



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/07551
Decision Date: 09/09/2026

Applicant:	Skyline Aero Ltd Hangar H1, Cotswold Airport, Kemble, Cirencester, Glos, GL7 6BA
Particulars of Development:	Development of Employment Land and Buildings
At:	Oxleaze Business Park, Greenhill, Royal Wootton Bassett, SN4 8EH

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:

- EXG LOCATION PLAN, 2315 001B
- UPDATED SITE PLAN, 2315 009C
- ORIGINAL TOPO SITE PLAN, 008
- PROP SITE PLAN, 2315 040C
- PROP GROUND FLOOR PLANS - MAIN BLD, 2315 050D

- PROP FIRST FLOOR PLANS - MAIN BLD, 2315 051D
- PROP GF PLAN - SHED 1, 2315 052A
- PROP GF PLAN - SHED 2, 2315 053
- PROP GF PLANS - SHED 3, 2315 054
- PROP BIKE SHELTER, 2315 055
- PROP GATE, 2315 056
- PROP ELEVATIONS - MAIN BLD, 2315 060D
- PROP ELEVATIONS - SHED 1, 2315 061A
- PROP ELEVATIONS - SHED 2, 2315 062A
- PROP ELEVATIONS - SHED 3, 2315 063A
- PROP SITE SECTIONS, 2315 070
- PROP EXTERNAL LIGHTING PLAN, 2315 090
- Tree Constraints Plan, Dwg No. 2316-01
- Tree Survey / Tree Schedule, SJ Stephens Associates, 25-07-2024
- ECOLOGICAL ASSESSMENT, Jun 2024
- Preliminary Contamination Risk Assessment, Skyline Aero Ltd, December 2025, P25-399pra
- Remediation Method Statement, Skyline Aero Ltd, March 2026, P25-399rms
- Technical Note – 9585/01 Non Mains Foul Drainage Report, Cole Easdon, Apr 2026 V2
- TRANSPORT STATEMENT, Cole Easdon, Sept 2025 V2

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

- 3** No intrusive groundworks or development affecting soils or groundwater shall commence until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority.

The remediation strategy shall include the following components:

1. An updated Preliminary Risk Assessment (PRA) and conceptual model informed by the results of an exploratory investigation;

2. A detailed site investigation scheme to provide information for a detailed risk assessment to all receptors that may be affected, including those off-site;
3. A tiered risk assessment based on the results of the site investigation;
4. An options appraisal including an assessment of the sustainability and feasibility of remediation options and how they will be undertaken; and
5. A remediation strategy and verification plan detailing the measures to be implemented and the data to be collected in order to demonstrate that the works are complete, including any requirements for long-term monitoring, maintenance and contingency actions.

Any changes to the approved strategy shall require the written consent of the Local Planning Authority.

The development shall be carried out in accordance with the approved remediation strategy.

Reason: To ensure that risks from land contamination to human health, groundwater and controlled waters are properly identified, assessed and addressed, and that appropriate remediation and verification measures are secured and implemented so that the site is safe and suitable for its intended use; prior to any intrusive works, in accordance with the NPPF.

- 4 No development (excluding site clearance and demolition) shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of:

1. site working hours;
2. construction traffic management, including parking, loading, unloading and storage;
3. measures to control noise, vibration, dust and other environmental impacts;
4. site logistics and compound arrangements;
5. measures to protect the amenity of neighbouring occupiers; and
6. contact details for a site manager to liaise with local residents and the Local Planning Authority.

The approved CEMP shall be adhered to throughout the construction period.

No burning of waste or materials shall take place on site at any time.

Construction works shall be carried out only between the hours of 08:00–18:00 Monday to Friday and 08:00–13:00 on Saturdays, with no working on Sundays or Bank Holidays.

Reason: To ensure that the construction phase of the development is managed in a manner that minimises impacts on neighbouring amenity, the environment and the safe operation of the highway network.

- 5** No development shall commence on site (including any vegetation removal or works to existing structures), until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Construction Method Statement shall include all precautionary measures to be implemented during the construction period, for the protection of sensitive habitats and species known to be present within or adjacent the site, with particular reference to:

- Restrop Farm and Brockhurst Wood Site of Special Scientific Interest and associated trees and species.
- Priority Habitat Deciduous woodland and associated trees and species.
- Nesting birds.

The development shall be carried out in strict accordance with the approved Construction Method Statement.

REASON: To ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period

- 6** No demolition, site clearance or development shall commence on site until an Arboricultural Method Statement (AMS) prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees has been submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following:-

1. A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2012 and a plan indicating the alignment of the protective fencing. Details of method to be used to demolish the buildings in close proximity to trees;
2. A specification for scaffolding and ground protection within tree protection zones in accordance with British Standard 5837:2012;
3. A schedule of tree works conforming to British Standard 3998:2010;
4. Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;
5. Plans and particulars showing the siting of the service and piping infrastructure;

6. Details of any no-dig specification and extent of the areas to be constructed using a no-dig specification;

7. Details of all other activities, which have implications for trees on or adjacent to the site.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990

7 No development (excluding site clearance and demolition) shall take place until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on sustainable drainage principles and shall include:

1. details of existing and proposed drainage layouts;
2. calculations demonstrating proposed discharge rates and volumes;
3. details of the surface water discharge hierarchy and outfall arrangements;
4. details of exceedance flow routing; and
5. details of the long-term management and maintenance of the drainage system.

The development shall be carried out in accordance with the approved scheme.

Reason: To ensure that surface water is managed in a sustainable manner and to prevent increased flood risk.

8 No development (excluding site clearance and demolition) shall commence until a foul drainage feasibility assessment/scheme has been submitted to and approved in writing by the Local Planning Authority. This assessment/scheme should consider connection to the public sewer network and included a final foul drainage scheme based on the results of the feasibility assessment. Once agreed this final foul drainage scheme shall be implemented as approved and be in operation before the occupation of the development.

Reason: To ensure that appropriate foul drainage infrastructure is provided to serve the development, to prevent pollution of the water environment and to ensure that the development can be adequately serviced without adverse impacts on existing infrastructure.

9 No intrusive groundworks shall commence until such time as a scheme for managing any boreholes installed for the investigation of soils, groundwater or geotechnical purposes has been submitted to and approved in writing by the LPA. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected.

The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme, or any changes as may subsequently be agreed, in writing, by the LPA. The scheme will need to include the following:

1. Decommissioning Plan to include intended programme/schedule of works and detailed method statement
2. Borehole Retention Plan to include location, security and protection measures
3. Verification report for the decommissioned boreholes to include records of:
 1. the reason for abandonment;
 2. groundwater level prior to decommissioning;
 3. any removal of casing or attempts to remove the casing;
 4. the depth, position and nature of backfill materials;
 5. problems encountered during decommissioning.

Reason: To ensure that boreholes associated with the investigation of soils and groundwater are properly managed and decommissioned so as to prevent contamination of groundwater and adverse impacts on controlled waters or water supplies, and to secure appropriate monitoring, protection and verification measures.

- 10** No piling or other penetrative foundation works shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the information submitted as part of the application and, where necessary, supported by:

1. Foundation Works Risk Assessment
2. A conceptual site model
3. Specification of the type, number and depth of proposed piles/ foundations/ dimensions of shaft/tunnel/ design of heating and cooling system
4. A detailed groundwater monitoring programme including a schedule for submission of interim and final monitoring reports
5. A contingency action plan including the list of potential mitigation measures that will be implemented, should unexpected changes in groundwater quality be noted as a result of decommissioning piling/other foundation designs works.
6. Timing/phasing arrangements.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements contained in the scheme, or any details as may subsequently be agreed, in writing, by the LPA.

Reason: To ensure that the proposed piling and foundation works do not give rise to the contamination of groundwater resources or adverse impacts on controlled waters, and to ensure that appropriate mitigation, monitoring and contingency measures are secured and implemented.

- 11** No development above slab level shall take place until a detailed scheme of soft landscaping has been submitted to and approved in writing by the Local Planning Authority.

The soft landscaping scheme shall include:

- a detailed planting specification including species, sizes, numbers, densities and locations of all proposed planting;
- details of all new tree, shrub and planting proposals, including native species where appropriate;
- details of grassland and seeding proposals, including species mixes and long-term management regimes; and
- details of additional boundary planting to reinforce existing screening.

All planting, seeding and turfing comprised in the approved scheme shall be carried out in the first planting season following the completion or first occupation of the development, whichever is the sooner.

Any trees or plants which, within a period of five years from completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

The development shall thereafter be maintained in accordance with the approved details.

Reason: To ensure that appropriate soft landscaping is secured to soften the appearance of the development, reinforce boundary screening and contribute positively to the character of the surrounding area, in accordance with Core Policy 51 of the Wiltshire Core Strategy and the National Planning Policy Framework.

- 12** No development above slab level shall take place until a 'materials schedule' for the proposed walls and roofs have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interest of visual amenity of the area.

- 13** Prior to the occupation of the development hereby permitted, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing by, the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the remediation criteria have been met.

Reason: To ensure that any required remediation is completed and verified to an appropriate standard so that the site does not pose a risk to human health, groundwater or controlled waters, and to ensure that the land is safe and suitable for its intended use prior to occupation, in accordance with the National Planning Policy Framework.

- 14** Prior to the installation of any external plant, machinery or equipment associated with the development, a scheme for the control of noise arising from such plant shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall be supported by an acoustic assessment undertaken in accordance with BS4142:2014+A1:2019 (or any subsequent revision), and shall demonstrate that the rating level of noise emitted from the plant does not exceed a level of 5dB below the existing background noise level (LA90) when measured at the boundary of the nearest existing residential property.

All plant, machinery and equipment shall be installed and operated in accordance with the approved scheme and shall thereafter be maintained as such for the lifetime of the development.

Reason: To protect the amenity of nearby residential occupiers from noise associated with plant, machinery and equipment, as such impacts have not been fully assessed at the application stage; and to ensure that appropriate mitigation measures are secured and implemented prior to occupation of the development in the interests of residential amenity and in accordance with the National Planning Policy Framework.

- 15** Prior to the first use of the external lighting hereby approved, a verification report shall be submitted to and approved in writing by the Local Planning Authority confirming that the installed lighting has been implemented in accordance with the approved details shown on Proposed External Lighting Plan (Dwg No. 2315 090) and complies with the requirements of Environmental Zone E2 (or better) as set out in the Institute of Lighting Professionals document "Guidance Notes for the Reduction of Obtrusive Light GN01:2020" (or any subsequent revision).

The report shall be prepared by a competent lighting professional.

The lighting scheme shall thereafter be retained and operated in accordance with the approved details.

Reason: To ensure that the external lighting is implemented and operates in a manner that minimises light spill and glare in the interests of protecting the amenity of nearby residential occupiers, protected species and the character of the surrounding area, and to ensure compliance with recognised best practice set out in the Institute of Lighting Professionals guidance, as the detailed impacts of the installed lighting require verification prior to first use.

- 16** If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until further investigation and a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the LPA. The remediation strategy shall be implemented as approved.

Reason: To ensure that any previously unidentified contamination encountered during development is appropriately investigated and remediated so as to prevent risks to human health, groundwater and controlled waters, and to ensure that the development is safe and suitable for its intended use, in accordance with the National Planning Policy Framework.

- 17** The development hereby permitted shall be used only for purposes falling within Use Class B8 (storage and distribution) and Class E(g)(i) and E(g)(ii) (office and research and development) of the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

No other use, including any other use within Class E, shall be carried out without the prior grant of planning permission.

Reason: In the interests of protecting the amenity of nearby residential occupiers, as other uses within the Use Classes Order could give rise to unacceptable levels of noise, disturbance, or activity not assessed as part of this application.

- 18** No operations, including the loading, unloading, storage, or movement of vehicles to and from the site, shall take place outside the hours of 06:30 to 20:30 on any day, including Bank Holidays

Reason: In the interests of protecting the living conditions of nearby residential occupiers from noise and disturbance, having regard to the rural character of the area and the site's proximity to neighbouring dwellings, and to ensure the impacts of the development do not exceed those associated with the existing lawful or permitted use of the site, in accordance with Core Policy 57 of the Wiltshire Core Strategy and the National Planning Policy Framework.

Informatives

- 19** 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.

20 All new drainage will need to comply with Building Regulations Part H.

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.

The application states that foul drainage will discharge to a private treatment system. This requires consultation with the EA, see the EA guidance. The applicant can also contact the EA for pre-planning advice at swx.sp@environment-agency.gov.uk.

In addition, the applicant is required to demonstrate that the proposed discharge from the package treatment plant is in full compliance with the General Binding Rules (for discharge to a drainage field) or that an Environmental Permit from the EA has been obtained.

21 Non-Residential Electric Vehicle (EV) Provision

Electric Vehicle charging points are required for non-residential new-build developments in accordance with the Building Regulations Part S. The regulations only apply if the building has more than 10 parking spaces, as follows:-

- Minimum of one active chargepoint must be installed
- Cable routes must be installed to at least one-fifth (one in every five) of the total number of remaining spaces
- Where there is at least one accessible space (as defined in Approved Document M), a chargepoint and/or cable route must be provided to a minimum of one accessible space.

22 Environment Agency Informatives:

Informative 1 - Waste to be taken off-site

Contaminated soil that is (or must be) disposed of, is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2016
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials – Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of hazardous waste material produced or taken off site is 500kg or greater in any 12-month period, the developer will need to register with us as a hazardous waste producer. Refer to the hazardous waste pages on GOV.UK for more information.

Informative 2 – Waste on-site

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the environmental permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

We recommend that developers should refer to the waste management page on GOV.UK.

We will consider any queries in relation to the use of Definition of Waste: Development Industry Code of Practice (DoWCoP) (which is to be updated) through our environmental permitting enhanced pre-application advice service, considering site conditions, the materials that are proposed to be used, and the potential for harm to the environment and to human health. We can also provide advice as to whether an environmental permit is required.

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](#)