98 High Quality Design and Place Shaping

CONSULTATION RESPONSES

Bratton Parish Council – Objects on the basis that the application site sits outside of the settlement boundary contrary to Neighbourhood Plan Policy BNP 10.2.

Local Highway Authority (Wiltshire Council) – No Objection

Ecologist (Wiltshire Council) – No Objection (subject to conditions) Compliance with submitted documents and submission of biodiversity enhancements

REPRESENTATIONS

No third-party comments 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 the above statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

The enquiry proposes the erection of a two-storey dwelling outside of any defined settlement boundary in the open countryside. Core Policy 2 states that development proposals will not be permitted outside of the defined limits. Paragraph 4.25 outlines exceptions to this, and after review of this WCS paragraph, it is considered that as presented, the proposal does not meet any of the policies listed.

Core Policy 34 Additional Employment Land
Core Policy 37 Military Establishments
Core Policy 39 Tourist Development
Core Policy 40 Hotels, Bed and Breakfasts, Guest Houses and Conference Facilities
Core Policy 44 Rural Exception Sites
Core Policy 46 Meeting the Needs of Wiltshire's Vulnerable and Older People
Core Policy 47 Meeting the Needs of Gypsies and Travellers
Core Policy 48 Supporting Rural Life

Policies outlined in paragraph 4.25 of the WCS

Made Neighbourhood Plan Policy BNP9 notes that outside of the Bratton Settlement Boundary, development proposals for new housing will only be supported where they respond to local circumstance and are consistent with national policy. In their comments, the Parish Council refer to the development being contrary to policy BNP10.2 due to falling outside of the settlement boundary. This policy will be taken into account as part of the weighted planning balance.

As per the above, the development is contrary to the development plan with respect to the site being outside the settlement limits and not being allocated for housing in either the adopted 2015 WCS or the made Bratton Neighbourhood Plan.

The applicant has however referenced the recent Class Q prior approval application that was issued in 2025 for the conversion of an existing agricultural building to create a new dwelling.

Case law and established appeal precedent confirms that a fallback position is a material planning consideration when assessing proposals for full planning permission and in this case that would extend to the 2025 consented Class QW approval.

In **Mansell v Tonbridge and Malling BC [2017] EWCA Civ 1314**, the Court of Appeal held that a fallback can be given weight where

- (i) there is a realistic prospect of it being implemented, and
- (ii) the alternative development proposed is judged against the baseline impacts of that fallback.

In this case, the recently approved Class Q scheme established that a residential property could be created on the site under permitted development provisions as established through the recent prior approval assessment (referenced earlier in this report), and there is no evidence to suggest that the fallback is not realistically capable of being delivered, and consequently when tested against Mansell, criterion i) is satisfied.

As such, it is appropriate to consider whether the proposed dwelling under this fresh application would result in impacts that are neutral or beneficial when compared with the prior approval Class Q scheme.

It is widely accepted that the fallback position would in principle be found to be acceptable in cases whereby the proposed development would constitute a betterment when compared against a consented Class Q

design, and/or by improving the layout, appearance, or energy performance of the proposed dwelling, or where it broadly replicates the scale, footprint, and siting of the Class Q conversion such that the external impacts—particularly in respect of landscape character, highway safety, and ecological considerations—do not exceed those established by the fallback.

Where the proposal largely retains the defining parameters of the Class Q scheme, and demonstrably avoids materially greater effects, it can be reasonable in planning terms to support full applications notwithstanding a policy conflict due to the overriding weight of an extant fallback.

Accordingly, while the development conflicts with the spatial strategy of the development plan, the existence of a credible Class Q fallback is a significant material consideration. This approach would also be strengthened at times when full weight cannot be afforded to the development plan – such as when the Council cannot demonstrate a 5-year housing land supply and when a development plan is considered out of date (when tested against the NPPF).

At the time of writing this officer report as part of the determination of this application, the Council cannot currently demonstrate a 5-year housing land supply and is operating with a significant shortfall of 2.42 years. This deficit is a material consideration that engages the “tilted balance” under paragraph 11(d) of the NPPF.

Whilst the provision of a single additional dwelling makes only a very modest contribution to addressing the shortfall, it nonetheless provides a positive benefit to overall housing delivery, and this carries some weight in favour of the proposal

The acceptability of the proposal therefore turns on whether the impacts of the new dwelling (as proposed under this fresh application) would be comparable to, or constitute an improvement over, when compared against the permitted Class Q development.

Design and Impact upon the upon the character and context of the area

Adopted WCS Core Policy 57 Ensuring High Quality Design and Place Shaping seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

Policy 98 of the emerging Wiltshire Local Plan reiterates the position outlined in Core Policy 57, that new development should enhance local distinctiveness, and relate positively to its landscape setting, as well as demonstrating a positive response to existing townscape and built form features such as height, scale, massing, building line, materials, and appearance.

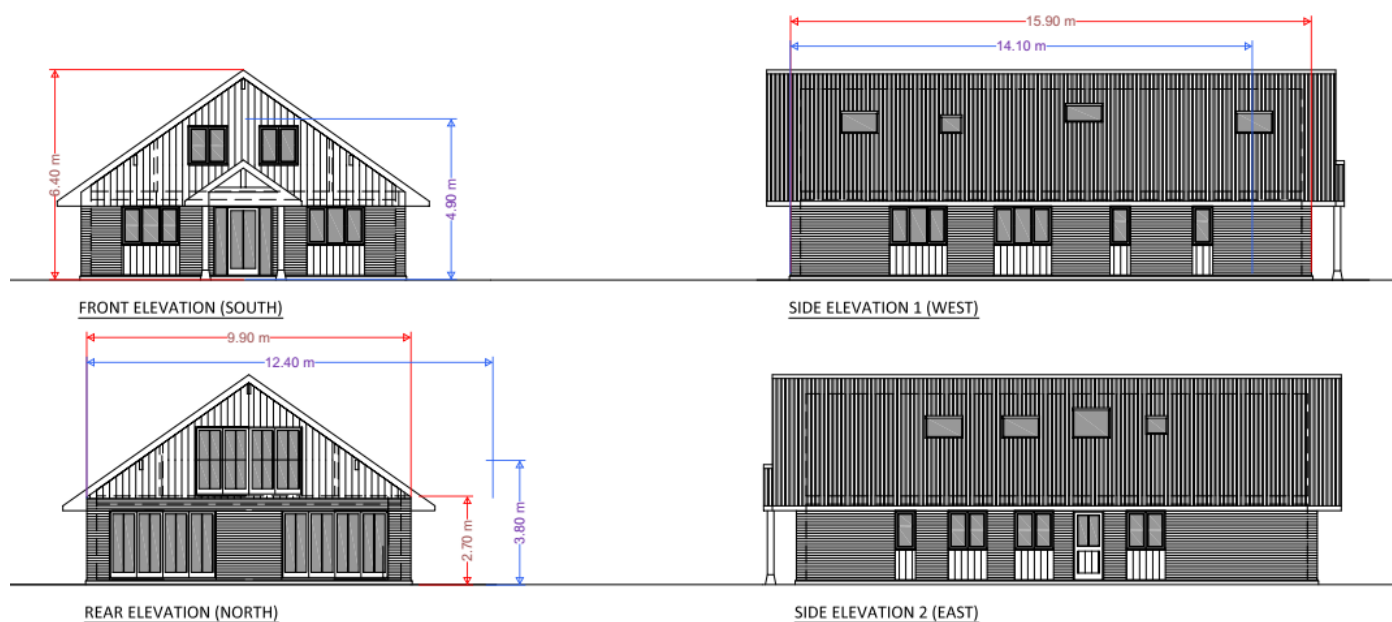
The proposed dwelling adopts a chalet-style design with an overall height of 6.4m, a length of 17.4m, and a width of 11.4m, creating a building of approximately 716m³. Although this represents a modest increase in height over the existing agricultural barn (4.9m), the eaves height is reduced and the resulting built form is materially smaller in overall cubic content, with a 5.9% reduction from the existing 761m³. The new build scheme being smaller than what was granted prior approval would satisfy the policy aspiration of new development being proportionate to its surroundings.

In terms of the new build design approach, the proposal reflects and enhances the form of the existing barn by retaining the established split-level aesthetic, while replacing the utilitarian profile metal cladding with a more domestic and contextually appropriate palette. The use of profile concrete tiles to form a pitched roof,

brickwork to the ground floor and horizontal timber cladding to the first-floor elevations, together with powder-coated aluminium joinery and rainwater goods, represents an appropriate treatment for this rural setting and would replace the existing concrete blockwork and profiled green metal sheeting found in the existing building. These materials are coherent with the rural setting and meet the policy requirement for high quality, durable and locally appropriate finishes.

Although the immediate surroundings contain relatively few dwellings to draw strong architectural cues, the new build proposal demonstrates a considered response to the limited local context available. The neighbouring Roe Deer Farm to the east is a low-lying single-storey building characterised by red brickwork and an elongated dual-pitched form. To the west, approximately 170m away, Wellground Farm exhibits a chalet-style structure with timber cladding and a pronounced dual-pitch roof descending to ground-floor level. The proposed dwelling successfully integrates characteristics from both of these nearby properties, combining ground-floor brick elevations and a linear profile similar to Roe Deer Farm, with timber-clad upper floors and a chalet-style design comparable to Wellground Farm.

Consequently, the development would be grounded in its setting and would respond positively to local character despite the limited built context. The proposal reduces the overall bulk, improves external appearance, and introduces materials that are in keeping with the rural environment. The scheme therefore satisfies the objectives of Core Policy 57 in respect of design quality, local distinctiveness, and appropriate scale and form.



Proposed Elevations

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

It is also noteworthy to mention that the new build proposal could not be possible without demolishing the existing agricultural building and by doing so, through implementing any approved full planning permission, the previous class q prior approval would no longer be implementable.



Site Visit South Elevation

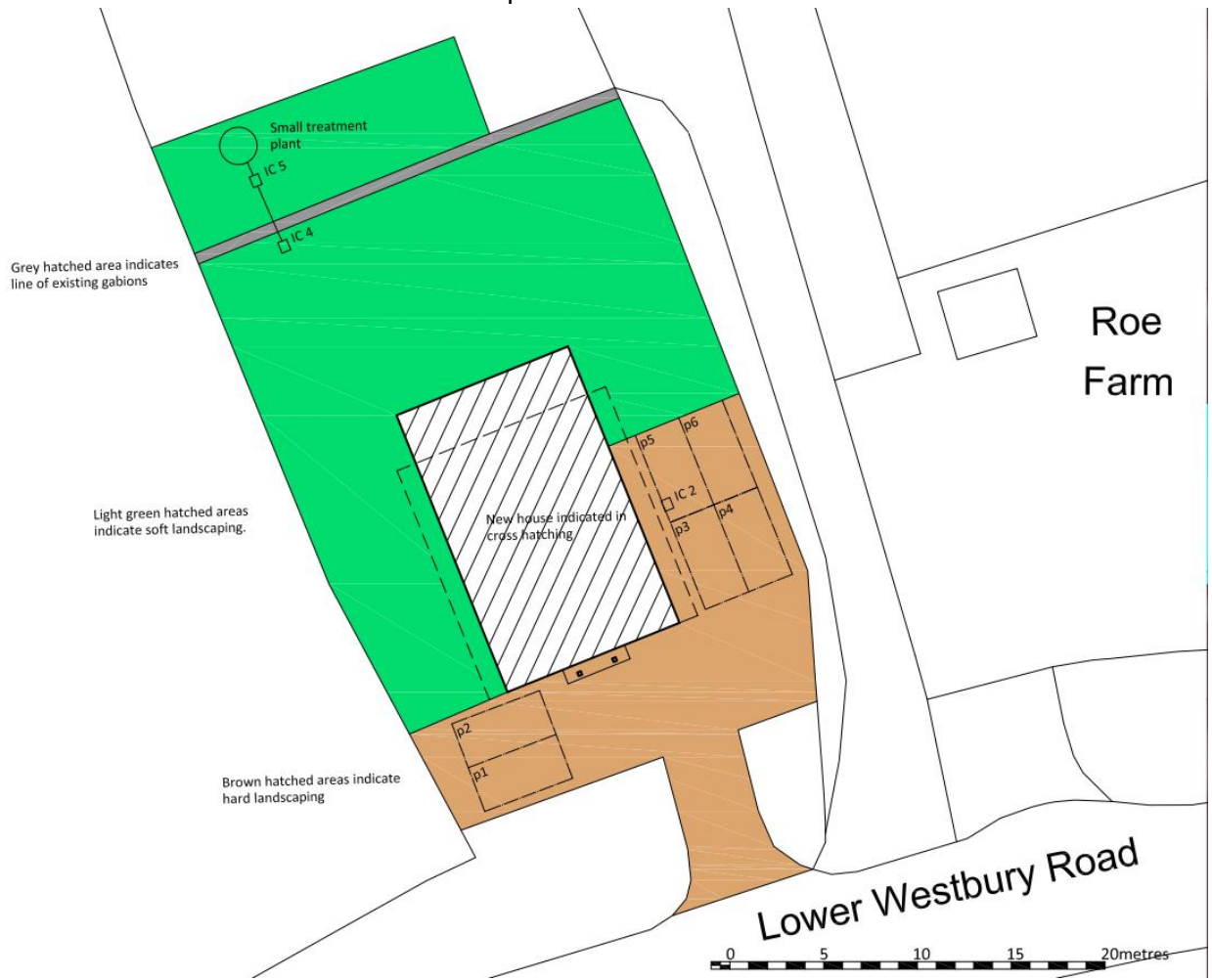


Site Visit North Elevation

Prior Approval Block Plan



New Build Proposed Block Plan



Amenity

Point vii of Core Policy 57 Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

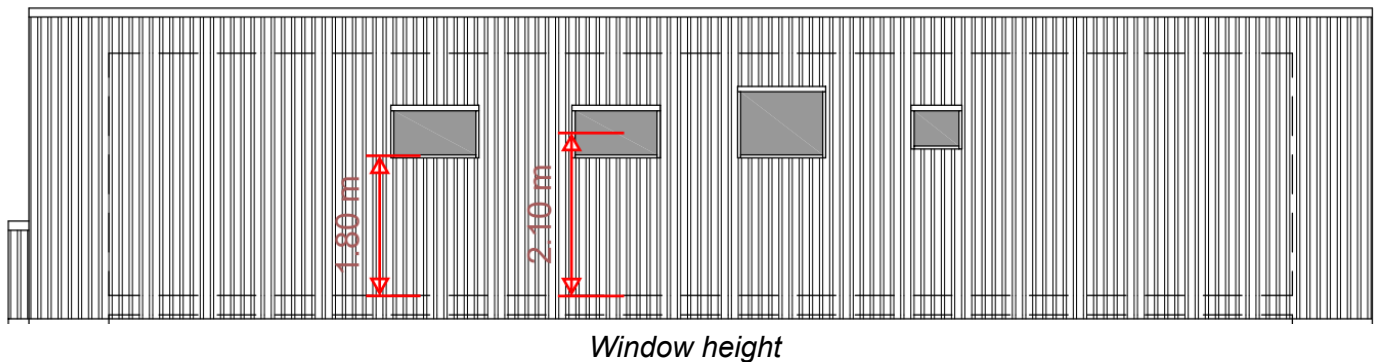
The National Planning Policy Framework (NPPF), and particularly paragraph 135, stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The upper floor of the dwelling would be served by roof-slope Velux windows, with all ground-floor fenestration facing towards the site's existing boundary treatments. As a result, ground-floor windows would have no capacity to cause harmful overlooking due to the combination of boundary screening and the orientation of openings.

The only neighbouring property with the potential to be affected is Roe Deer Farm, located to the east. The proposed roof-slope Velux windows would face in this direction; however, the separation distances are significant—approximately 30 metres to the neighbouring dwelling and 12 metres to its curtilage. In addition, the windows are positioned at heights of approximately 1.8m to the lower edge and 2.1m to the centre point above finished floor level. At this height and given the oblique viewing angle created by the chalet-style roof form, any views from these windows would be limited to incidental or passing glimpses rather than direct or sustained overlooking. This relationship is therefore not considered to result in any material loss of privacy.

In terms of scale and massing, the proposed new build would be broadly reflective of the existing footprint of the barn it would replace. Although there is a modest increase in terms of the overall height, the lowering of the eaves contributes to a reduction in perceived bulk, thereby minimising any overbearing impacts. Given the absence of any built form immediately to the north of the site, there is no substantive overshadowing concerns, and the existing boundary treatments—already of a height and form that prevent harmful enclosure—ensure that no overbearing concerns are noted.

Given the close proximity of the neighbouring dwelling to the application site, it is considered necessary to impose a planning condition restricting construction hours. This is required to ensure that noise and general disturbance associated with construction works do not result in unacceptable impacts on residential amenity. Limiting works to standard daytime hours is an appropriate and proportionate measure to safeguard the living conditions of nearby occupants in accordance with Core Policy 57 of the Wiltshire Core Strategy, which seeks to protect the amenity of existing residents.



The proposal is appropriately sited, designed, and oriented to ensure that it would not result in unacceptable impact upon/to the amenities or living conditions of neighbouring residential occupiers, particularly in terms of outlook, privacy, or access to natural light.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Transport and Highways

WCS Core Policy 60 states that Council will support and encourage safe and efficient movement of people and, where necessary, mitigate the impact of development on transport users and local communities. Core Policy 61 specifies that development should demonstrate that consideration has been given to a hierarchy of transport users and that proposals must, where relevant, serve as a safe access to the highway network. Paragraph 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”*.

The site benefits from an established vehicular access serving the existing agricultural barn. The proposed development would utilise this same access, and no alterations are required to facilitate safe entry to or egress from the highway network. Given the existing lawful use of the access and the modest level of vehicle movements associated with a single dwelling, the proposal is not considered to give rise to any unacceptable impact on highway safety or to result in severe residual cumulative effects, in accordance with paragraph 116 of the NPPF.

The Highways Officer has raised no objection to the scheme. It is therefore concluded that the development accords with Core Policies 60 and 61 of the Wiltshire Core Strategy and is acceptable in highway safety and access terms.

Core Policy 64 of the Wiltshire Core Strategy requires new development to provide parking in accordance with the minimum standards set out within the Wiltshire Local Transport Plan. Policy PS6 of the Car Parking Strategy further clarifies that parking provision for residential development must reflect the size of the dwelling and the functional needs associated with it.

The proposal comprises a six-bedroom dwelling. Under the Car Parking Strategy, dwellings with four or more bedrooms require a minimum of three on-site parking spaces. The submitted block plan demonstrates that six parking spaces can be accommodated within the site, thereby exceeding the minimum requirement.

The Highways Officer has raised no objection to the proposed parking arrangements. It is therefore considered that the development provides adequate on-site parking and complies with Core Policy 64 and the relevant provisions of the Local Transport Plan.

it is necessary to impose conditions ensuring that the site access is constructed using a suitable consolidated surface. Without this, loose stone or gravel could be dragged onto the public highway by vehicles entering and exiting the site, creating a skid risk and compromising highway safety. A consolidated surface also prevents the gradual deterioration of the access and reduces the need for reactive maintenance.

A further condition is required to secure adequate measures to prevent surface water discharging onto the public highway. Uncontrolled water run-off can wash debris onto the carriageway, create slippery conditions and, during periods of heavy rainfall, increase flood risk on the highway. Ensuring appropriate drainage at the point of access is therefore essential to comply with both the Core Strategy's transport policies and the NPPF's requirement that development does not increase risk to highway users.

These conditions are proportionate and necessary to ensure that the development does not result in adverse impacts on the safety or operation of the surrounding highway network.

Ecology

The WCS, through Core Policy 50, states that development proposals are expected to avoid and reduce disturbance of sensitive wildlife species and habitats. Biodiversity Net Gain (BNG) was established as a mandatory aspect of planning evaluation through Schedule 7A of the Town and Country Planning Act 1990 (as amended by the Environment Act 2021 Schedule 14).

Policy 88 of the emerging Wiltshire Local Plan notes that development proposals must clearly demonstrate how the mitigation hierarchy has been sequentially applied, and additionally how they will incorporate protections for features of nature conservation value. The policy further reinforces the requirement for development to avoid disturbance of sensitive wildlife species and habitats, and to identify measures which would do enable this for the lifetime of the development.

The site lies within the 6.4km zone of influence for the Salisbury Plain Special Protection Area (SPA) and within the grey zone of the Trowbridge and Westbury Bat Mitigation Strategy relating to the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). As competent authority under the Habitats Regulations,

the Council has undertaken an Appropriate Assessment (AA) to consider the potential for likely significant effects on these designated sites.

With respect to the Salisbury Plain SPA, the Council's Ecologist notes that the strategic AA for this area concludes no adverse effects on site integrity, provided the Council's established mitigation strategy continues to operate. This strategic mitigation is already in place and continues to be supported by Natural England. Natural England has reviewed the Council's AA and raises no objection, subject to mitigation.

They confirm that the AA appropriately identifies and addresses all potential adverse effects and that, with the proposed mitigation measures and recommended conditions secured through any permission granted, the development would not result in adverse effects on the integrity of the SAC.

The Council's Ecologist similarly raises no objection, subject to conditions securing the identified mitigation and ecological enhancements. These include the required bat mitigation contribution under the Trowbridge and Westbury Bat Mitigation Strategy, adherence to the submitted bat survey recommendations, and the provision of biodiversity enhancements.

Subject to the securing of these measures, the development is considered to comply with the Habitats Regulations and relevant ecological policy.

As noted, the site lies within the grey zone of the Trowbridge & Westbury Bat Mitigation Strategy (TWBMS) relating to the Bath and Bradford-on-Avon Bat SAC. The submitted bat survey confirms negligible roosting potential and no loss of functional habitat, but an increase in recreational pressure must be mitigated.

In line with the TWBMS, a financial contribution of £925 is required for this single dwelling, to be secured via S106 or Section 111 prior to commencement.

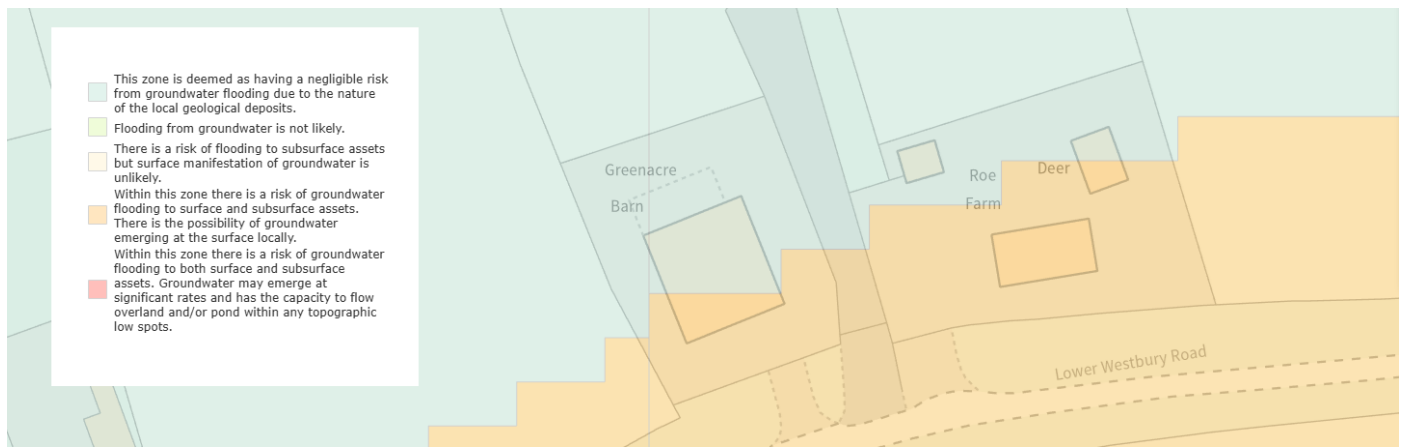
In respect of Biodiversity Net Gain (BNG), the Ecologist confirms that the development falls below the de minimis threshold because it does not affect any priority habitat and impacts less than 25m² of habitat of non-zero value.

As such, mandatory BNG does not apply, although the scheme must still provide ecological enhancements. The recommended installation of swallow nest cups and a bat box is supported, and these details should be secured by condition.

Flooding and Drainage

Core Policy 67 of the WCS provides detail on the management of flooding in association with new development. Policy 95 of the emerging Wiltshire Local Plan directs new development to the requirement for a sequential test, as outlined by the NPPF. The policy states that new development will include measures to reduce rainwater run-off, and the incorporation of sustainable drainage systems.

The NPPF sets out the application of a sequential, risk-based approach to the location of new development in paragraph 172. The site is located in flood zone 1 at the lowest risk of fluvial flooding and where the sFRA indicates a low risk of surface water flooding on site. The site is largely considered to be of negligible risk from groundwater flooding by the sFRA, aside from the front portion of the site which connects to the highway.



sFRA Groundwater Flood Risk

In accordance with national policy and the Planning Practice Guidance, the presence of flood risk from any source, including groundwater, triggers the need for a Sequential Test to demonstrate that the development cannot reasonably be located on a site of lower flood risk.

For a single dwelling, it is acknowledged that a range of alternative sites are likely to exist within the wider area that would not be affected by groundwater flood risk, and on that basis the Sequential Test would not ordinarily be capable of being passed. However, the applicant has advanced the extant Class Q fallback position as a material consideration. The fallback is significant in this case, as the proposal occupies the existing developed footprint of the site: the current barn has a floor area of approximately 170.6m², whereas the proposed replacement dwelling would occupy a reduced footprint of 156.7m². The development would therefore be constructed on the existing foundations, would not increase the extent of impermeable surfacing, and would not introduce built form into any previously undeveloped areas of the site.

While the Sequential Test is still triggered and the existence of other lower-risk sites is acknowledged, the weight given to the fallback position is material. Unlike the theoretical alternative sites, the application site already contains a building capable of conversion to a dwelling under Class Q, and the proposed scheme would not increase surface water runoff or worsen groundwater susceptibility. This limits the practical relevance of those alternative sites when considered in the planning balance. The fallback position therefore carries meaningful weight in assessing whether the absence of a passed Sequential Test should, in this specific case, weigh decisively against the proposal.

Recent decisions, including the Gladman/Bailrigg High Court judgment (Gladman Developments Ltd v Secretary of State for Housing, Communities and Local Government & Lancaster City Council [2026] EWHC (Admin)) and the Yatton appeal (APP/D0121/W/24/3343144), confirm that while the absence or failure of a Sequential Test represents a clear conflict with national flood-risk policy, it does not in itself constitute an automatic or determinative reason for refusal. The courts and inspectors have emphasised that the Sequential Test is a material consideration which must be weighed within the wider planning balance, and that non-compliance should not be treated mechanistically or as fatal to a proposal where other material considerations substantively outweigh the policy conflict.

Contamination

Core Policy 56 of the Wiltshire Core Strategy requires development to ensure that land is, or can be made, suitable for its proposed use and that it does not pose unacceptable risks to human health or the environment.

Given the historic agricultural use of the site and the existing barn, there is a reasonable likelihood that potential contaminants may be present, including fuel oils, lubricants associated with farm vehicles and machinery, asbestos in building materials, and residues from pesticides or herbicides. While no contamination has been confirmed, groundworks associated with the replacement dwelling may reveal previously unidentified sources. In order to ensure compliance with Core Policy 56 and to safeguard future occupants, the environment and controlled waters, it is necessary to impose a condition requiring that any unexpected contamination encountered during development be reported to the Local Planning Authority. Suitable remediation must then be undertaken by an appropriately qualified contractor, followed by the submission of a remediation statement and verification report demonstrating that the development has been rendered safe and suitable for residential use.

Planning Balance

The proposal conflicts with Core Policies 1 and 2 of the Wiltshire Core Strategy and Policy BNP9 of the Bratton Neighbourhood Plan as the site lies outside the defined settlement boundary, and it does not fully meet the Sequential Test owing to the presence of groundwater flood risk and the existence of theoretically lower-risk alternative sites. Under NPPF paragraph 11, planning decisions must apply a balanced judgment, weighing Development Plan conflict against material considerations. In this case, the extant Class Q prior approval carries substantial weight: the fallback is realistically capable of implementation and would lawfully deliver a dwelling on this site. As established through case law, the fallback is therefore a material consideration of overriding significance.

Notwithstanding the above, it is relevant that the Council cannot currently demonstrate a 5-year housing land supply and is operating with a significant shortfall (2.42 years). This deficit is a material consideration that engages the “tilted balance” under paragraph 11(d) of the NPPF. While the provision of a single additional dwelling makes only a very modest contribution to addressing the shortfall, it nonetheless provides a small but positive benefit to overall housing delivery and carries limited weight in favour of the proposal.

When assessed against that baseline, the proposed dwelling would not result in greater environmental, landscape, amenity or flood-risk impacts than the Class Q scheme and would in fact deliver clear improvements, including a reduced cubic volume, enhanced design quality and a more coherent rural form. As a dwelling could be built here irrespective of this decision, the harm arising from conflict with the spatial strategy and the Sequential Test is limited. Taking into account the strong material weight of the fallback, the modest positive housing benefit, and applying the NPPF paragraph 11 balance, the benefits of the proposal outweigh the identified policy conflicts. Accordingly, the development is acceptable, and planning permission should be granted.

CONCLUSION

The proposal is considered to be acceptable and in accordance with the relevant policies and guidance outlined above.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2.The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Proposed Block Plan (31st October 2025)

Proposed Dwelling Elevations and Floor Plan (31st October 2025)

Location and Proposed Block Plan (31st October 2025)

Design, Access and Planning Statement (21st October 2025)

Bat Survey (21st October 2025)

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

3.The development hereby approved shall not extend beyond slab level, until details of the number, design and locations of ecological enhancements – including the type and locations of bat and bird nesting opportunities, have been submitted to the local authority for its written approval. Following receipt of the Council's written approval of such matters, the approved details shall be implemented before the occupation of the property.

REASON: To provide mitigation/enhancement for biodiversity.

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

Section 4 of the Bat Survey, Crossman Associates, March 2025, including lighting recommendations and precautionary measures

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

5. The former agricultural use of the site and buildings may have given rise to potential sources of land contamination e.g. fuel oil, vehicles, asbestos, pesticides or herbicides. In the event that contamination is encountered at any time when carrying out the approved development, the Local Planning Authority must be advised of the steps that will be taken by an appropriate contractor; to deal with contamination and provide a written remedial statement to be followed by a written verification report that confirms what works that have been undertaken to render the development suitable for use.

REASON: To reduce the risks associated with land contamination and ensure that the development is suitable for habitation.

6.The development hereby permitted shall not be occupied until the first 5m of the access, measured from the edge of the carriageway and/or whole of the parking area, 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

7.The development shall not be occupied until the means/works have been implemented to avoid private water from entering the highway.

Reason: To ensure that the highway is not subject to surface water flooding from the application/proposal.

8. The associated works to implement the development hereby approved shall not take place on Sundays or Public Holidays or outside the hours of 08:00 to 18:00 Monday to Friday and outside of 08:00 to 13:00 on Saturdays.

REASON: To define the terms of this permission and to safeguard nearby residential amenities.