

APPLICATION FOR FULL-PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/00625
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Carpenters Farm, Avon, Chippenham, SN15 4LS
DEVELOPMENT DESCRIPTION:	Static caravan for accommodating agricultural workers
RECOMMENDATION:	Approve with conditions

CONTEXT & PROPOSAL

The proposal relates to the renewal and re-location of a temporary permission granted for a mobile home on the farm holding, initially in 2018 (18/07198/FUL) and then again in 2025 (PL/2024/08753) for a revised siting. Those previous permissions were each limited to a 5-year period. The 2018 permission related to two linked attached mobile caravans that were considered and detailed as one residential unit, with the internal layout showing as kitchen, living room and storage in one of the caravans, and a bathroom and 2no. bedrooms contained in the other. The submitted drawings for that application show the caravan as a 2-bed unit, with living area and bathroom, measuring 9.1m by 6.7m.

That 2018 permission was for a temporary mobile home sited centrally within the farmstead buildings. The 2025 permission allowed for this to be re-located to a site towards the 'edge' of the farmstead site, but still clearly within the defined farm holding, sited relatively close to an existing cattle-shed, between that and a subsequently approved tied dwelling, set to the immediate east of the agricultural buildings; these locations are shown on the extracted images below:



Approved 2018 siting (18/07198/FUL) / Approved 2025 siting (PL/2024/08753) / Currently proposed

This application seeks a further revision to the siting approved through the 2025 permission. The proposal is to replace the existing dwelling with a better quality mobile home at this different location within the farmstead, with the caravan intended for occupation by the same occupant. It remains proposed that the mobile home is for use by an agricultural worker, for a 5 year period, at Carpenters Farm.

Revised plans and additional information were submitted during the course of determination of the application. Revised plans showed a reduced height of the caravan off the ground, as

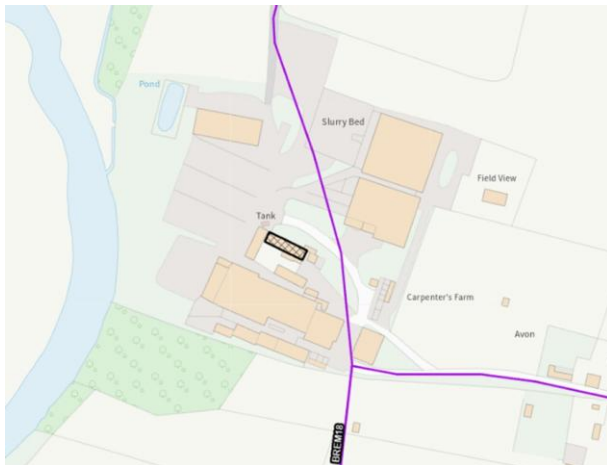
well as greater clarity regarding the extent of land which is proposed to form the curtilage of the caravan, along with related land safeguarded for biodiversity net gain.

SITE DESCRIPTION

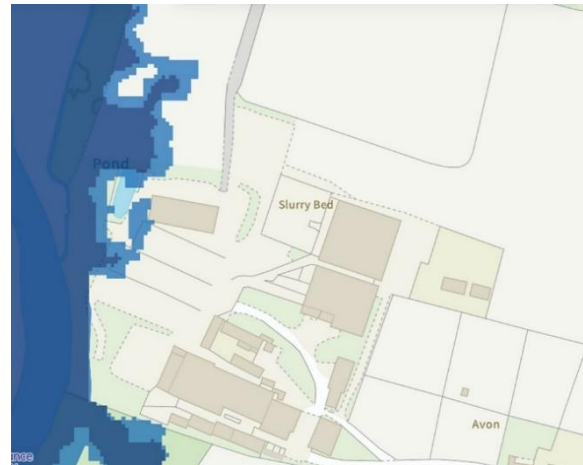
The application site is located at Avon, a small hamlet that essentially is a collection of farm and associated rural buildings located to the east of the River Avon. Carpenters Farm is one of several farms in the immediate locality, with the hamlet also accommodating a relatively small number of rural residential dwellings.

In terms of the farming business, Carpenters Farm is run as a dairy unit, producing milk which is sold wholesale. A herd of 300 dairy cows is kept and milk output is between 10,000 and 11,000 litres per cow per annum. The cows are zero grazed and accommodated in the farm buildings across the year. The farm is part of the Selkley Vale Group, producing wholesale milk for Cadbury. The herd is closed and all replacement dairy cows are reared off-site. Bull calves are sold at between one and four weeks old. The herd is calved year round to ensure continuity of milk production. The principal winter fodder is silage, which is made on the farm and fed as part of a complete diet ration. The replacement dairy cattle are all reared away from the holding and returned as downcalving heifers so all calving takes place on the holding. The business is run as a family farming partnership comprising three partners: Mr Irving Carter, Mrs Carolyne Carter and their son Mr Joe Carter. Joe is responsible for the day-to-day management of the dairy herd.

The farmhouse building is listed (Grade II), and Public Right of Way BREM18 runs north-south through the site as well as east-west along the access drive, both as shown on the plan extract below. The site is within flood zone 1, although a significant part of the wider farm holding to the west falls within flood zone 2, as shown on the plan extract below:



The listed farmhouse and PRoW



Land within flood zone2 (source: NaFRA2)

The site is located outside of any defined settlement boundary and is thus within the countryside for in terms of planning policy. The nearest defined settlement is Christian Malford, some 2km to the north.

PLANNING HISTORY

Proposal / Summary
PL/2026/01507 - Prior notification: Agricultural & Forestry - Decision – Prior Approval Granted – The proposal is a building to store machinery and straw on farm.
PL/2025/06500 - Prior notification: Excavation/waste material Decision - Prior Approval Granted Date: 29/10/2025 – Dig an earth banked slurry lagoon and line with clay to a metre deep
PL/2024/08753 - Full planning permission Decision - Approve with Conditions Date: 22/4/2025 – Static caravan for accommodating agricultural workers
PL/2023/03711 - Full planning permission Decision - Approve with Conditions Date: 26/10/2023 – Erection of 3 bay farmers garage with farm office and farm meeting room and archive.
21/02322/APD - Agricultural & Forestry - Detailed matters Decision - Prior Approval Not Required Date: 14/4/2021 – Track which will be used to move cattle and agricultural machinery between parcels, avoiding compaction and damage to the soil.
19/04101/APD - Agricultural & Forestry - Detailed matters Decision - Prior Approval Not Required Date: 22/5/2019 – Erection of agricultural storage building.
18/07198/FUL - Full planning permission Decision - Approve with Conditions Date: 7/12/2018 – Retention of mobile home for use by an agricultural worker for a 5 year period
18/06851/OUT: The erection of farm workers dwelling – Approved – 07/12/2018
16/07134/FUL - Full planning permission Decision - Approve with Conditions Date: 7/9/2016 – Proposed dirty water/slurry lagoon
14/06582/FUL - Full planning permission Decision - Approve with Conditions Date: 15/8/2014 – Extension to Barn
13/05476/FUL - Full planning permission Decision - Refused Date: 3/2/2014 – New Barn for 150 Dairy Cows
N/12/00062/FUL - Full planning permission Decision - Approve with Conditions Date: 10/4/2012 – Installation of Slurry Separation Plant
N/10/01377/FUL - Full planning permission Decision - Approve with Conditions Date: 14/6/2010 – Erection of Cow Shed
N/09/00727/FUL - Full planning permission Decision - Approve with Conditions Date: 27/7/2009 – Erection of a Replacement Dairy
N/08/00917/AGN - Agricultural & Forestry - Detailed matters Decision - DTNR- further details not required Date: 9/5/2008 – Erection of Agricultural Building for Hay and Straw
N/07/00502/COU - Full planning permission Decision - Approve with Conditions Date: 24/4/2007 – Erection of Stable Block and Change of Use to Equestrian
N/05/03283/FUL - Full planning permission Decision - Approve with Conditions Date: 22/2/2006 – Field Shelter and Store

As noted above, this application follows on from the expiry of 18/07198/FUL and then subsequent application PL/2024/08753 which granted permission for a revised (temporary) location for the accommodation.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

- The Town & Country Planning 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 10 Spatial Strategy for the Chippenham Community Area]
- Core Policy 48 Supporting Rural Life
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape
- Core Policy 52 Green Infrastructure
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 58 Ensuring the Conservation of the Historic Environment;
- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- Core Policy 67 Flood Risk;

Draft Wiltshire Local Plan Policies

The examination of the emerging Wiltshire Local Plan has been paused and the weight to be afforded to any part of the emerging plan can be no more than very limited. A decision on how to proceed will be made by the Council in May 2026.

Bremhill Neighbourhood Plan 2014-2030 ('BNP', made February 2018)

- NP1 – General Development
- NP4 – Biodiversity

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- A Green & Blue Infrastructure Strategy for Wiltshire: Wiltshire's Natural Environment Plan 2022-2030
- Wiltshire Local Cycling and Walking Infrastructure Plan (LCWIP)
 - Active travel infrastructure design standards 2022
 - Active travel parking standards and design guide 2022
- LTN1/20 – Cycle Infrastructure Design (July 2020)

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57) and would have an acceptable landscape impact (CP 51)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)
- Whether the site can be adequately drained without increasing flood risk elsewhere (CP 67)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)
- Whether there will be any land contamination / air quality issues (CP 55)
- Whether the proposal results in the loss of best and most versatile agricultural land (NPPF 187)
- Any other planning issues raised by the development: temporary permission / heritage

CONSULTATION RESPONSES

WC Highways: No objection

WC Ecology: No comment

Bremhill Parish Council: No objection / support

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.

Only material planning considerations have been taken into account in the assessment of this application. Non-material issues, such as property values or private legal disputes, cannot be considered in the determination process. No representations were received with regard to this application.

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.

Principle of Development

Policy Context

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, Market Towns, Local Service Centres, Large and Small Villages; 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 supporting text to Core Policy 2 sets out various exceptions to this general approach, including under consideration of Core Policy 48, which seeks to support rural life. Core Policy 48 states that proposals for residential development outside the defined limits of development will be supported where these meet the accommodation needs required to enable rural workers to live at or in the immediate vicinity of their place of work and such proposal should be supported by functional and financial evidence.

Assessment and Conclusion

The principle of the development was considered during the determination of the previous application(s) and, being consulted on the recent previous application (which is still extant), the agricultural consultant confirmed that there remains a need for the proposed accommodation to support the effective operation of the farming business. As such, the principle of providing on-going temporary accommodation remains acceptable. Issues of siting are considered in the following section.

In terms of potential overlapping consents, that previous permission (PL/2024/08753) was Conditioned to a temporary period (until 22/04/2029) and as such it would be possible to resist any renewal of that permission to ensure multiple caravans are not permitted going forward, albeit there is a resulting period of overlap where this may be a possibility. However, it is noted that the siting of that previously approved caravan has more recently been subject to potential expansion of farm buildings, as per recent Prior Approval PL/2026/01507, and it is understood that the farming operation is now seeking to now expand onto this area of land.

The nature and justification for the temporary permission is set out below.

Design and Impact on the Character and Appearance of the Area / Landscape and Visual Impact

Policy Context

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, and creates safe, legible, and accessible spaces. Section 12 of the NPPF emphasises design that is: visually attractive, functionally effective, and 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. It promotes a context-led approach, encouraging integration with natural features and settlement patterns while avoiding visual intrusion.

Core Policy 51 of the Wiltshire Core Strategy 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 Green & Blue Infrastructure Strategy (2022–2030) supports landscape protection through green infrastructure, habitat connectivity, and nature-based solutions.

The NPPF emphasises the need to protect and enhance valued landscapes, particularly those with scenic, historic, or ecological significance. Planning decisions should:

- Recognise the intrinsic character and beauty of the countryside.
- Safeguard key views, local distinctiveness, and landscape settings.
- Ensure development is well-integrated into its surroundings and avoids visual intrusion, especially in sensitive or designated areas.

Landscape impact must be considered alongside biodiversity, heritage, and green infrastructure objectives, with mitigation measures encouraged where harm cannot be avoided.

Assessment

The site is not within any designated landscape area. Unlike the previously approved sitings, this site is in what is currently a separate agricultural field, and a partial breakthrough of an existing hedge is required in order to gain access. However, in terms of landscape impact, it is noted that the caravan is of single storey height: measuring some 3.3m in height (to ridge), and revised plans were submitted during the course of determination to lower the height at which the caravan is raised off the floor by 0.5m from 0.9m to 0.4m – the ridge thus sitting at 3.7m. In addition, the Applicant provided further information as to the extent to which this height of caravan would protrude above the existing hedge, providing the indicative photographs below, with the height indicated by the white cubic drum:



As shown from these, the caravan would protrude to only a very limited extent above the existing hedge, which borders the eastern and southern boundaries of the site and is to be retained. Additional planting is proposed around the western and northern boundaries of the site, to define an area of curtilage land. As such, the visual impact of the proposed accommodation is relatively limited.

As with the previous application, consideration has been given to alternative locations which may be preferable in the context of other constraints, including a site visit to discuss the issues and constraints. In particular, there is some concern that this revised siting moves the built form further away from the collection of existing farm buildings and results in a somewhat scattered arrangement of residential accommodation across the farmstead site. However, the previously approved site (PL/2024/08753) is not considered suitable as it has since transpired that expansion of the agricultural buildings to support the farming operation is likely to be undertaken on that site.

In this regard, (and as below) much of the agricultural land to the west of the holding falls within designated flood plain (or otherwise in a location where silage is stored) and would thus not be suitable for residential accommodation. In addition, the existence of a PRow which crosses the site, along with related issues of privacy and visual impact from that route, are relevant. It is noted that the Parish Council has supported this application.

Conclusion

Overall, with the above considerations in terms of siting and visual impact, it is considered that the proposal would not result in any significantly adverse impact such as would give rise to conflict with CP51 or CP57 (WCS).

Amenity

Policy Context

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.

Assessment and Conclusion

These policies guide the assessment of amenity impacts, which in this instance relate solely to noise and nuisance, as given the distances involved to neighbouring dwellings there are no overlooking / loss of privacy / loss of light / overbearing impact arising

In terms of noise and nuisance impact then, given that this application moves the proposed accommodation further away from the existing cattle buildings, the impacts arising from the proximity of working farm buildings is reduced. As such, amenity impacts are considered to be acceptable, not conflicting with Core Policy 57 or paragraph 135 of the NPPF.

Highways Impacts and Parking

Policy Context

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
- No severe residual impacts on the surrounding highway network.
- Promotion of sustainable travel, reducing reliance on private vehicles.
- Adequate parking and cycle provision, in line with adopted standards.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

Assessment and Conclusion

The previous permission confirms that the access and parking issues were acceptable for that specific site. For this application, given the similarity of siting in terms of access (other than the additional stretch of access route – which relate to ecology and drainage matters, rather than highways impacts per se), there are not considered to be any issues arising which would lead to any particular policy conflict.

Ecology and Biodiversity

Policy Context

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)

Assessment and Conclusion

The application proposal requires a section of hedge to be broken through in order to provide access. In addition, this access route would be required to cross a drainage ditch (see below). The Ecology Officer has been consulted on this application but has confirmed that, other than the mandatory requirement to meet the Biodiversity Net Gain (BNG) the requirements, there are no specific ecology issues arising.

The necessary baseline BNG information / metric has been submitted with the application and can be appropriately secured by way of mandatory pre-commencement Condition. Further clarification was provided during the course of determination regarding the extent of residential curtilage land, as well as related land safeguarded for the provision of BNG, and this detail can be appropriately controlled by way of Condition. On this basis, this no specific conflict arising with Core Policy 50 (WCS) or Policy NP4 (BNP).

Loss of Best and Most Versatile Agricultural Land (BMV)

Policy Context

BMV land includes Grades **1, 2, and 3a** under the Agricultural Land Classification system. It is considered the most productive and sustainable for food production.

Paragraph 187(b) of the NPPF emphasizes the need to protect BMV land from unnecessary development and recognises the economic and environmental value of BMV land.

Natural England Guidance recommends consultation for developments involving 20 hectares or more of agricultural land but that smaller developments still require assessment if BMV land is involved.

Assessment and Conclusion

This proposed re-located site requires the breaking through of an established hedgerow into an agricultural field. The extent of land which will change use as a result of this is limited to the caravan itself plus associated curtilage land, along with related and necessary BNG land. Whilst no agricultural land classification report has been submitted with this application, it is considered that this small scale loss of productive land – with the clear majority of the field remaining in productive agricultural use – would not warrant any specific objection or reason for refusal of the application.

Flood Risk and Drainage

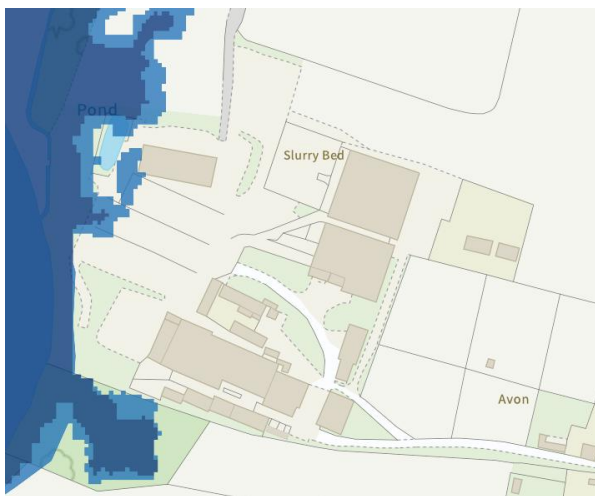
Policy Context

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.

Assessment

As noted above, much of the western area of the farm holding falls within flood zones 2 and 3 (see flood risk map extracts below) and is therefore unlikely to suitably accommodate a re-located residential use. The proposed site lies within flood zone 1 and as such there would not be an in-principle objection to the siting of accommodation on this parcel on grounds of flood risk.



Land within flood zones 2/3



Land shown at risk of surface water flooding

It is noted that the access required to the proposed accommodation crosses a drainage ditch, which runs along the immediate northern side of the existing hedge. All the land is within the

ownership of the farm and there are no third-party interests or impacts arising from any disturbance to this route. However, whilst the scale of this application proposal does not trigger any specific need to consult with the Drainage Officer, it is considered appropriate to secure details (by way of Condition) as to the way in which this drainage ditch will be managed through construction and implementation; in particular details as to any culverting and maintenance requirements or protocols.

Conclusion

With the above condition, there are not considered to be any flood risk or drainage impacts arising such as to conflict with Core Policy 67 (WCS).

Environmental Considerations (Air Quality, Contaminated Land, etc.)

Policy Context

Core Policies 55 and 56 of the Wiltshire Core Strategy require:

- Development proposals to avoid unacceptable environmental impacts.
- To provide appropriate mitigation where risks are identified.

The NPPF and Planning Practice Guidance (PPG) reinforce this by stating that proposals should:

- Prevent development that contributes to or is exposed to unacceptable pollution.
- Ensure developer responsibility for safe development on contaminated land.

Assessment and Conclusion

There are not considered to be any air quality impacts arising and given that the caravan itself will require only minimal groundworks (although the access road may proportionally require some more groundworks), there is not considered to be any specific need for any further details to be required regarding contamination.

Other planning considerations

Temporary permission

With regard to duration of any planning permission, the previous permission was granted for a temporary period of 5 years. That Officer Report acknowledged that if the farm were to expand, and in particular through the provision of additional cattle buildings, then the accommodation would likely need to be moved to a different location – hence the need for this current application.

Whilst it is common practice for temporary consents to be limited to 3 years, as with the previously approved application which was considered on the basis that this is an established business and the essential need for agricultural workers at the site has been demonstrated to the Council, it is considered reasonable in this instance to accept a 5 year temporary consent.

Given that the evidence and justification provided for the accommodation was considered as part of the previous application, it is considered appropriate that the 5-year period runs from that date. That permission was dated 22/04/2025 and would thus run until 22/04/2030 – that would therefore form the backstop date for this temporary permission.

Heritage considerations

The siting of the existing caravan falls within the setting of the listed farmhouse. On the understanding that the existing caravan will be removed – which can be appropriately secured by way of Condition, then the re-location of the accommodation away from the setting of this designated heritage asset will result in some heritage benefit, albeit relatively limited. This does not however, justify whether any particular re-location site would be acceptable.

PLANNING BALANCE AND CONCLUSION

At the heart of the NPPF there is a presumption in favour of sustainable development requiring local planning authorities to approve development proposals that accord with an up-to-date development plan without delay; and where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless (taken from paragraph 11d of the NPPF):

- The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole;

The principle of development is considered acceptable when assessed against the settlement strategy of the Wiltshire Core Strategy and the emerging Local Plan. The need for accommodation has been established through the determination of a previous application, which this one will essentially supersede.

The proposal is broadly compliant with relevant local and national planning policies in respect of landscape, amenity, heritage, highways and access, flood risk and drainage, and ecology and biodiversity, subject to the recommended conditions and any necessary mitigation measures.

The development would provide support for the on-going agricultural operations and business at the farm and no material considerations have been identified that would justify a reason for refusal of the application, having regard to the assessment above and the consultation responses received.

Accordingly, the proposal is considered acceptable in planning terms and in accordance with the Wiltshire Core Strategy, the National Planning Policy Framework, and all other relevant material considerations.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to the following conditions:

1. The works for which Planning Permission is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, 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:

Location Plan (received 11/08/2026)

Site Plan (received 11/08/2026)

24/0103/2: Proposed Static Caravan Plans & Elevations (received 23/04/2026)

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

3. The occupation of the temporary accommodation hereby approved 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 and resident dependants.

REASON: The site is in an area where residential development for purposes other than the essential needs of agriculture 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.

4. The mobile home hereby approved, and any ancillary works or structures, shall be removed and the land restored to its former condition on or before 22/04/2030, in accordance with a scheme to be submitted to and approved by the Local Planning Authority beforehand.

REASON: The structure to which this permission relates is temporary in nature and is not considered to be a structure that would be suitable in this rural location on a permanent basis. Consideration has been given to the particular circumstances of the applicant so as to allow accommodation to be made available to support the existing business on a temporary basis only.

5. The existing unauthorised mobile home (as previously approved under 18/07198/FUL) shall be permanently removed from the farm (Carpenters Farm) within 4 months of the date of first occupation of the temporary accommodation hereby approved or within 8 months of the date of this planning permission, whichever is the sooner.

REASON: In order to protect the character and appearance of the area and to limit further residential development on the site.

INFORMATIVE: This condition is necessary to ensure that the existing unauthorised mobile home are removed as soon as is practical whilst allowing a reasonable

timeframe for the new temporary accommodation to be installed. The Applicant is reminded that the existing mobile home remains unauthorised since the lapsing of planning permission 18/07198/FUL.

6. Prior to the installation of the access, details as to any necessary culverting and maintenance requirements or protocols of the drainage ditch shall be submitted to the local planning authority for approval. The access shall be installed on the basis of the agreed details and maintained in accordance with these details.

REASON: To ensure the development minimises impact on drainage channels and surface water.

7. No external lighting shall be installed on-site unless otherwise agreed in writing by the local planning authority. Details should include plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals in their publication "The Reduction of Obtrusive Light" Guidance Note 01/21 (reference GN01/21). The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of conserving biodiversity and in the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

8. The area shown as 'BNG Area' and hatched yellow on the hereby approved Site Plan shall at no time form part of the residential curtilage of the caravan.

REASON: To ensure both an appropriately limited extent of residential curtilage and the safeguarding of the area for BNG.

9. 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 that Order with or without modification), no hardstanding, buildings or structures, or gate, wall, fence or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site.

REASON: To safeguard the character and appearance of the area.

INFORMATIVES

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse.

An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

Wiltshire Council's land drainage bylaws can be downloaded [here](#). The land drainage consent application form and guidance notes can be found on our website

The applicant is reminded that after the five year period, if it is considered that there continues to be a need for an agricultural workers dwelling on this site, planning permission will expected to be sought, in support of which the Local Planning Authority will likely expect evidence of a continued functional and financial need to be made available for consideration.

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.