



**The Town and Country Planning Act 1990**  
**Approval of Full Planning Permission with Conditions**  
**Application Reference Number: PL/2026/02788**  
**Decision Date: 18/08/2026**

|                                    |                                                                                         |
|------------------------------------|-----------------------------------------------------------------------------------------|
| <b>Applicant:</b>                  | Mr Russell Smith<br>51 Dowding Drive<br>Lower Compton<br>Calne<br>Wiltshire<br>SN11 8QL |
| <b>Particulars of Development:</b> | Change of use of land from agricultural to a mixed use of agriculture and equestrian    |
| <b>At:</b>                         | Centre Of Pond 86m From 33 Greenway 54m From Greenway, Greenway, Tockenham, SN4 7PW     |

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:

Location Plan. Received 6 Jul 2026.

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

- 3** The site shall be used for agricultural purposes and/or private equestrian purposes comprising the keeping and grazing of horses on the land and for no other purpose.

The land shall at no time be used for any commercial equestrian purpose whatsoever, including for livery, or in connection with equestrian tuition or leisure rides.

REASON: In the interests of the character and appearance of the area, the amenities of neighbouring occupiers, and highway safety.

- 4** No more than three [3] horses shall be kept on the land at any time.

REASON: The Local Planning Authority had regard to the low level and intensity of the use in concluding that its effect on the matters of acknowledged importance to the public interest were acceptable, including the character and appearance of the area, the amenities of adjoining land, and highway safety.

- 5** No more than one [1] mobile or temporary structure or building relating to the keeping of horses shall be placed, sited or stored on the land at any time.

REASON: The Local Planning Authority had regard to the low level and intensity of the use in concluding that its effect on the matters of acknowledged importance to the public interest were acceptable, including the character and appearance of the area, the amenities of adjoining land.

- 6** There shall be no parking of horse boxes, caravans, trailers or other vehicles during the hours between dusk and dawn on the site.

REASON: In order to protect the living conditions of nearby residents and/or the rural character of the area

- 7** No external lighting shall be installed within the application site unless and until details have been submitted to and approved in writing by the Local Planning Authority. Any external lighting shall be fitted with passive infrared (PIR) motion sensors and shall only illuminate when activated by movement and shall not be continuously illuminated.

REASON: To protect residential amenity, the rural character of the area and biodiversity interests.

- 8** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending those Orders with or without modification), no permanent fences, walls, gates or other means of enclosure shall be erected on the land the use of which is hereby permitted.

REASON: The site is located in a locally valued rural landscape where uncontrolled permanent means of enclosure could result in the harmful subdivision and urbanisation of the land.

## **Informative**

- 9** 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.

## **Informative**

- 10** The applicant is advised that any alterations or improvements to the public highway that may be necessary as part of the development hereby permitted will require a licence from the Highways Authority. 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](mailto:vehicleaccess@wiltshire.gov.uk) and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

***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](mailto: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](#)