

OPERATIONAL MANAGEMENT PLAN

(incorporating Noise Management Plan)

Site	Land adjacent to Coomb Cottage, Moor Lane, Charlton, near Malmesbury, Wiltshire
Application	PL/2026/02231 — Change of use of land and buildings from agricultural to Sui Generis mixed use for recreation, education and community purposes, with associated works including the erection of a yurt, composting toilets and parking
Local Planning Authority	Wiltshire Council
Applicant	Ms Teresa Bromley Gardner
Prepared by	Context Planning Ltd
Date	June 2026
Status	Submitted to the Case Officer to be secured by planning condition

1. Introduction and purpose

- 1.1 This Operational Management Plan (“the Plan”) has been prepared by Context Planning Ltd on behalf of the applicant, Ms Teresa Bromley Gardner, in support of planning application PL/2026/02231 at land adjacent to Coomb Cottage, Moor Lane, Charlton. It incorporates a Noise Management Plan at Section 10.
- 1.2 The purpose of the Plan is to set out clearly, how the use of the land will be managed and controlled so as to safeguard the amenity of the nearest residential neighbour and the surrounding rural area. It responds directly to the matters raised by the Council’s Public Health team in their consultation response and to the points raised in the neighbour’s objection.
- 1.3 The applicant’s clear intention is a low-intensity, not-for-profit community, recreation and education use. The Plan is written so that it can be secured by a single planning condition requiring the use to be carried out in accordance with the approved Operational Management Plan. The controls set out below provide the certainty the Council and its Public Health team require, while retaining the modest flexibility needed for a use of this informal, seasonal and community-led character.

2. The site and its surroundings

- 2.1 The site comprises two parcels of former horticultural land either side of Coomb Cottage, which is in the ownership of the applicant. Residential properties in the vicinity are very limited. The only adjacent dwelling is Coomb Cottage, which the applicant owns and occupies.
- 2.2 The Public Health response notes that “the nearest receptor is around 121 metres away from the boundary of the red line”. It is important to record that this figure measures the distance to the car park in the western parcel. The area in which activities are actually carried out lies much further east. Separation distance is therefore a significant mitigating factor, before any of the operational controls in this Plan are applied.

3. Character of the use

- 3.1 The use is a low-intensity, not-for-profit community, recreation and education use led by the applicant. There is no aim to maximise activity or income. On many days there will be no activity at all; on a typical active day there will be a single session; occasionally there may be one morning and one evening session.
- 3.2 The activities are predominantly quiet and outdoor. The majority are inherently silent or near-silent (for example yoga and Qi Gong) or generate no more than the sound of a small group of people and young children at a considerable distance from any neighbour.

4. Permitted activities

- 4.1 The use will be limited to the following activities, all carried out on a small-group, low-intensity basis:

Category	Permitted activity
Quiet movement and wellbeing	Yoga, Qi Gong, stretching and similar exercise classes (silent or near-silent activities).
Nature and horticulture	"Pick your own" flowers, gardening and horticultural activity, outdoor recreation and nature walks within the site.
Creative and educational	Singing, acting, music-making, painting, crafts and photography.
Children and families	Toddler groups (e.g. "Toddler Time"), parent-and-baby groups (e.g. "Singing Mamas") and forest school days, including sessions for SEN children, run in association with local schools.
Small private celebrations	Occasional small children's birthday parties (e.g. a young child's tea party for a small number of families).

Category	Permitted activity
Annual children's music day	A single annual event in which children, accompanied by parents and led by musicians, make simple instruments, learn and perform a song with predominantly acoustic music and limited low-level amplification

- 4.2 A yurt (6m diameter) is provided for use in winter and inclement weather, together with two composting toilets. Temporary, open-sided canopy tentage may be erected for shade or shelter.

5. Activities that will not take place

- 5.1 The applicant confirms that the following will not take place on the land:
- Public festivals, fairs, concerts or similar large public events.
 - Large adult or teenage parties of any kind, and teenagers' birthday parties.
 - Commercial weddings, commercial venue or function hire, or letting of the land for private events run by third parties.
 - Any use involving loud or high-level amplified sound, whether music or speech.
 - Live or recorded amplified music events of an entertainment-venue character.
 - The commercial sale, retail supply or organised public consumption of alcohol.
 - Floodlighting or permanent external lighting
 - The erection of permanent additional buildings or hard standing beyond that applied for
 - Overnight camping, glamping or visitor accommodation as a commercial use.

6. Frequency and duration of activities

6.1 The use is occasional and seasonal rather than continuous. As a guide to its intensity:

- On many days there will be no organised activity.
- On a typical active day there will be a single session, generally lasting between one and three hours.
- On busier days there may be one morning session and one evening session.
- Most activity is concentrated in the warmer months; winter use is slightly less and largely confined to the yurt.
- A logbook of activities, dates and attendance numbers will be maintained and made available to the Council on request. This provides a transparent, proportionate means of monitoring intensity over time without the need for a formal annual review.

7. Hours of operation

7.1 Because the activities differ greatly in their potential to be heard, a tiered approach to hours is proposed. This allows genuinely silent activities to take place a little earlier and later, while confining all group, child-centred and amplified activity to standard daytime hours:

Activity tier	Permitted hours	Days
Group activities, child-centred activities.	09:00 to 19:00	Monday to Saturday with occasional Sundays
Quiet, non-amplified, low-intensity activities only (e.g. yoga, Qi Gong, stretching)	07:00 to 21:00	Monday to Saturday with occasional Sundays

8. Attendance numbers

- 8.1 Activities are run on a deliberately small-group basis. The following caps are proposed and can be secured by condition:

Type of activity	Maximum attendance
Routine sessions (e.g. Toddler Time, Singing Mamas, yoga, Qi Gong, forest school)	Maximum 15 participants at any one time, excluding session leaders and infants under two years of age. Most sessions will involve fewer.
Special events (e.g. the annual children's music day)	Maximum 40 participants, on no more than 6 occasions per calendar year.
Record-keeping	A logbook of activities and attendance will be kept and made available to the Council on request.

9. Location of activities on site

- 9.1 A Layout Plan accompanies this Plan and identifies where activities take place. Vehicles arrive and park in the western parcel only; the activity area is in the eastern parcel, set well back from Moor Lane and from the nearest receptor. The principal zones are:

Zone	Use
Quiet activity / flower picking zone	Yoga, Qi Gong, exercise classes and flower picking. These flexible, silent or near-silent activities may take place anywhere within the activity area at the discretion of the activity leader, including under open-sided shade canopies in hot or wet weather.
Children's / family zone (under cover when wet)	Toddler Time, Singing Mamas and similar groups, held in the open or, in poor weather, within the yurt or under cover.
Low-level amplified music zone	The only location at which any amplified sound is permitted: a small (approximately 20m ²) area used for the annual children's music day, positioned within the eastern parcel and at maximum distance from the nearest receptor.
Forest school area	The far (eastern) part of the site, furthest from the nearest neighbour, used for forest school activities and outdoor recreation.

- 9.2 Locating the only amplified activity at the greatest practical distance from the neighbour and confining noisier child-centred activity to the central and eastern parts of the site, is a deliberate noise-management measure. It also maintains a degree of separation from walkers, cyclists and horse riders using Moor Lane.

10. Noise Management Plan

- 10.1 This section forms the Noise Management Plan. It is intended to ensure that the use causes no harm to the amenity of the nearest noise-sensitive receptor.
- 10.2 The great majority of activities are silent or near-silent and generate no more than the sound of a small group of people, at a substantial distance from the nearest

- receptor. Activities will be managed so that noise is kept to the minimum necessary and does not cause a disturbance at any neighbouring dwelling.
- 10.3 There will be no loud or high-level amplified sound at any time. Amplified sound is controlled as follows:
- No amplified sound of any kind outside the daytime hours of 09:00 – 18:00.
 - Amplified sound limited to occasional, low-level use for defined activities only, in practice the annual children's music day
 - Amplified sound confined to the designated low-level amplified music zone identified on the Layout Plan.
 - Any amplified sound shall be kept at a low level and, in any event, shall not be audible at the boundary of the nearest neighbouring dwelling
 - No fixed plant, generators or powered amplification equipment will be installed; the yurt is served by solar power.

Other noise sources

- 10.4 Vehicle movements are confined to the entrance drive and western parcel and are low in number and spread across the day.
- 10.5 A single point of contact (the applicant) will be available to receive and respond to any concern about noise. Any complaint, and the action taken in response, will be recorded in the logbook and made available to the Council on request.

11. External lighting

- 11.1 There will be no permanent external lighting and no floodlighting. The only lighting will be temporary, battery-operated low-level ("fairy") lights used over the winter months, for example to mark a safe route for evening yoga. These cast negligible light beyond the immediate activity area.

12. Alcohol

- 12.1 There will be no commercial sale, retail supply or organised public consumption of alcohol on the land. This restriction is not intended to prevent the wholly incidental and occasional consumption of a small amount of alcohol brought by families at a private celebration (for example a toast at a young child's birthday tea party), where any waste is removed by those attending.

13. Personal permission and duration

- 13.1 The applicant is content for the permission to be granted on a personal basis tied to the applicant personally.
- 13.2 On cessation of the personal use, it is the applicant's intention that the land should revert to private woodland.

14. Record-keeping and management responsibility

- 14.1 The applicant will retain overall responsibility for the management of the use and for compliance with this Plan, including briefing activity leaders on its requirements. A logbook will record the date, nature and attendance of each activity, any use of amplified sound, and any complaint received together with the action taken. The logbook will be made available to the Council on request, providing a simple and proportionate basis for monitoring without the need for a formal annual review.

15. Conclusion

- 15.1 This Plan demonstrates that the use is low-intensity, predominantly quiet, and located at a significant distance from the only nearby residential receptor. It provides clear, enforceable controls over the activities permitted, their frequency and duration, their hours, attendance numbers, their location on site, and noise

including amplified sound, whilst retaining the modest flexibility appropriate to an informal, seasonal community use.

- 15.2 On this basis it is respectfully submitted that the neighbour's amenity is fully protected, that the matters raised by the Public Health team are answered, and that the application can be approved subject to a condition requiring the use to be carried out in accordance with this Operational Management Plan.