

APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/03349
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Ford Mill, Ford, Salisbury, SP4 6DN
DEVELOPMENT DESCRIPTION:	Installation of solar panels to roof of barn
RECOMMENDATION:	Planning Permission be GRANTED, subject to conditions

SITE DESCRIPTION/CONTEXT



The application site lies to the northeast of Salisbury, within the small village of Ford (Laverstock and Ford), as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 20 (Spatial Strategy for the Salisbury Community Area).

The site comprises a detached, open fronted, modern agricultural building set back from Spire View Road, within the setting of Grade II Mill House and attached Mill.

The statutory listing of Mill House and attached Mill is as follows:

SU 13 SE LAVERSTOCK FORD (north side)

2/106 Mill House and attached mill

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IB House with attached mill over River Bourne. 1783 on datestone on south gable of house, mill is C19 addition. Brick and flint bands to house and English bond-brick mill,

Welsh slate roof with brick stacks. 2-storey, 2-window front to house. Central planked door with C19 slated canopy, either side is one 2-light wooden casement with segmental-arched head. First floor has two 2-light casements with square heads. Mill to left has planked door to right on both floors and two 2-light casements to ground and first floors. Right return has one small casement to attic. Rear has casements as front and brick lean-to sheds, and two segmental brick arches over river. Interior of house has stone floor and chamfered ceiling beams. Mill building contains disused complete machinery for milling flour with water power, in situ. Consists of water wheel minus paddles and sluice gates in River Bourne. Ground floor has shaft connecting cogwheels to water wheel and shaft through ceiling to first floor machinery; two millstones connected to cogwheels. On attic floor are wooden hoppers for corn and chutes to first floor millstones. All wooden and cast-iron parts in excellent condition at time of survey (September 1984).

Listing NGR: SU1646132938

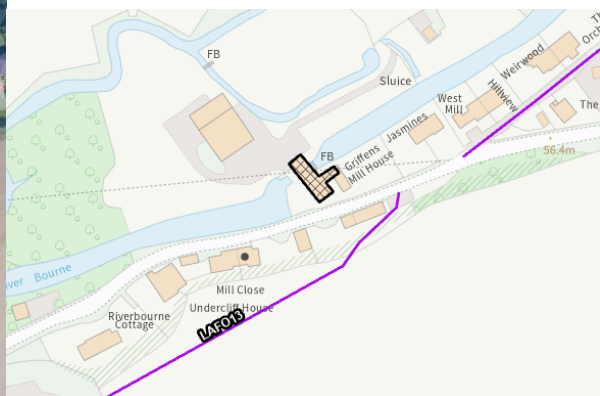
The site is subject to the following key constraints and designations

- New Forest Protected Sites (New Forest SPA, SAC and Ramsar Site)
- Hampshire River Avon Catchment Special Area for Conservation
- River Avon SAC 20m Buffer
- EA Watercourse 20m Buffer: River Bourne
- Rights of Way LAFO13
- Chalk River Valley Landscape Character Assessment
- Salisbury Plain and West Wiltshire Downs Countryside Character Areas
- SDPL- C6 – Special Landscape Area

Aerial view



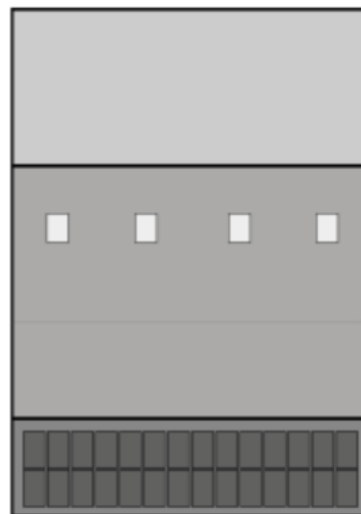
Listed building hatched and PRow purple



PROPOSAL

This application seeks planning permission for the installation of solar photovoltaic panels on the roof of an existing agricultural building. The panels are proposed on the southern roof slope and would be attached to the roof via stainless steel pins.

Proposed site plan and roof plan



PLANNING HISTORY

Proposal / Summary
S/2004/1055 - Full planning permission Decision - Refused Date: 12/7/2004 – DEMOLITION OF EXISTING DUTCH BARN AND OUTBUILDINGS AND CONSTRUCTION OF NEW MIXED USE BUILDING CONTAINING ADDITIONAL LIVING ACCOMMODATION. DISPLAY AREA, STABLING, GARAGE AND STORES
S/2003/1782 - Full planning permission Decision - Refused Date: 28/10/2003 – DEMOLITION OF EXISTING DUTCH BARN AND OUT BUILDINGS CONSTRUCTION OF NEW MIXED USE BUILDING CONTAINING ADDITIONAL LIVING ACCOMMODATION DISPLAY AREA STABLING GARAGE AND STORES ACCOMMODATION FOR 'DEPENDANT PERSONS'

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

Section 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 3 Infrastructure Requirements;
- Core Policy 20 Spatial Strategy for the Salisbury Community Area
- Core Policy 41 Sustainable Construction and Low-Carbon Energy;
- Core Policy 42 Stand alone renewable energy installations
- Core Policy 48 Supporting Rural Life
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 58 Ensuring the Conservation of the Historic Environment;
- Core Policy 67 Flood Risk;
- Core Policy 69 Protection of the River Avon SAC

Neighbourhood Plan:

Laverstock and Ford Communities Neighbourhood Plan 2021 to 2036, made October 2022

Saved policies of the Salisbury District Local Plan:

- C6 – Special Landscape Area

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)

ISSUES

- Principle of development
- Design and Impact on the Character and Appearance of the Area
- Impact on Heritage Assets
- Amenity
- Highways Impacts and Parking
- Ecology and Biodiversity
- Flood Risk and Drainage
- Other Issues

CONSULTATION RESPONSES

The views of consultees are material considerations in the determination of the application. However, the decision-maker must exercise their own planning judgement. Where consultees raise concerns or recommend conditions, these have been considered and are addressed within the assessment section of this report.

WC Highways: No objection

*It is considered that the proposal is not detrimental to highway safety.
I raise no highway objection.*

WC Conservation: No objection

The barn lies within the curtilage of the grade II listed Mill House and alterations therefore require planning permission in order that the impact of any works on the character and setting of listed buildings can benefit from careful consideration, as required by section 66 of the PLBCA Act 1990, the NPPF and CP58.

As at preapp, I am satisfied that the addition of solar panels to the barn, while close to the mill and visible with it, would cause no harm to the character, setting and significance of the listed building. This is primarily due to the relatively modern and untraditional nature of the large open-fronted steel structure, whose slightly adverse impact on the setting would not be worsened.

WC Ecology: No objection subject to conditions

Habitats Regulation Assessment (HRA)

River Avon SAC: *The development site lies just over 20 m from the River Avon. The proposed works are unlikely to impact the river due to the combination of their scale, nature and distance from the river. No additional overnight accommodation with potential to increase phosphorous discharge is proposed. A test of likely significance has been completed by Wiltshire Council under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended), concluding that due to the scale and nature of the proposal there is no mechanism for adverse effect. The HRA therefore finds the application not likely to have significant effects on the SAC and screens it out of Appropriate Assessment.*

New Forest Protected Sites: *No additional overnight accommodation with potential to increase recreational pressures is proposed. A test of likely significance has been completed by Wiltshire Council under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended), concluding that due to the scale and nature of the proposal there is no mechanism for adverse effect. The HRA therefore finds the application not likely to have significant effects on the protected sites and screens it out of Appropriate Assessment.*

Compliance with CP50 (no net loss etc)

No net loss of habitat is expected from the development, and no on-site biodiversity enhancements have been proposed within the submission. Core Policy 50 of the Wiltshire Core Strategy requires development to demonstrate no net loss and to seek opportunities for biodiversity enhancement, while the NPPF encourages applications to deliver measurable net gains (para 193d). As the red line is limited to the barn footprint, any ecological enhancements will need to be fixed to the barn itself (e.g. integrated or mounted bird and bat boxes). These measures will be secured by condition.

Protected Species

Solar panels will be surface-mounted on the roof of the existing barn. The barn is a modern, open-fronted steel-framed structure with a single-layer corrugated asbestos roof, present on site since at least 2002 based on aerial imagery. The Pre-Application Consultation Response (ENQ/2026/00369) advised that the full application should be supported by an appropriate level of bat survey due to a known maternity roost of soprano pipistrelle on the wider site. No signs of bats were recorded during earlier surveys undertaken in 2003 for previous applications (S/2003/1782, S/2004/1055,

S/2003/1783), and the barn was assessed to offer very low day-roost potential due to its design.

Those 2003 surveys confirmed the maternity colony is located at nearby Ford Mill, approximately 30 m from the barn. The proposed operation is small-scale and short in duration, and the submission documents indicate that the barn already experiences working activity. Effects are therefore unlikely to exceed baseline disturbance. As a result, no impacts on the conservation status of the local soprano pipistrelle population are predicted.

Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation.

CONDITIONS:

1. *The development will be carried out in strict accordance with the following documents:*
 - *Proposed Site Plan. MLP26023-002. Plan. 26 May 2026*
 - *Proposed Roof Plan. MLP26023-004. Plan. 12 Jun 2026*

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

2. *Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancement features shall be submitted to the Local Authority for approval. The approved details shall be implemented for the lifetime of the development and before completion of the final works.*

REASON: To provide mitigation /enhancement for biodiversity.

Laverstock and Ford Parish Council: No comment

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site;

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

One letter of support was received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

The assessment below considers each of the main issues identified above. Each topic is assessed in turn with reference to the relevant policy context, the evidence submitted, consultee responses, and all other material considerations, before a conclusion is reached.

Principle of Development

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

- Principal Settlements (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.
- Market Towns – support local services and employment; suitable for sustainable development.
- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs.
- Outside the defined settlements – development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.
- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

The application site lies within the small village of Ford (Laverstock and Ford) and is therefore regarded as being within the open countryside. The proposals involve the installation a photo voltaic solar array on the south facing roof of an existing building.

The Wiltshire Core Strategy seeks to build resilient communities, and the key strategic objective of the Strategy is to address climate change. Wiltshire Council acknowledges the

climate emergency, seeking to make the County carbon neutral by 2030. WCS policy CP41 (Sustainable Construction and Low Carbon Energy) identifies how sustainable construction and low-carbon energy will be integral to all new development in Wiltshire. WCS policy CP57 (Ensuring High Quality Design & Place Shaping) further requires *'the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy)'*.

Paragraph 167 of the NPPF states that in determining planning applications, *'Local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic'*.

The proposals are therefore considered to be acceptable in principle in line with this outlined policy context.

Design and Impact on the Character and Appearance of the Area

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

Core Policy 51 of the WCS requires development to:

- Protect, conserve, and enhance landscape character and quality.
- Respect local distinctiveness, key views, and visual receptors.
- Give particular weight to impacts on National Landscapes (formerly AONBs) and locally valued landscapes.

The application site lies within the Special Landscape Area defined by Saved Policy C6 of the Salisbury Local Plan 2011. Within the Special Landscape Area, proposals for development in the countryside will be considered having particular regard to the high quality of the landscape. Where proposals which would not have an adverse effect on the quality of the landscape are acceptable, they will be subject to the following criteria; (i) the siting and scale of development to be sympathetic with the landscape; and (ii) high standards of landscaping and design, using materials which are appropriate to the locality and reflect the character of the area.

Policy CP41 of the WCS 'Sustainable construction and low-carbon energy' supports retrofitting measures to improve the energy performance of existing buildings.

The proposals are for the installation of solar panels on the roof slope of an existing, modern agricultural building. The submitted documentation shows an array on the south facing roof slope. The panels are proposed to be 470W rated black frame JAM54D40 LR by JA Solar, full specification details have been submitted. Whilst the proposals have the potential to be viewed from public vantage points, with the panels proposed to be on the south facing roof slope, towards the road, the development would be viewed in the context of the existing building roof (fibre cement sheet and not considered to make a positive contribution to the setting). The siting of the barn, at the bottom of a valley means that there are not wider views of the site.

The proposed array would be of a modest scale, and it is considered that the development would be viewed in the context of the existing modern barn. The renewable energy measures proposed contribute positively to Wiltshire's strategic aims for reducing carbon emissions and increasing energy efficiency in line with CP41. The visual impact of the proposal is considered to be limited and acceptable in the context of the surroundings and thus complies with the design principles set out in Core Policy 51 and 57 of the Wiltshire Core Strategy.

Impact on Heritage Assets

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 16 (Listed Building Consent)/Section 66 (Planning Permission) requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Paragraph 58B of the Planning Act 1990 requires that in considering whether to grant planning permission or permission in principle for the development of land in England which affects a registered park and garden, the LPA must have special regard to the desirability of preserving or enhancing the asset or its setting.

Paragraph 208 requires LPAs should "avoid or minimise any conflict" between the heritage asset's conservation (which includes achieving its optimum viable use) and any aspect of a proposal.

Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable new uses and of new development making a positive contribution to local character and distinctiveness.

Paragraphs 212 requires "great weight" to be given to an asset's conservation "irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

Paragraph 213 advises that harm to the significance of a designated heritage asset should require "clear and convincing justification".

Paragraphs 213-215(214-216) require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The application site is within the setting of Grade II Mill House and attached Mill, list entry 1355735. The application is supported by a Planning and Heritage Statement. Whilst the barn is close to the listed Mill and visible, it is considered that the addition of a solar array on the existing modern barn roofslope would not cause any additional adverse impact on the setting of the listed building.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the setting of the listed building. It would not result in harm to the setting of any heritage assets, and no objections have been raised by the Conservation Officer.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Amenity

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

These policies guide the assessment of amenity impacts. Each of the below matters has been assessed having regard to the specific site context and layout of the proposal.

There are residential neighbours opposite the existing barn (1 & 2 Mill Close and Griffin Mill Cottage). By virtue of the proposal's nature as a photovoltaic panel array on the roofslope of an existing barn, there are no concerns raised regarding impact upon the occupiers of the neighbouring properties as a consequence of overbearing impact, overshadowing or loss of privacy and accords with Core Policy 57 of the adopted WCS.

Highways Impacts and Parking

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable. No objection has been raised by the Highways Officer.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Ecology and Biodiversity

The ecological impact of development is a key planning consideration, especially for larger schemes. Proposals must assess and address potential effects on:

- Protected species
- Priority habitats
- Ecological networks
- Green and blue infrastructure

Core Policy 50 of the Wiltshire Core Strategy requires development to:

- Avoid harm to ecological assets.
- Deliver measurable Biodiversity Net Gain (BNG), in line with the Environment Act 2021.
- Support habitat restoration and connectivity.
- Integrate biodiversity into site design.

The Green & Blue Infrastructure Strategy (2022–2030) promotes nature recovery, ecosystem services, and habitat connectivity through development.

Unless exempt, National policy requires a minimum of 10% Biodiversity Net Gain (BNG) for major developments, demonstrated via:

- Biodiversity Metric calculations
- Ecological assessments (e.g. PEAs, Phase 1 surveys, protected species surveys)

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. The key considerations are set out below.

The proposals are for a solar array on the roofslope of an existing building.

The application site lies just over 20m from the River Avon and within the catchment for the River Avon Special Area of Conservation (SAC) but the Ecologist has confirmed that due to the scale and nature of the development and distance from the river, the proposed works are unlikely to impact the river. No additional overnight accommodation is proposed. A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). This concluded that given the scale and nature of the development, there is no mechanism for adverse effect. The HRA has concluded that the application is not likely to have significant impacts on the SAC and subsequently the application is screened out of Appropriate Assessment.

The application site is within the 13.84km recreational zone of influence for New Forest Protected Sites, a test of likely significance has been carried out as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). As with the River Avon SAC, due to the scale and nature of the proposals there is no significant effect, and the application is screened out of Appropriate Assessment.

There is a known maternity roost of soprano pipistrelle bats on the wider site. Surveys submitted with for previous applications (S/2003/1782, S/2004/1055, S/2003/1783), assessed the barn to offer very low day-roost potential due to its design. The proposed solar array is small in scale and the installation period is expected to be short. The submitted documents indicate that the barn already experiences working activity. The council's Ecologist has concluded that effects are therefore unlikely to exceed baseline disturbance. As a result, no impacts on the conservation status of the local soprano pipistrelle population are predicted.

Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation.

While it is not expected that this development will result in significant loss of habitat, CP50 requires development to demonstrate no net loss and to seek opportunities for biodiversity enhancement, while the NPPF encourages applications to deliver measurable net gains (para 193d). The council's Ecologist has confirmed that as the red line is limited to the barn footprint, any ecological enhancements will need to be fixed to the barn itself (e.g. integrated or mounted bird and bat boxes). Conditions will therefore be added to the recommendation accordingly and subject to these, it is considered that the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Biodiversity Net Gain

As of 2 April 2024, the requirement for Biodiversity Net Gain (BNG) on all new sites came into force. Any small scale (non-major)/major scheme will need to demonstrate no net loss and a minimum of 10% net gain in biodiversity on the site, in line with the requirements of the NPPF, WCS policy CP50 (Biodiversity and Geodiversity) and the Environment Act.

However based on the information available the biodiversity gain planning condition is not considered to apply to this application as the development meets the following exemption criteria and is therefore below the de minimis threshold, meaning the development:

– does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and – impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Flood Risk and Drainage

Core Policy 67 of the Wiltshire Core Strategy and NPPF paragraphs 170–182 require:

- Avoidance of increased flood risk.
- Use of appropriate mitigation measures.
- Application of the sequential and exception tests for developments in Flood Zones 2 or 3.

Sustainable Drainage Systems (SuDS) are required for all major developments and must:

- Manage runoff near its source.
- Improve water quality.
- Support biodiversity and amenity.
- Be integrated into the site layout and green infrastructure.

The entrance to the site and the northern part of the barn are within Flood Zones 2 and 3, however the proposal is for the installation of solar panels on the roofslope of an existing building so it is considered that the proposal therefore complies with Core Policy 67 of the Wiltshire Core Strategy and the policy in the NPPF, ensuring that flood risk is not increased and that surface water drainage is appropriately managed.

Other Issues

During the consultation period the Case Officer received a call from an anonymous neighbour questioning the validity of the Certificate of Ownership. This has been raised with the agent, and it has been confirmed that the applicant is the owner of the whole site and Certificate A is therefore correct.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the listed buildings and surrounding area. It would not result in any unacceptable harm to the character of the locality or special landscape area, the amenities of neighbouring occupiers, or the interests of highway safety, drainage or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to 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:

- Site Location Plan 001, received 26/05/2026
- Proposed Site Plan 002, received 26/05/2026
- Proposed Roof Plan 004, received 12/06/2026
- Specification Details JAM54D40 LR Black Frame n-type Double Glass Monofacial Modules, received 26/05/2026

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

3. Before the development hereby approved is installed ecological enhancement features including one each of bat boxes and bird boxes or two bat boxes or two bird boxes shall be installed on site. The ecological enhancements shall be maintained in that condition for the lifetime of the development.

REASON: To provide mitigation /enhancement for biodiversity.

INFORMATIVES

1. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- a. a Biodiversity Gain Plan has been submitted to the planning authority, and
- b. the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

2. There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England.