



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/09651
Decision Date: 17/07/2026

Applicant:	Mr James Bodman Windsmere Farm, Cheverell Road, Worton, Devizes, Wiltshire, SN10 5UN
Particulars of Development:	New beef unit comprising a livestock building and temporary siting of mobile home for use as an agricultural worker's dwelling together with associated works.
At:	Wyr Farm, Worton Road, Devizes, SN10 5PU

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:

Planning, Design and Access Statement, Flood Risk Assessment, Agricultural Justification Statement, Transport Note, Drainage Strategy (1179-01-01 Rev B), BNG Metric, Proposed Plan (25/0100/5), Proposed Cattle Building Sections (25/0100/7 CB), Proposed Overall Cattle Building (25/0100/PR8 CB) and Proposed Cattle Building Elevations (25/0100/6) - all received 9 December 2025

Topographical Survey (BDS-09-25-01) and Odour Report - received 16 December 2025

Site Location Plan - received 17 December 2025

BNG Metric - received 29 January 2026

Access and Visibility Plan (NJC-001-Rev) and Vehicle Tracking Plan (NJC002) - both received 18 February 2026

Highways Plan showing surface to be properly consolidated - received 18 March 2026

Amended Noise Report (DKN Acoustics - Report No.0588.1 Rev 3) - received 8 April 2026

Revised Proposed Site Plan (25-0100-PR2 CB Rev A) and Illustrative Site Plan (combined with PL/2026/09652 -25-0100-PR8 CB Rev A) - Both received 27 April 2026

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

- 3** The development shall be carried out in strict accordance with the following plans and documents:

Sections 5.3 (5.3.1-5.3.5) and 6.3 (6.3.1-6.3.3) of the Landscape and Visual Impact Assessment and Landscape Mitigation Strategy Plan - WHL-20242-05 dated November 2025 and;

Section 6. Biodiversity Net Gain Report. Malford Environmental Consulting. January 2026.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity and in the interests of protecting the landscape and providing landscape mitigation.

- 4** The agricultural building hereby approved shall not be used for the keeping, rearing or housing of pigs or poultry at any time.

REASON: The use of the building for pigs or poultry, which are associated with a higher odour potential than cattle, could result in unacceptable impacts on the amenity of nearby residential receptors. The restriction is therefore necessary in the interests of safeguarding residential amenity, in accordance with the National Planning Policy Framework and relevant local planning policies.

- 5** The occupation of the mobile home hereby permitted shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

REASON: The site is in an area where residential development for purposes other than the essential needs of agriculture or forestry is not normally permitted and this permission is only granted on the basis of an essential need for a new dwelling/residential accommodation in this location having been demonstrated.

- 6** The mobile home hereby permitted shall be removed and the land restored to its former condition within 3 years of the date of this permission.

REASON: In the interests of the landscape character and in order to secure the restoration of the land upon removal of a building for which permission can be justified only on the basis of a special temporary agricultural need.

- 7** Prior to the first use of the livestock buildings hereby approved, an Agricultural Waste and Surface Water Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Plan shall include:

- (i) The location, design and construction details of any manure or farmyard manure storage areas;

(ii) Details of the collection, storage and disposal of manure, bedding material, slurry (if generated), and any other agricultural wastes arising from the development;

(iii) Measures to prevent manure, slurry, dirty water, silage effluent, washings or other contaminated runoff from entering the surface water drainage system, attenuation basin, connecting ditches or watercourses;

(iv) Details of any drainage segregation measures between clean surface water and contaminated agricultural runoff;

(v) Procedures for the inspection, maintenance and management of the approved measures;

(vi) Emergency procedures to be implemented in the event of spillages or contamination incidents; and

(vii) Details of any impermeable surfacing, bunding or drainage arrangements associated with manure, slurry or agricultural waste storage areas.

The approved Plan shall be implemented in full prior to the first occupation or use of the development and shall thereafter be maintained and operated in accordance with the approved details for the lifetime of the development.

REASON: To ensure the effective management of agricultural waste, to prevent pollution of the surface water drainage system, attenuation basin and receiving watercourses, and to safeguard water quality and the operation of the approved sustainable drainage system.

- 8** No development shall commence on site until a Habitat Management and Monitoring Plan (the HMMP), is prepared in accordance with the statutory Biodiversity Gain Plan and including:

1. a non-technical summary;

2. the roles and responsibilities of the people or organisation(s) delivering the HMMP;
3. 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;
4. the management measures to maintain habitat in accordance with the statutory Biodiversity Gain Plan for a period of 30 years from the completion of development; and
5. the monitoring methodology and specification of a Monitoring Pack (to include but not exclusively up to date Management Actions Logs, Habitat Condition Assessment Reports, metric calculation; and corresponding post intervention Habitat Map) which shall be submitted to the Local Planning Authority in years 5 (five) 10 (ten) 20 (twenty) and 30 (thirty) of the Maintenance Period,

has been submitted to, and approved in writing by, the local planning authority.

No operation until the habitat creation and enhancement works set out in the approved HMMP have been implemented.

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.

- 9 All soft landscaping comprised in the approved details of landscaping (Landscape Mitigation Strategy Plan - WHL-20242-05) shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 10** The roof of the livestock building hereby approved shall be constructed of matt non-reflective natural grey fibre cement sheeting and shall be maintained as such thereafter.

REASON: In the interests of the character and appearance of the countryside and to minimise visual intrusion from the development in accordance with Core Policies 51 and 57 of the Wiltshire Core Strategy.

- 11** No part of the development hereby permitted shall be first occupied until the first 5 metres of the access, including the area shown on the approved consolidated access plan, has been properly consolidated and surfaced in accordance with the details hereby approved. The surface shall be maintained thereafter and shall not comprise loose material capable of being deposited onto the public highway.

REASON: To ensure a safe and convenient means of access in the interests of highway safety.

Informative

- 12** The application involves an extension to and resurfacing of the existing access. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application. The applicant must also ensure that any works within 8m of a watercourse (including discharge to and/or piping of road side ditches) will require full Land Drainage Consent . Please contact the Drainage Team at Drainage@wiltshire.gov.uk

Informative

- 13** The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the Highways Act 1980 and therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way POTT53 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.

Informative

- 14** There is a residual risk that reptiles could occur on the application site. These species are legally protected and planning permission does not provide a defence against prosecution. In order to minimise the risk of these species occurring on the site, the developer is advised to clear vegetation during the winter, remove all waste arising from such clearance and maintain vegetation as short as possible. If these species are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the Council Ecology Team

(ecologyconsultations@wiltshire.gov.uk).

Informative

- 15** The applicant is advised that careful consideration should be given to the handling and disposal of any excess excavated material. Where material cannot be accommodated within the approved earthworks, it should be removed from the site and disposed of at an appropriate location. Particular regard should be had to protecting the character and appearance of the landscape and avoiding the creation of incongruous landforms within the wider countryside which in all likelihood would require planning permission in any event.

Níc Thomas - Director of Planning, Economy and Climate

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](#)