



The Town and Country Planning Act 1990
Approval of Wiltshire Council Regulation 3 Application
Application Reference Number: PL/2026/02765
Decision Date: 17/09/2026

Applicant:	Wiltshire Council Bythesea Road, Trowbridge, United Kingdom, BA14 8JN
Particulars of Development:	The replacement of two mobile classroom buildings with a new, permanent three-classroom extension
At:	Hullavington C of E Primary School, The Street, Hullavington, Chippenham, SN14 6EF

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 shall be carried out in accordance with the following amended plans and details:

i) received 29.04.2026:

Site location and block plan, 2425-FTP-XX-HSXX-DR-A-1001-P03;

Proposed site plan, 2425-FTP-ZZ-HS00-DR-A-1005-P03;

Proposed ground floor plan, 2425-FTP-ZZ-HS00-DR-A-1006-P03;

Proposed roof plan, 2425-FTP-XX-HSRF-DR-A-1007-P03;

Proposed section, 2425-FTP-ZZ-HSZZ-DR-A-3101-P03;

ii) received 09.07.2026:

General arrangement plan, 2425-RF-XX-HSXX-DR-L-1000 P04;

Proposed South and West elevations, 2425-FTP-ZZ-HSZZ-DR-A-2211 P04;

Fence details '868 Twin-Wire Rigid Mesh'.

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:

i) received 29.04.2026:

Tree Protection Plan. 24 April 2026. Arbtech. Project No. 43495563. Drawing No. PP01. Rev. 01;

Arboricultural Method Statement. 27 April 2026. Arbtech. Arbtech Project Ref. 43495563;

Section 6 and 7 of the Ecological Survey Report. April 2026. Diversity Environmental Consultants Ltd. Report Ref. d595.1;

Arboricultural Impact Assessment. 24 April 2026. Arbtech. Project No. 43495563. Drawing No. AIA01. Rev. 01;

Information to support BNG. July 2026. Diversity Environmental Ltd. Report ref. d595.4;

The Statutory Biodiversity Metric. 28 April 2026. Iteration. 1;

ii) received 15.05.2026:

Planting Plan. 15 May 2026. Roundfield. Drawing No. 2425-RF-XX-HSXX-DR-L-2000. Rev. P02;

Planting Schedule. 27 April 2026. Roundfield. 2425-RF-XX-HSXX-SCH-L-6000. Rev. P01;

iii) received 09.07.2026:

Proposed North and East Elevations. 24 June 2026. Footprint Architects. Drawing No. 2425-FTP-ZZ HSZZ-DR-A 2210. Rev. P04.

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

4 a) No external lighting shall be installed on site until plans showing the type of light appliance, details of intended timings and/or triggers for illumination, the height and position of fitting, illumination levels and light spillage in accordance with the

appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals, have been submitted to and approved in writing by the Local Planning Authority.

b) The approved lighting shall be installed and maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise impacts on biodiversity caused by light spillage to areas above and outside the development site.

- 5** a) No development shall commence until a detailed surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the principles set out within the Drainage Strategy prepared by SWJ Consulting Engineers (Ref. 2425-SWJ XX-HSXX-RP-C-0500 Revision P01 dated 27 April 2026) and shall include:

Detailed hydraulic calculations for all events up to and including the 1 in 100 year plus 40% climate change event;

Construction details of all SuDS components;

Flow control details;

Exceedance flow routing;

Outfall details;

A management and maintenance plan for the lifetime of the development.

b) The approved scheme shall be implemented prior to first use of the development and maintained thereafter in accordance with the approved details.

REASON: To ensure that the development can be adequately drained.

- 6** a) No development shall commence on site (including any works of demolition), until a Construction MANAGEMENT Statement, together with a site plan, has been submitted to and approved in writing by the Local Planning Authority. The Statement shall include the following:

i) the parking of vehicles of site operatives and visitors;

ii) number and size of delivery vehicles/ construction vehicles loading and unloading of plant and materials;

iii) storage of plant and materials used in constructing the development;

iv) wheel washing facilities;

v) measures to control the emission of dust and dirt during construction;

vi) a scheme for recycling/disposing of waste resulting from demolition and construction works;

vii) and measures for the protection of the natural environment.

viii) hours of construction, including deliveries;

ix) pre-condition photo survey

b) The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

c) where any damage related to the development, when compared with the pre-condition photo, is identified the damage shall be put right to the satisfaction of the Local Highways Authority within 6 months of the development completion.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

7 a) prior to the first use of the development permitted, the approved parking, cycle parking and associated turning areas shall be constructed and provided on site

b) The approved parking, cycle parking and associated turning areas shall be maintained for the lifetime of the development.

REASON: In order to ensure that suitable parking and turning areas are provided on site.

8 a) The soft landscaping shown on the approved plans shall be carried out in the first planting season following completion of the development, or first use of the building, whichever is the sooner.

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

REASON: To ensure a satisfactory landscaped setting for the development and in the interests of biodiversity enhancement.

9 a) Within 3 months of the first occupation of the replacement classrooms hereby approved, the existing temporary classrooms and nursery buildings shown on the approved plans as to be demolished, shall be removed from the site and all resultant materials and debris shall be removed

b) the land shall thereafter be restored and landscaped in accordance with the approved plans

REASON: To ensure the satisfactory appearance and operation of the site.

- 10** No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: In the interests of neighbouring amenity.

Informative

- 11** 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.

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