

DELEGATED REPORT

Application References and Proposals:

PL/2026/00044 Creation of a new lake, wetland and associated earthworks

Advert expiry: May 2026 **Site notice expiry:** Posted by applicant expiry 19/8/26

Address: Ham Cross Farm, Chicksgrove Road, Tisbury, Salisbury, SP3 6ND

SITE DESCRIPTION

Ham Cross Farm comprises a Grade II listed 19th century farm complex including the main farmhouse, cattle sheds, a courtyard barn, stables, granary and a piggery, all of which were constructed to form a hexagon. Modern structures including a swimming pool and tennis court have been added outside the hexagon of historic buildings along with formal garden areas. The site is in an isolated rural location approximately two miles east of Tisbury, within the Cranborne Chase National Landscape. It is set within 31 hectares of agricultural land straddling the railway line to the south of the main building complex. The site is accessed via a long driveway, leading from the main road at Ham Cross. Bridleway SMAN27 runs to the south east of the site. The application site is a 6.6ha portion of the land to the east of the buildings and between the railway line and the main road. Ground levels fall from NW to SE by approximately six metres.

Policy Constraints:

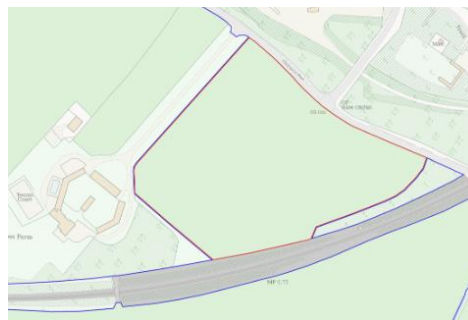
- Grade II listed buildings on model farm
- Cranborne Chase National Landscape
- Chilmark Quarries bat SAC
- River Avon Hampshire SAC Catchment
- Class C adopted highway
- Bridleway SMAN 27
- Flood Zone 1, no surface and negligible groundwater flood risk identified



2016 aerial



Grade II listed buildings



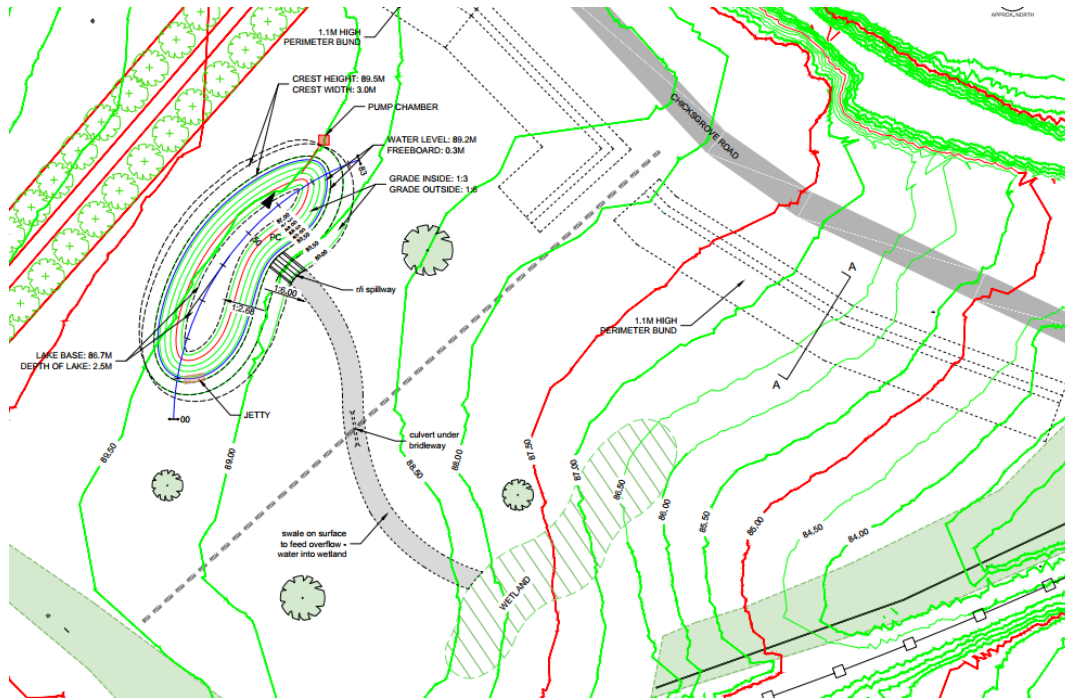
Site area

PROPOSALS

The applicant is seeking to create a new conservation lake, bioswale and reedbed designed primarily to enhance biodiversity and landscape character. The lake will function as a long-term ecological asset, contributing to local habitat networks and delivering environmental benefits. The development comprises of:

- Conservation Lake – Total Area approx. 2,035sq.m and a water surface area approx.1080sq.m
- Bio-swale - approx. 410sq.m
- Reedbed – approx. 1216sq.m
- Bunds – approx. 3050 sq.m

No built structures are included in the proposal other than minor landscape features including a timber jetty to the lake and a culvert passing under the public bridleway.



The new lake would run parallel to the property driveway and would have a max depth of 2.5m. A new wetland/reedbed positioned to the SE of the site is to receive any water from lake overtopping fed by the surface bioswale, utilising the natural fall of the land. Excess material cut from the lake is to be used to create bunds approximately 1.1m high running adjacent to the existing hedgerow along Chicks Grove Road. These will have shallow gradients allowing for a more natural integration into the surrounding landscape.

The kidney bean shaped lake is designed to adopt a soft, natural aesthetic, ensuring the lake appears as a long-established landscape feature over time. The lake would be visually integrated into its surroundings through boundary planting, with a shallow external gradient of 1:6.

Formal access to the property from Chicks Grove Road remains unaltered as would the gated access to the bridle way.

PLANNING HISTORY - none relevant to lake area

PLANNING POLICIES

Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework 2024 and PPG

Wiltshire Core Strategy 2015

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 27: Spatial Strategy Tisbury Community Area

Core Policy 50: Biodiversity and Geodiversity

Core Policy 51: Landscape conservation

Core Policy 57: Ensuring high quality design and place shaping

Core Policy 58: Ensuring conservation of the historic environment

Core Policy 69: Protection of the River Avon SAC

Core Policy 67: Flood Risk

Other:

- Neighbourhood Plan – undesignated

- Cranborne Chase National Landscape (formerly AONB) Management Plan
- Level 1 Strategic Flood Risk Assessment 2024
- The Conservation of Habitats and Species Regulations 2010, Circular 06/2005
- EC Habitats Directive when as prescribed by Regulation 3(4) of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended).

MAIN PLANNING ISSUES

1. Principle for development
2. Landscape and heritage issues
3. Neighbouring amenity
4. Ecology, Chilmark Quarries bat SAC, River Avon SAC and BNG
5. Drainage
6. Rights of Way
7. Conclusion and planning balance

CONSULTATIONS

Archaeology – no comment

Conservation – No objection or comments

Drainage – no objection subject to conditions

Ecology – no objection subject to conditions

Environment Agency – no comments

Rights of Way – no objection subject to conditions

National Landscape Partnership - comments (see below)

Network Rail - No objection

Parish Council - none received

REPRESENTATIONS – 1 letter

These proposals affect bridleway Sutton Mandeville 27. This right of way should be kept open and safe for use (horse riders, cyclists and walkers) during construction. Protection and maintenance of the surface of the right of way during and after construction must be ensured. Any risk to the bridleway of flooding etc as a result of the proposed construction of the lake must be considered and measures taken to ensure the bridleway is in no way damaged by the development.

ASSESSMENT

Planning permission is required for the proposals. Any future applications must be determined in accordance with the development plan unless material considerations indicate otherwise. (Section 70(2) of the Town and Country planning Act and Section 38(6) of the Planning and Compensation Act 2004).

The NPPF confirms in para 11 that plans and decisions should apply a presumption in favour of sustainable development. For decision making, that means approving development proposals that accord with an up-to-date development plan without delay. For this site, the presumption in favour of sustainable development would not automatically apply under para 11 footnote 7, where any harm is identified to protected sites including the National Landscape, listed buildings, the Chilmark Quarries bat SAC and the River Avon Hampshire SAC.

1. Principle for development

The Settlement Strategy (Core Policy 1) identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire.

This lies in the countryside and does not form part of the sustainable development strategy. New residential development in the countryside is generally resisted by local and national planning policies. The Delivery Strategy set out in Policy CP2 generally resists development outside the defined limits of development.

The application site is a field, adjacent to the curtilage of a listed building with a long history of consents for conversion / alterations to the buildings for residential units and staff accommodation. A bridleway runs through the field so it is publicly accessible.

The applicant states that the lake is to function as a long-term ecological asset, contributing to local habitat networks and delivering environmental benefits. The development comprises of a Conservation Lake, Bio-swale, Reedbed and Bunds. Other physical built structures include a timber jetty to the lake and a culvert under the right of way.

CP50 of the WCS states that development should seek opportunities to enhance biodiversity. Major development must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/ Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character. The development is therefore acceptable in principle subject to detailed ecological considerations.

CP51 states that development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures including the *locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies*. Great weight is afforded to conserving and enhancing landscapes and scenic beauty under CP51 and the NPPF para 189. The development of new water bodies for ecological purposes is therefore acceptable in principle subject to detailed landscape and other planning considerations.

2. Landscape and heritage issues

Heritage and listed buildings

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Core Policy 58 aims to ensure that Wiltshire's important monuments, sites and landscapes and areas of historic and built heritage significance are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life. Development should protect, conserve and where possible enhance the historic environment. Heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance.

The NPPF sets out the considerations for heritage assets and their settings and states:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

The conservation and archaeology officers have no comments or objections to the proposals, which are not considered to harm heritage assets or their settings. No objection is raised under the 1990 Act, CP58 or the NPPF.

Landscape Conservation

CP57 sets out the design matters for new development. CP51 sets out the landscape considerations for development within the National Landscape. The NPPF places great weight on landscape conservation matters within the NL. Section 245 (Protected Landscapes) of the Levelling-up and Regeneration Act 2023 (LURA) amends the duty on relevant authorities in respect of their functions which affect land in National Landscapes in England. Relevant authorities must now 'seek to further' the statutory purposes of Protected Landscapes. This replaces the previous duty on relevant authorities to 'have regard to' their statutory purposes. When seeking to further the purposes, relevant authorities should consider the information contained in a Protected Landscape's Management Plan. The LPA must take appropriate, reasonable, and proportionate steps to explore measures which further the statutory purposes of Protected Landscapes and as far as reasonably practical, seek to avoid harm and contribute to the conservation and enhancement of the natural beauty, special qualities, and key characteristics of the NL. The duty to further the aims of the NL have been introduced by the LURA and came into force in 2023.

The National Landscape Partnership considered the scheme and initially requested further details. Upon reconsultation, they responded with some further queries and the agent provided a full response in a statement. Some of the matters raised were not considered to be material planning considerations

The public perception of the project is likely to come from 3 positions; the highway where there is already a hedge, the bridleway which crosses the site and therefore possibly the most sensitive to local people, and from the railway where passengers will have an elevated view of the site. Ensuring the vision is speedily established is, therefore, important.... To achieve an immediate effect, all trees should at least meet the criteria for 'Standard' trees. Furthermore, as some of the planting is on the made ground of the created bunds the special planting method for those locations needs to be specified.

The pond is irregular and over time marginal planting and bankside plants will naturally blur the overall shape of the pond. A 5 metre wide unmanaged area has been included to the NE pond perimeter. The proposed hedgerows are to compliment and match the existing. The applicant has noted the comments from the Cranborne Chase National Landscape & Nature Recovery officer. The lake has been designed to deliver habitat enhancement and landscape diversification as well as human enjoyment. The management of the lake is intended to be based on best practice with reference to guidance documents such as the Defra/RPA – Manage Ponds and Bodies of Water and Freshwater Habitats Trust – Pond Management. This will ensure the clients' aims are aligned with nature, delivering a high quality and diversified habitat for both humans and nature to enjoy.

From a landscape perspective, the lake is a manmade feature, that is intended to naturalise over time, with shallow bunds to the east of the site adjacent to Chicksgrove Road. There is a change of about 4m in height, from the wetland area rising up to the new pond. New hedgerows are proposed for the boundary with Chicksgrove Road. There is a dense belt of existing trees between the site and the railway. The north west side of the site is screened by the mature avenue of trees which one the approach to the farmhouse complex of buildings. To the north east, beyond the road, is dense woodland. Primary views would be from the railway line and passing trains, and the bridleway traversing the site. The agent provided the tree specification and this may be conditioned along with a timescale for the planting using the standard landscaping condition. Further detail could be considered too onerous given the relatively secluded and well screened nature of the site.



In terms of addressing the concerns of the NL Partnership regarding landscape management, a LEMP has been submitted by the applicant. The LEMP would be secured by condition and seeks to secure the following:

The purpose of this document is to schedule required maintenance regimes, operations and works necessary for the satisfactory implementation, management and monitoring of the landscape within the application site for a minimum of thirty years to ensure that biodiversity net gain is delivered. The Management Plan sets out the aims and objectives for the site along with the specific management objectives for each landscape component, and the associated maintenance works required on an annual and occasional basis. 'Annual Works' are those works that will be required every year, such as watering, weeding and cleaning. 'Occasional Works' are those that will be required on an irregular or cyclical basis, such as repairs and renewals.

Notably:

- All existing hedgerows to be retained as a key component of the landscape and biodiversity strategy, providing screening and structure to the proposed development. A newly planted native hedgerow is proposed either side of the gated access to the bridleway from Chicksgrove Road – see BNG Proposed Plan
- All existing trees within the site boundary are to be retained as part of the landscape strategy for the development. New tree planting is incorporated into the proposed development
- Area of neutral grassland to be retained as indicated on the Proposed BNG Plan (by Arbtech)
- 1.1m high bunds are to run parallel with the existing NE boundary hedge to Chicksgrove Road will comprise an area of wildflower grassland. The grassland will incorporate a diversity of wildflower and grass species to benefit a variety of species including birds, bats and invertebrates. To maximise biodiversity, the area will cut once annually.
- The marginal planting will incorporate suitable wetland species traditionally found towards the edge of water bodies as specified. proposed swale runs from the conservation pond overflow to the wetland. The swales are to provide sustainable drainage for the site.
- A private Management Company may be employed on site to undertake all management aspects relating to the external landscape areas.

The LEMP is considered to be acceptable by the Council's ecology team (section 4 below).

In summary, whilst the detailed concerns are noted, the site is relatively well screened and the additional planting would be an ecological and landscape benefit. No objection is raised to the scheme under CP57 and CP51 of the WCS.

3. Impact on neighbours

Core Policy 57 sets out the general principles for the design of development, including impacts on neighbours:

vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing; vibration; and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)

Given the separation of the site from any neighbouring properties, the development proposals are not considered to give rise to any material impacts from overlooking, loss of light, dominance or disturbance. Appropriate levels of amenity are achievable within the development in accordance with CP57.

4. Ecology, Chilmark Quarries bat SAC, River Avon SAC and BNG

CP50 is applicable to the scheme and the site lies within a consultation zone for Barbastelle, Bechstein, Lesser Horseshoe and Greater Horseshoe bats, associated with the Chilmark Quarries Bats SAC. It therefore has the potential to result in significant adverse impact on the special features of the SAC. Appropriate Assessment (AA) under Section 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

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 must consider potential significant adverse impacts on core roosts, but also sensitive features associated with the SAC, such as foraging areas. It is concluded that given the scale and nature of the currently proposed development (which will, overall, deliver habitat benefits for bats), there is no mechanism for significant adverse impact on the Conservation Objectives of the SAC, and the proposal can be screened out of Appropriate Assessment.

The development also falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. CP69 is therefore relevant to the development proposals.

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 since there is no proposal to create any overnight accommodation or any other structure that would significantly impact wastewater discharge/nutrients, there would be no overall 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.

Ecological Enhancement

The lake is intended to provide ecological enhancements for the site. The ecologist observed:

“Whilst the principle of this development, and improvements for wildlife, are welcomed, some details are lacking. Planting specifications and habitat management details have not been provided. It is recommended that the applicant provides this information prior to determination and the applicant provided a LEMP (landscape and ecological management plan).

The LEMP sets out suitable provisions to ensure that biodiversity is enhanced, as well as general management details for the trees, hedgerow, grassland, proposed swale and pond. The works aim to establish a pond with good water quality, varied marginal habitat, and with a mix of open and vegetated areas. The pond will be inspected quarterly with the spread of aquatic and marginal growth controlled as appropriate. Works will avoid amphibian breeding seasons, and advice from a qualified ecologist will be sought. The LEMP includes an appropriate schedule of maintenance requirements. Overall, I am satisfied that implementation of the LEMP will help to deliver suitable precautions as well as benefits for wildlife, and the document should be secured via a compliance condition.”

Biodiversity Net Gain

Under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) this application is required to deliver 10% Biodiversity Net Gain (BNG). The Biodiversity Gain Plan condition will automatically apply if approval is forthcoming.

A completed statutory metric calculation and map (*'Biodiversity Net Gain Assessment, Arbtech, March 2026'*; *'Statutory Biodiversity Metric, Georgina Rennie, March 2026'*) confirming the baseline and predicted post-development biodiversity units of the site have been submitted. The pre-development (baseline) situation is summarised below.

On-site pre-development (baseline) biodiversity value	26.45 Habitat units
	1.24 Hedgerow units
	0.00 Watercourse units
Are there any irreplaceable habitats on-site?	No
Has any habitat degradation of occurred?	No

Confirmation of how the development will achieve BNG is a post-determination matter, however, consideration should be given to how any proposed BNG will be secured. Since this proposal concerns habitat creation and improvements, **it is clear the mandatory gain of 10% will be met.**

The proposal would therefore comply with CP50 and CP69 and the LEMP would be secured by condition.

5. Drainage

The site is not any area shown to be at risk from flooding on the Council's 2024 SFRA. However, as the site is over 1ha in area, a site Specific FRA was submitted and considered by the Council as Lead Local Flooding Authority. In planning terms, flood risk refers to the potential for development to increase the likelihood or severity of flooding on-site or elsewhere, while drainage considerations relate to the capacity of the site and surrounding infrastructure to manage surface water runoff in a sustainable and effective manner.

The local planning authority must be satisfied that the proposed development will not increase flood risk, either on-site or elsewhere, and that surface water will be managed in a sustainable and coordinated manner. Where necessary, planning conditions or legal agreements may be used to secure the implementation, maintenance, and monitoring of SuDS and other drainage infrastructure.

The applicant is proposing to construct a conservation lake to enhance biodiversity and landscape character. Water levels in the lake will be maintained through natural hydrological processes (rainfall) but will be supported by pumped flows from an on-site borehole. The design incorporates a 300mm freeboard; however, in the event that water levels exceed the maximum capacity, overflow would be directed into a bioswale, which would then convey flows to a newly created wetland.

The drainage team have raised no objection subject to conditions requiring a surface water drainage strategy, complying with Wiltshire Council requirements, NPPF, PPG and the National Standards for SuDS. This would include details of the implementation, maintenance and management of the sustainable drainage scheme. It must also include an Operation and Maintenance plan detailing how the proposed lake, bioswale, and wetland will be maintained and managed after completion. A Construction Management Plan detailing measures during construction to control pollution to existing watercourses and groundwater is also required.

As the site is not shown on the SFRA 2024 to be at risk of flooding, then the sequential test is not required for the scheme. Officers are satisfied that subject to conditions, the development is unlikely to increase the risk of flooding elsewhere and the proposal would satisfy the NPPF and CP67 in this respect.

6. Rights of Way

The site is traversed by bridleway SMAN 27 with gated entrances for livestock at each end of the site:



The rights of way team considered the proposals and raised no objection subject to conditions relating to the detail of the culvert and the need for a 4m width at the entrance to the field between the proposed bunds. Highways stated:

I will leave it to Chris to respond regarding the culvert and your s278 and s50 query. I think if you don't get a response in time, if you could condition the culvert detail that would cover it.

We don't really have a "standard" as such for bridleway crossings. We tend to look at the BHS Guidance to provide a steer. The structure must be capable of withstanding 5kN/m2. The parapets over this must be around 1.8m high. To provide full comment a cross section would be useful. This would allow the Authority to better understand what level of approval would be required. We would not wish to see this culvert adopted by the Highways Authority. I would recommend that ownership of the structures and ongoing maintenance is dealt with via a section 278 agreement with a section 50 license written into this.

With regard to the proposed hedges, we would require a 4 metre width for an enclosed section of bridleway, to allow for overgrowth. Also, I can't tell if the gate is the existing one or a new one. I would expect the bridleway to be ungated unless a gate is required for stock control, which presumably it is not for the proposed wetland. The following informative will apply:

The applicant should note that no gates, fences or stiles should be erected across the public right of way without prior consultation and approval from the Countryside Access Officer (contact rightsofway@wiltshire.gov.uk). Unauthorised structures across a right of way are an obstruction and gates may only be authorised for the control of stock under section 147 of the Highways Act 1980.

Therefore, no rights of way objection is raised subject to suitable conditions.

7. Conclusions and planning balance

The site is located within the National Landscape, close to a group of listed farm buildings. A right of way (bridleway) traverses the site. The field is well screened by mature trees and hedgerows, and further planting is proposed.

Great weight must be attached to the heritage, setting and landscape conservation matters for the site within the National Landscape. There are no heritage objections. Landscape matters have been carefully assessed and the development is considered to be an appropriate ecological scheme within the landscape setting. No harm to the landscape is perceived.

The ecological benefits of the scheme are likely to be substantial, and significant weight can be afforded to the benefits in the absence of any perceived visual harms. The additional planting is a further benefit to the site.

The right of way exists and can be suitably maintained during construction. The visual benefits accruing from the provision of a lake, with additional planting, are a further likely benefit of the scheme.

On balance of all the issues, it is considered that the balance weighs in favour of the proposals. The scheme is acceptable and should be approved, subject to conditions. The proposal would meet the aims of the adopted policies of the WCS and the NPPF for a scheme delivering ecological and biodiversity gains, within a protected landscape.

RECOMMENDATION:

Approve subject to the following conditions:

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.

The development hereby permitted shall be carried out in accordance with the following approved plans and documents listed in the schedule:

Location Plan ref PP-14331866v1

Proposed Site Plan with Earthworks and Sections ref MWE_24117_HCF_PROP-PLAN_SECTIONS-02-11.25-P01

Planting Plan ref MWE_24194_HCF_L-SCAPE&PLNTING-PLAN_07_06.26

Pond Overflow, Swale & Bridleway Crossing Detail ref

MWE_24194_HCF_PO_SW&BR_X_03_06.26-P03

Wetland Design ref 24194-Wetland Design

LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN Ref 24194 Dated June 2026

Preliminary Ecological Appraisal ref 24194 -00 dated 11/2025

Flood Risk Assessment ref MWE-24194-FRA-V1 dated 24/3/26

Design and Access Statement ref MWE-24194-DAAS-V1

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

Notwithstanding the approved plan and section details, no work shall commence on the construction of the culvert until details (including a cross section) of the structure have been submitted to and agreed in writing by the Local Planning Authority. The details shall demonstrate:

- the structure can withstand 5kN/m2
- any parapets shall be at least 1.8m high

Ownership of the structures and ongoing maintenance shall be secured by a Section 278 Agreement with the Council including a Section 50 license.

Reason: To ensure the integrity, safety and future maintenance of the culvert in the interests of securing the integrity of the bridleway running above the culvert.

All soft landscaping comprised in the approved details of landscaping (including the Planting Plan (ref MWE_24194_HCF_L-SCAPE&PLNTING-PLAN_07_06.26) shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

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

Notwithstanding the approved plans and section details, a minimum 4 metre width shall be maintained at all times for any enclosed section of the bridleway, including between the proposed bunds and any new planting, to allow for overgrowth by the proposed hedges on the new bunding.

Reason: To ensure a minimum 4 metre width is maintained at all times for any enclosed section of the bridleway.

The development shall be carried out in strict accordance with the recommendations and measures contained within the following documents:

- Proposed Lake, Wetland & Associated Earthworks, Miles Water Engineering, November 2025
- Biodiversity Net Gain Assessment, Arbtech, March 2026
- Statutory Biodiversity Metric, Georgina Rennie, March 2026
- Landscape and Ecological Management Plan, Miles Water Engineering, June 2026

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

No excavation for the water features (proposed lake, bioswale, and wetland) hereby approved shall commence until the following has been submitted to and approved in writing by the Local Planning Authority:

- a. A Surface Water Drainage Strategy (complying with Wiltshire Council requirements, NPPF, PPG and the National Standards for SuDS)
- b. An Operation and Maintenance Plan, with details of the implementation, maintenance and management of the sustainable drainage scheme detailing how the proposed lake, bioswale,

and wetland will be maintained and managed after completion.

- c. A Construction Management Plan, detailing measures to be taken during construction to control pollution to existing watercourses and groundwater.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure that the site can be adequately drained and to prevent pollution during construction.

There shall be no installation of any artificial lighting within the red line of the application site.

REASON: In the interests of the amenity of the National Landscape and Dark Skies Reserve and in the interests of bat species within the Chilmark Quarries bat SAC.

INFORMATIVES

Biodiversity Net Gain

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. 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.

Rights of Way - bridleway SMAN 27

Please be advised that nothing in this permission shall authorise the diversion, obstruction, or stopping up of any right of way that crosses the site and access to the bridleway shall be maintained at all times.

The applicant should note that no gates, fences or stiles should be erected across the public right of way without prior consultation and approval from the Countryside Access Officer (contact rightsofway@wiltshire.gov.uk). Unauthorised structures across a right of way are an obstruction and gates may only be authorised for the control of stock under section 147 of the Highways Act 1980.

Network Rail

Works on this land should be undertaken following engagement with Network Rail Asset Protection to determine the interface with Network Rail assets, buried or otherwise. Initially the outside party should contact ASPRO Network Rail Implementation.

Drainage

In order to discharge the drainage condition, the following additional information must be provided:

- A pre and post development exceedance plan showing overland exceedance routes that

minimise the risk of people and property.

- Cross section drawings of all proposed attenuation or conveyance SuDS features (including the bioswale and wetland), and detailed drawings of any drainage features (including spillway and the bridleway culvert arrangement).
- All SuDS should be designed in accordance with the CIRIA SuDS Manual C753.
- There must be no interruption to the existing surface water and/or land drainage arrangements of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively.

Wildlife

All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits