



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/03888
Decision Date: 02/09/2026

Applicant:	The Lady Rothschild C/O Agent c/o Agent, c/o Agent, SN9 5AF
Particulars of Development:	Formation of slurry reservoir. Infilling of existing slurry reservoir and erection of new barn (part retrospective).
At:	Sharcott Pennings Farm, Wilcot Road, Pewsey, SN9 5NL

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 policy DM3 (1)(a) 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, Dwg No. 230327-01
- Prop Barn - Site Plan, Dwg No. 230327-03 Rev B
- Proposed Barn - Plans, Dwg No. 230327-04 Rev A
- Proposed Barn - Elevations, Dwg No. 230327-05

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

3 The development shall be carried out in strict accordance with the following documents:

- Prop Barn – Site plan. Drawing no 230327-03. Rev C. (Fowler Architecture and Planning, April 23).
- Stowell Farm – Nutrient neutrality, nutrient management and ammonia screening report. Supplementary Information. (ADAS, October 2025).
- Stowell Farm – Nutrient neutrality, nutrient management and ammonia screening report. Supplementary Information. (ADAS, April 2026).

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

4 Within three months of the date of this permission, details of the measures incorporated within the surface water drainage system to prevent groundwater ingress shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented within three months of the date of the approval and thereafter retained and maintained for the lifetime of the development.

Reason: To ensure the satisfactory operation of the drainage system and to minimise flood risk having regard to the site's susceptibility to groundwater emergence.

5 The external materials used in the construction of the livestock building hereby approved shall match, in colour, profile and finish, those of the existing agricultural buildings within the Sharcott Pennings Farm complex, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area and to ensure the development integrates satisfactorily with the existing farm complex having regard to Core Policies 51 and 57 of the Wiltshire Core Strategy.

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](#)