



**The Town and Country Planning Act 1990**  
**Approval of Full Planning Permission with Conditions**  
**Application Reference Number: PL/2026/00594**  
**Decision Date: 08/09/2026**

|                                    |                                                                                                                  |
|------------------------------------|------------------------------------------------------------------------------------------------------------------|
| <b>Applicant:</b>                  | Mr George Fowler<br>18 Honey Garston, Calne, Wiltshire, SN11 8BL                                                 |
| <b>Particulars of Development:</b> | Erection of a dwelling with associated car and cycle parking, refuse and recycling provision and private garden. |
| <b>At:</b>                         | Land to the rear of 18 Honey Garston, Calne, SN11 8BL                                                            |

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:

Revised Location Plan Ref: 2505-LOC-01-P02 received 15 July 2026  
Proposed Site Plan Ref: 2505-PL-02-P01 received 28 Jan 2026  
Proposed Block Plan Ref: 2505-PL-01-P01 received 28 Jan 2026  
Proposed Elevations Ref: 2505-PL-10-P02 received 3 Feb 2026  
Proposed Floor and roof plans Ref: 2505-PL-03-P01 received 28 Jan 2026  
Proposed Drainage and Landscape Plan Ref: 2505-PL-04-P01 received 28 Jan 2026  
Application Form received 28 Jan 2026  
Energy Strategy and Sustainability Statement received 28 Jan 2026

Vaillant arotherm-plus-spec-sheet-1892564 - Air source heat pump details received 3 Feb 2026

JAM54D41\_GB - Solar panel details received 3 Feb 2026

BRE Percolation Testing received 26th May 2026

Biodiversity Metric Ref: Biodiversity Metric 18.05.2026 received 26th May 2026

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

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those set out in the approved plans and submitted documents.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 4 The development shall be carried out in full accordance with the drainage strategy and details contained within the Proposed Drainage and Landscape Plan (Drawing No. 2505-PL-04-P01, received 28 January 2026). The approved drainage measures shall be installed prior to the first occupation of the dwelling and shall thereafter be retained and maintained for the lifetime of the development.

REASON: To ensure the satisfactory disposal of surface water and to prevent any increased risk of flooding on-site or elsewhere, in accordance with Core Policy 67 of the Wiltshire Core Strategy, and the Managing Flood Risk Policy objectives of the National Planning Policy Framework.

- 5 All soft landscaping shown on the Proposed Drainage and Landscape Plan (Drawing No. 2505-PL-04-P01, received 28 January 2026), including the planting of two replacement trees, shall be carried out in the first planting and seeding season following the first occupation of the dwelling or completion of the development, whichever is the sooner.

Any trees, shrubs or plants which, within a period of five years from the completion of the landscaping works, die, are removed, become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of the visual amenities of the area and to secure biodiversity enhancement in accordance with Core Policies 50 and 57 of the Wiltshire Core Strategy and the Biodiversity and Design Policy Objectives of the National Planning Policy Framework.

- 6 No works above slab level shall commence until details of a Biodiversity Enhancement Scheme have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include the number, specification and locations of ecological enhancement features, including integrated bird boxes, bat boxes/bricks and hedgehog access gaps within boundary treatments.

The approved scheme shall be implemented in full prior to the first occupation of the dwelling and shall thereafter be retained and maintained as approved.

REASON: To secure measurable biodiversity enhancements and to contribute to the conservation and enhancement of biodiversity in accordance with Core Policy

50 of the Wiltshire Core Strategy, Policy NE2 of the Calne Neighbourhood Plan and the Biodiversity Enhancement Policy Objectives of the National Planning Policy Framework.

- 7** The development shall be carried out in accordance with the Energy Strategy and Sustainability Statement received 28 January 2026. The air source heat pump, as detailed within the Vaillant aroTHERM Plus Specification Sheet received 3 February 2026, and the solar photovoltaic panels and battery storage system, as detailed within the JAM54D41\_GB Solar Panel Specification received 3 February 2026, shall be installed prior to the first occupation of the dwelling.

The approved air source heat pump, solar photovoltaic panels and battery storage system shall thereafter be retained and maintained for the lifetime of the development. Should any of the approved equipment become redundant, non-operational or be removed, it shall be replaced with equipment of an equivalent or improved specification unless otherwise agreed in writing by the Local Planning Authority.

REASON: To secure the delivery and ongoing retention of the renewable energy and low-carbon technologies relied upon in the assessment of the application, in accordance with Core Policies 41 and 57 of the Wiltshire Core Strategy and the Clean Energy Policy Objectives National Planning Policy Framework.

- 8** In the event that contamination is found at any time when carrying out the approved development that was not previously identified, works shall cease and the Local Planning Authority shall be notified in writing immediately. No further works shall be carried out until a remediation strategy has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall thereafter be implemented as approved.

REASON: To ensure that any unexpected contamination encountered during development does not pose unacceptable risks to human health or the environment in accordance with Core Policy 56 of the Wiltshire Core Strategy and the Pollution and Public Protection Policy Objectives of the National Planning Policy Framework.

- 9** Any gates installed across the vehicular access shall open inwards only or be of a sliding design and shall thereafter be retained as such.

REASON: In the interests of highway safety and to ensure vehicles can enter and leave the site without obstructing the public highway accordance with Core Policies, 60, 61 and 64 of the Wiltshire Core Strategy, and the objectives of Policies TR3 and TR4 of the National Planning Policy Framework.

- 10** Prior to the first occupation of the dwelling, an electric vehicle charging point with a minimum output of 7kW shall be installed and brought into operation in accordance with details first approved in writing by the Local Planning Authority. The charging point shall thereafter be retained and maintained for the lifetime of the development.

REASON: To promote sustainable modes of transport and reduce carbon emissions in accordance with Core Policies 41, 60 and 61 of the Wiltshire Core

Strategy, Policy GA4 of the Calne Neighbourhood Plan and the objectives of Policy CC2 of the National Planning Policy Framework.

- 11** The dwelling hereby permitted shall not be occupied until the first 2 metres of the vehicular access, measured from the edge of the carriageway, has been properly consolidated and surfaced in a bound material. The access shall thereafter be retained and maintained as such.

REASON: In the interests of highway safety and to prevent loose material being deposited onto the public highway, in accordance with Core Policies 60, 61 and 64 of the Wiltshire Core Strategy and the objectives of Policies TR3 and TR4 of the National Planning Policy Framework.

#### **Informative**

- 12** 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.

#### **Informative**

- 13** 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**

- 14** 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.

### **Informative**

- 15** 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.

*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](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](#)