



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/02587
Decision Date: 17/08/2026

Applicant:	Heale Farms c/o Agent, 4 Woodleys Yard, West Street, Aldbourne, Marlborough, Letter from council, United Kingdom, SN8 2BL
Particulars of Development:	Conversion of Barn to 1no. Dwelling, Creation of Garden, Parking, Installation of Package Treatment Plant and Associated Works (Part Retrospective)
At:	Netton Barn, Netton, Salisbury

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 carried out in accordance with the following approved plans and documents:

Application form received 21/04/2026

Proposed elevations Drg no 0181-02-027 received 21/04/2026

Proposed elevations Drg no 0181-02-026 received 21/04/2026

Proposed plans Drg no 0181-02-025 received 21/04/2026

Location plan Drg no 0181-02-021 Rev A received 23/06/2026

Proposed site plan Drg no 0181-02-024 Rev C received 15/07/2026

Preliminary Ecological Appraisal and Biodiversity Net Gain Report. June 2026.
Stark Ecology Ltd;

Natural England Nutrient Neutrality budget calculator for the River Avon SAC.
Netton Barn Nutrient Budget;

Performance Results: one2clean Small Wastewater Treatment System. PIA –
Prüfinstitut für

Abwassertechnik GmbH. EN 12566-3 Test Report PIA2014-216B14.01.e.;

The Statutory Biodiversity Metric. 23 June 2026. Iteration. v3;

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

- 2 Prior to the first occupation or completion of the development hereby approved
whichever is the soonest, the visibility splays shall be provided between the edge
of the carriageway and a line extending from a point 2.4 metres back from the edge
of the carriageway, measured along the centre line of the access, to the points on
the edge of the carriageway 60m in both directions from the centre of the access in
accordance with the approved plans. Such splays shall thereafter be permanently
maintained free from obstruction to vision above a height of 900mm above the
level of the adjacent carriageway.

REASON: In the interests of highway safety.

- 3 The development hereby permitted shall not be occupied until the first 5m of the
access, measured from the edge of the carriageway, has been consolidated and
surfaced (not loose stone or gravel). The access shall be maintained as such
thereafter.

REASON: In the interests of highway safety.

- 4 The proposed development shall not be occupied until means/works have been
implemented to avoid surface water from entering the highway.

REASON: To ensure that the highway is not inundated with surface water.

- 5 Any gates shall be set back 4.5m from the edge of the carriageway, such gates to
open inwards only.

REASON: In the interests of highway safety.

- 6 No part of the development hereby permitted shall be occupied until the access,
turning area & parking spaces [2] have been completed in accordance with the
details shown on the approved plans. The areas shall always be maintained for
those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

- 7** The overnight development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage).

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

- 8** The proposed package treatment plant and drainage field shall be installed, maintained and operated in accordance with the submitted specification and details hereby approved. Any subsequent replacements shall have an equivalent or improved performance specification. The package treatment plant and drainage field shall be installed, connected and available for use before the development is occupied and they shall be maintained and operated thereafter for the lifetime of the development.

REASON: To provide ongoing and adequate nutrient mitigation for the nutrient neutrality water catchment for the life of the development and to ensure that any future package treatment plant is of an equivalent or improved standard.

- 9** Prior to the first occupation of the development hereby approved, details of the number, design and locations of ecological enhancement features including bat boxes, bird boxes and hedgehog hibernacula 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.

- 10** All external lighting provided on site shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

- 11** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Schedule 2, Part 1, Classes A, B, C, D or E; or Part 2 Class A shall take place on the dwellinghouse hereby permitted or within the curtilage.

REASON: In the interests of the character and amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, alterations, extensions or enlargements.

- 12** All boundary planting shall be of mixed native species with no non-native Evergreen screen planting allowed within or around the site. Any boundary fencing (either around the site edge or within the site) shall be post and wire or post and

rail agricultural style fencing. No suburban-style panel or close-board fencing shall be used either in or around the edges of the development.

REASON: In the interests of preserving the character and appearance of the rural area.

- 13** The development hereby permitted shall not be occupied until evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation scheme, or an alternative approved mitigation package addressing the additional nutrient input arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

REASON: To accord with the Conservation of Habitats and Species Regulations 2017, and Wiltshire Core Strategy Core Policy 69.

Informative(s) to Applicant(s)

- 1** BNG required - The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the 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 require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply. Irreplaceable habitat If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

- 2 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 DURN20 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.
 - 3 The application involves the upgrading of the existing vehicle 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.
 - 4 A non-mains sewerage system is proposed. The area in which the development is located is within close proximity to the River Avon and may experience flooding and ground water conditions of concern. Primary responsibility for ensuring sewage systems for new developments are adequate lies with the Building Control Department. We would recommend you satisfy yourself that a non-mains sewerage system is appropriate and practicable in the circumstances taking into account ground water conditions throughout the year. For further guidance see the National Planning Practice Guidance "Water supply, wastewater and water quality."
- Any installation of a Package Treatment Plant needs to meet approval of Environment Agency's requirements under their permitting role.
- 5 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.
 - 6 With reference to condition 13, evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation Scheme means the certificate of allocation of credits and confirmation of financial contribution to the scheme. An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.

Nic 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](#)