



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/09391
Decision Date: 18/06/2026

Applicant:	C/O Agent C/O Agent, Promenade House, The Promenade, Bristol, Bristol, United Kingdom, BS8 3NE
Particulars of Development:	Construction of new factory building (use class b2) and associated works/infrastructure (2no.silos)
At:	Cereal Partners, Staverton, Trowbridge, BA14 6PG

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:

Drawing nos: Location Plan; 01001 - Iso Plan View Existing Site; 01002 - Iso Plan View Proposed Building; 01003 - Visualisations; 01004 - Site Plan Existing; 01005 - Site Plan Proposed; 01009 - Proposed North Elevation; 01010 - Proposed East Elevation; 01011 - Proposed South Elevation; 01012 - Proposed West Elevation; 01015 - Level 00 Proposed Ground Floor Plan; 01016 - Level 01 Proposed First Floor Plan; 01017 - Level 02 Proposed Second Floor Plan; 01018 - Level 03 Proposed Third Floor Plan; 01019 - Level 04 Proposed Fourth Floor Plan; 01020 - Level 05 Proposed Fifth Floor Plan; 01021 - Roof Level Proposed; 01022 -

Proposed Section A-A; 01023 - Proposed Section J-J; 01024 - Proposed Section K-K; 01025 - Proposed Section D-D; 5116 50P2 - Vehicle Tracking Plan; 480/02 - Landscape Visual Impact Assessment-Mitigation Proposals; 480/03 - Landscape Strategy and Planting Proposals; 480/04, Planting Schedule and Wildflower Mix Details; Air Quality Assessment, produced by SLR Consulting Limited, reference 425.067225.00001; all received 1 December 2025, and; Detailed Drainage Strategy, produced by Andrews Newby Partnership, Rev A, as received on 26 March 2026, and; Noise Impact Assessment, produced by Stride Treglown Limited, reference 403.066369.00001, Revision V01, as received on 8 April 2026.

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

- 3 The development hereby approved shall be carried out in accordance with the Arboricultural Impact Assessment & Method Statement to BS 5837: 2012 (produced by Acer Tree Surgeons Ltd, dated 12 November 2025). All tree protection measures shall be installed prior to the commencement of and retained for the duration of all construction works.

REASON: In ensure that trees that are to be retained on and adjacent to the site will not be damaged during the construction works.

- 4 The noise emitted from the development hereby permitted shall not exceed the levels set out within Table 7-1 of the Noise Impact Assessment (produced by SLR Consulting Limited, dated 1 December 2025) when measured or calculated in accordance with BS 4142:2014+A1:2019 at the nearest noise-sensitive receptors.

Within 3 months of first use, a post-installation noise assessment shall be submitted to and approved in writing by the Local Planning Authority demonstrating compliance with this condition. Where the measured rating levels exceed the above limits, mitigation measures shall be implemented and retained thereafter to achieve compliance.

REASON: To protect the amenity of nearby residential receptors and to ensure that operational noise remains at levels assessed as having low impact under BS 4142.

- 5 The development hereby approved shall be carried out in full accordance with the approved Construction Environmental Management Plan (CEMP) (produced by TSL Projects Ltd, reference 680-TSL-ESG-CEMP). No variation shall be made to the CEMP without the prior written approval of the Local Planning Authority.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

- 6** The development hereby approved shall be carried out in accordance with the submitted Flood Risk Assessment and Drainage Strategy (produced by EdenvaleYoung, Revision V1, dated 27 November 2025) and the mitigation measures detailed within Section 6.

These mitigation measures shall be fully implemented before the first use of the development and subsequently shall be retained and maintained thereafter over the lifetime of the development.

REASON: To reduce the risk of flooding to the proposed development and future occupants

- 7** The development hereby approved shall be carried out in strict accordance with the following documents:

- Preliminary Ecological Appraisal Report, produced by SLR Consulting Limited, dated 9 September 2025, reference 416.066492.00001
- Landscape Strategy and Planting Proposals, drawing no. 480/03

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

- 8** 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 Institution of Lighting Professionals in their publication “The Reduction of Obtrusive Light” Guidance Note 01/21 (reference GN01/21), have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall also demonstrate how the proposed lighting would impact bat habitat compared to the existing situation and comply with the Guidance note GN08/23 “Bats and artificial lighting at night”, issued by the Bat Conservation Trust and Institution of Lighting Professionals.

The approved lighting shall be installed and maintained in accordance with the approved details, and no additional external lighting shall be installed.

REASON: To avoid illumination of the habitat used by bats within a consultation zone for the Bath and Bradford on Avon Bats SAC and in the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

- 9** No part of the development hereby permitted shall be first brought into use until the car parking spaces 154 have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes over the lifetime of the development.

REASON: In the interests of highway safety.

- 10** All site deliveries shall be managed through a booking system and be pre-booked in accordance with section 3.16 of the New Factory Building Response Note (reference 416.066631.00001, dated 26 February 2026) over the lifetime of the development.

REASON: In the interests of highway safety.

- 11** 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: To ensure that appropriate levels of amenity are achievable.

- 12** All soft landscaping shall be carried out in accordance with the approved Landscape Strategy and Planting Proposals (drawing no. 480/03) and the Planting Schedule and Wildflower Mix Details (drawing no. 480/04) in the first planting season following completion of the development or first use of the development, whichever is sooner.

Any trees or plants which die, are removed, or become seriously damaged or diseased within five years shall be replaced in the next planting season.

REASON: In the interests of visual amenity and biodiversity.

- 13** Any contamination that is found during the course of construction of the development hereby approved that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended until a risk assessment has been carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found, the development shall not resume or continue until remediation and verification schemes have been carried out in accordance with

details that shall first have been submitted to and approved in writing by the local planning authority.

REASON: To ensure that land contamination can be dealt with adequately prior to the use of the site hereby approved by the Local Planning Authority

- 14** No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained tree(s) or hedgerow or adjoining land. No concrete, oil, cement, bitumen or other chemicals shall be mixed or stored, and no workers' compounds/facilities or heavy machinery will be located or stored within 10 metres of the trunk of any tree(s) or hedgerow to be retained on the site or adjoining land.

REASON: To ensure the retention of trees on and off site in the interests of visual amenity and the protection of trees.

Informative

- 1** Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

Informative

- 2** An Environmental Permit to discharge would be required if the construction period is greater than 3 months and the discharge is to surface waters. Any discharge will be governed by strict limits on suspended solids, pH, and if flocculants are used, an iron or aluminium limit.

Níe 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](#)