Wiltshire Council

Development Services
Wiltshire Council
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19 June 2026

Dear Sir/Madam

Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015

Application No:	PL/2026/02996
Proposal:	Conversion of existing barn to form 2 dwellings
Location:	Home Farm, Swan Lane, Leigh, SN6 6RD
On Behalf Of:	Mrs C Evans-Freke

I refer to your application for a determination as to whether the prior approval of the local planning authority will be required for this development.

The local planning authority has determined in this case that its prior approval **will be required** and that this prior approval is given subject to the following condition(s):

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

LPC 6203 EX 01 Location Plan
LPC 6203 PR 01 Proposed Site Plan
LPC 6203 PR 02 Proposed Floor Plans and Section
LPC 6203 PR 03 Proposed Elevations

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

2 In the event that contamination is found at any time when carrying out the approved development, the Local Planning Authority shall be notified immediately. Development shall cease in the affected area and a written method statement detailing the nature of the contamination and the proposed remediation measures shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out in accordance with the approved details. Following completion of the remediation, a verification report confirming that the site is suitable for its permitted use shall be submitted to and approved in writing by the Local Planning Authority before development recommences in the affected area

REASON: To ensure compliance with Core Policy 56 and to reduce the risks associated with land contamination

3 Notwithstanding the submitted details, the development hereby approved shall not be first brought into use until the on site parking spaces serving the dwelling approved under this application have been provided in accordance with the approved plans. A minimum of 2 parking spaces shall be provided, including one space equipped with electric vehicle charging infrastructure. The parking

area shall be consolidated, surfaced, and thereafter retained for the parking of vehicles associated with the dwelling.

REASON: To ensure that adequate provision is made for parking associated with the development in the interests of highway safety and to ensure a satisfactory standard of development.

Informatives

1 The Applicant is reminded that the site is situated within the Outer Zone of Influence (4.2–9.4km) for the North Meadow National Nature Reserve (NNR) / Site of Special Scientific Interest (SSSI) component of the North Meadow and Clattinger Farm Special Area of Conservation (SAC) and has potential to have an adverse effect upon the integrity of these European sites. This means that the development hereby assessed as being permitted development cannot be lawfully commenced until the local planning authority, along with the appropriate nature conservation body, has made an Appropriate Assessment of the implications for the European site(s) under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (Habitat Regulations) and has confirmed that the proposals will not adversely affect the integrity of the site(s). Regulation 75 states that development cannot begin if it could significantly affect a European Site (until the local planning authority has given approval) Regulation 76 enables developers to seek advice from Natural England on whether their proposal may have a significant effect on a European Site (this step is optional but can help clarify whether Regulation 77 is required) Regulation 77 requires developers to apply to the local planning authority for approval, with details of the development and any advice received from Natural England. Further information on this process can be found here https://www.wiltshire.gov.uk/article/14941/Regulations-75-76-and-77-of-the-Conservation-of-Habitats-and-Species-Regulations-2017

2 The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Yours faithfully
Head of Development Management