



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/00857
Decision Date: 16/06/2026

Applicant:	Soho Grange Stud c/o Arena Global Management Ltd, Studio 160, 3 Edgar Buildings, George Street, Bath, United Kingdom, BA1 2FJ
Particulars of Development:	The proposed extension to the existing equestrian barn, the erection of an outdoor riding manège, the siting of a temporary rural worker's dwelling for the period of 3-years, in association with the breeding of horses, and the erection of an enclosure for the muck heap trailer.
At:	Soho Grange Stud, Ashley Lane, Box, Wiltshire, SN13 8AN

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 39 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

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

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

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

- Proposed Site Plan_P06 2025 039-05 11 Jun 2026
- Proposed Block Plan_P05 2025 039-03 16 Apr 2026

- Design and Access and Planning Statement - AGM 2025 039 16 Apr 2026
- Site Location Plan 2025_039_01_P04 2025_039_01 Rev 04 16 Apr 2026
- Proposed Riding Manege Plan and Elevations 2025 039-09 9 Feb 2026
- Proposed Log Cabin Plan and Elevations 2025 039-08 9 Feb 2026
- Proposed Barn Plan and Elevations 2025 039-07 9 Feb 2026
- Proposed Muck Heap Plan and Elevations 2025 039-10 9 Feb 2026
- Biodiversity Net Gain Statement SEB3154_01a v2 received 11 Jun 2026
- Statutory Biodiversity Metric Calculation Tool SEB3154_01a v2 received 11 June 2026
- The Recommendations, Precautionary Protection Measures and Biodiversity Enhancements set out in Section 6 of the Soho Grange Stud, Ashley, Preliminary Ecology Appraisal, Seasons Ecology, Preliminary Ecology Appraisal - Soho Grange Stud SEB3154_01 received 9 Feb 2026

REASON: For the avoidance of doubt, in the interests of proper planning and for the protection, mitigation and enhancement of biodiversity.

- 3** The residential accommodation hereby permitted shall be occupied solely by a person solely or mainly employed in the equestrian enterprise at Soho Grange Stud, Ashley Lane, Box, or a dependant of such a person.

The permission hereby granted shall be for a limited period expiring on 30th June 2029. On or before that date, the residential accommodation shall be removed from the site in its entirety and the land restored to its former condition in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. No additional residential structures, caravans, or mobile homes shall be stationed on the site other than that hereby approved.

REASON: The site is in the open countryside and within the Green Belt where residential development is strictly controlled. The temporary permission is granted in order to assess the ongoing functional and financial need for a rural worker's dwelling.

- 4** No development shall commence on site (including any vegetation removal or works to existing structures), until a construction plan and/or method statement for the protection of boundary vegetation and works within Root Protection Areas has been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved documents.

REASON: To ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period.

- 5** No development shall commence on site until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the statutory Biodiversity Gain Plan and including:
- the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the statutory Biodiversity Gain Plan and schedule for implementation;
 - the management and monitoring measures to maintain habitat in accordance with the statutory Biodiversity Gain Plan for a period of 30 years from the completion of development

has been submitted to, and approved in writing by, the local planning authority. The created and/or enhanced habitat shall be managed and maintained in accordance with the statutory HMMP at all times thereafter.

REASON: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

- 6** No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation. The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats.

- 7** The development hereby permitted shall not be first 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.

- 8** Prior to the commencement of above ground works, a scheme for the disposal of surface water from the site, including from the riding manège and all areas of hardstanding, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on sustainable drainage principles, include details of any proposed soakaways or infiltration features, and demonstrate that surface water can be managed on site without increasing flood risk elsewhere, including preventing discharge onto the adjacent highway, for the 1 in 100 year rainfall event plus an allowance for climate change.

The approved scheme shall be implemented prior to the first use of the development and retained thereafter.

REASON: To ensure the development does not increase flood risk on or off site and to prevent surface water discharging onto the adjacent highway in the interests of highway safety.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)