

APPLICATION FOR FULL-PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/03843
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Ridgefield Farm, Green Road, The Ridge, Corsham, SN13 9PW
DEVELOPMENT DESCRIPTION:	Proposed extensions to existing Agricultural Dwelling House and ancillary works.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

Green Road is a rural road which runs due south from the junction of Monks Lane / Brockleaze for some 200m before reaching the site entrance. At this point Green Road itself becomes gated and runs on to the south-east to serve as an access to a warehouse facility some 0.5km further before reaching Goodes Hill after approximately 1km. A separate gate at this point serves as an access to both a barn, as well as running on due south for some 60m as the driveway to serve the collection of land and buildings of Ridgefield Farm.

The site is situated outside of any settlement boundary, is not within any designated area and there are no listed buildings within close proximity of the site; the site is not at risk of flooding. Public Right of Way (PRoW) CORM27 runs north-south through the site, leaving the public highway at the site entrance to run adjacent to the driveway, past the immediate east of the collection of buildings on the wider site and through to cross the agricultural land to the south of the site. The site itself has a very open aspect and relationship with this PRoW, with no particular screening at the interface, and the buildings on the site all being clearly visible from the PRoW. The site is located within the Bath and Bradford-on-Avon Bat Special Area of Conservation (SAC).

The dwelling is a tied dwelling, having been approved in 1999 (under N/99/00501) subject to a Condition which restricts the occupancy to: *'... a person solely or mainly working, or last working, in the locality in agriculture..., or in forestry, or a widow or widower of such a person, and to any resident dependants.'* The Site Location Plan submitted with the application clearly delineates the application site as being the land considered to form the residential curtilage, with the land outlined as blue as other land within the applicant's ownership. This remains predominantly in agricultural use, although it is noted that planning permission has been granted for the change of use of some of the buildings within this 'blue' land for alternative uses.

PROPOSAL

The proposal seeks permission for an extension to the existing dwelling. The extension is formed of a two-storey side extension which will take the form of a gabled projection to match the existing on the other side; this will be coupled with an enlargement of the existing two-storey element to the rear. The existing front porch and rear conservatory are proposed to be

removed. In totality, these will result in a 4-bed dwelling from the existing 2-bed, and take the floorspace from 120sqm. currently to a total of some 165sqm.

Revised plans were submitted during the course of determination to both clarify the extent of demolition required, and then separately and subsequently to reduce the scale of the proposed extension(s). As originally proposed, as well as the above proposed extensions, a basement and single-storey side projection were proposed. These would have resulted in a dwelling with a floorspace of some 310sqm; the revised plans show a floorspace of some 165sqm.

In addition, the originally submitted application was not supported by any bat or ecology survey. As the site is located within the Bath and Bradford-on-Avon Bat Special Area of Conservation (SAC), and given the nature of the proposed works including to the roof of the building, this information was necessary before determination (see below) and resulted in further plans being submitted to ensure no adverse impacts arise as a consequence of the works.

PLANNING HISTORY

The site, along with the wider site and associated land, has been subject to the following applications previously:

Proposal / Summary
PL/2023/06355 - Full planning permission Decision - Approve with Conditions Date: 17/10/2023 – Planning application for the proposed mixed use of existing land and caravan to allow its use as a self-contained independent holiday let and for purposes ancillary to the residential use of the dwellinghouse
PL/2023/06354 - Full planning permission Decision - Approve with Conditions Date: 17/10/2023 – Retrospective planning application for the proposed change of use of agricultural land to residential and above ground fish tank
PL/2023/05206 - Full planning permission Decision - Refuse Date: 24/10/2023 – Commercial use of former agricultural buildings (Retrospective)
17/04190/FUL - Full planning permission Decision - Approve with Conditions Date: 21/6/2017 – Retrospective application for the erection of two agricultural buildings
16/05796/FUL - Full planning permission Decision - Withdrawn Date: 17/11/2016 – Two storey side extension to existing dwelling
N/11/03489/FUL - Full planning permission Decision - Refused Date: 25/4/2012 – Erection of One 2 Bedroom Holiday Cabin (Resubmission of 11/02343/FUL)
N/11/02343/FUL - Full planning permission Decision - Withdrawn Date: 27/9/2011 – Erection of One 2 Bedroom Holiday Cabin
N/08/02265/S73A - Full planning permission Decision - Refused Date: 13/11/2008 – Removal of Agricultural Occupancy Condition
N/08/00612/S73A - Full planning permission Decision - Withdrawn Date: 6/5/2008 – Removal of Agricultural Occupancy Condition
N/99/02102/REM - Reserved Matters Decision - Unknown Date: 4/11/1999 – ERECTION OF AGRICULTURAL WORKERS DWELLING
N/99/00501/FUL - Full planning permission Decision - Unknown Date: 4/11/1999 – ERECTION OF AGRICULTURAL WORKERS DWELLING
N/99/00459/S73A - Full planning permission Decision - Unknown Date: 15/7/1999 – RENEWAL OF TEMPORARY PERMISSION N/94/0411 FOR CHANGE OF USE OF LAND TO SITE AGRICULTURAL WORKERS TEMPORARY MOBILE HOME

N/98/02588/REM - Reserved Matters Decision - DIS- DISPOSED Date: 23/1/1999 – APPROVAL OF RESERVED MATTERS PURSUANT TO N/96/1850/OL - DETAILS OF SITING DESIGN/EXTERNAL APPEARANCE/ACCESS AND LANDSCAPING
N/96/01850/OUT - Outline Planning Decision - Unknown Date: 4/11/1996 – ERECTION OF AGRICULTURAL DWELLING ERECT AGRICULTURAL DWELLING
N/96/00928/FUL - Full planning permission Decision - Unknown Date: 7/6/1996 – ERECTION OF TWO GROWING ROOMS TWO GROWING ROOMS
N/94/00411/FUL - Full planning permission Decision - Approved Date: 18/4/1994 – CHANGE OF USE OF LAND TO SITE TEMPORARY AGRICULTURAL WORKERSMOBILE HOME SITE TEMPORARY MOBILE HOME
N/93/01393/FUL - Full planning permission Decision - Approved Date: 14/10/1993 – ERECTION OF 2 NO MUSHROOM GROWING ROOMS 2 NO MUSHROOM GROWING ROOMS
N/93/00729/FUL - Full planning permission Decision - Approved Date: 7/7/1993 – ERECTION OF 2 NO MUSHROOM GROWING ROOMS 2 NO MUSHROOM GROWING ROOMS
N/92/02051/OUT - Outline Planning Decision - Refused Date: 16/3/1993 – ERECTION OF AN AGRICULTURAL DWELLING AGRICULTURAL WORKERS DWELLING
N/89/02919/FUL - Full planning permission Decision - Approved Date: 11/12/1989 – PROPOSED ERECTION OF 3 No POLYTUNNELS FOR MUSHROOM FARMING

The site, along with the wider site and associated land, has been subject to the following applications previously:

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 11 Spatial Strategy for the Corsham Community Area]
- Core Policy 50 Biodiversity and Geodiversity;

- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping;

Corsham Neighbourhood Plan ('CNP' made Nov.2019)

Policy CNP ED1 – Ecology and Design

Policy CNP E1 – Conserve and Enhance Biodiversity

Policy CNP E2 – Achieving Sustainable Development

Policy CNP E3 – Landscape

Policy CNP HE1 – Design Quality

Corsham Design Guide

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- National Design Guide

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)
- Whether the scheme would have an acceptable landscape impact (CP 51)

CONSULTATION RESPONSES

Corsham Town Council: Object, stating:

“Resolved: to object to the proposal on the grounds that it would represent overdevelopment of the site as the size and scale of the extension would be excessive in an agricultural setting. If approved, the resultant dwelling would have a detrimental visual impact especially from the existing Public Rights of Way.”

WC Highways: No objection

WC Rights of Way: No objection, with Informatives, stating

“Public footpath CORM27 runs along part of the existing access road through the site and into the field beyond.

I have no objections subject to the following informatives:

The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the Highways Act 1980 and therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way CORM27 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.

The applicant should note that no gates 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."

WC Ecology: No response

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

No neighbour or third-party representations were received on this application.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states: *"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."*

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework ('NPPF') as a material consideration in the assessment.

The assessment below considers each of the main issues identified above. Each topic is assessed in turn with reference to the relevant policy context, the evidence submitted, consultee responses, and all other material considerations, before a conclusion is reached.

Principle of Development

Core Policies 1 and 2 of the Wiltshire Core Strategy establish the overarching spatial strategy for Wiltshire and provide the primary Development Plan framework for determining whether development is appropriately located. Together, these policies seek to direct growth towards the most sustainable locations whilst protecting the intrinsic character and beauty of the countryside. The strategy prioritises development within Principal Settlements, Market Towns, Local Service Centres and larger villages, whilst development in the countryside will only be supported where it accords with specific development plan policies or where material considerations indicate otherwise.

The NPPF also contains national policies relating to the location of development. Policies S3-S5 distinguish between development within settlements and development in the countryside, support sustainable patterns of growth, and require decisions to have regard to the role and function of settlements, accessibility to services and facilities, and other site-specific considerations.

The principle of development should be assessed having regard to the Development Plan as a whole, the NPPF and all other material considerations. The weight afforded to individual policies will depend upon the nature, scale and location of the development proposed.

The application site lies outside a defined settlement. Policy S5(1)(c) of the NPPF recognises the reuse, extension, alteration or replacement of existing lawful buildings outside settlements as a form of development that may be acceptable in principle, provided that the existing building is lawful, of permanent and substantial construction and the proposal would not result in a disproportionate increase in size, or in the case of replacement buildings, would comply with the requirements of the policy.

The application relates to the extension of an existing lawful building. The principle of the proposed development is therefore capable of being supported under Policy S5(1)(c), subject to ensuring compliance with the specific requirements of that policy and the detailed assessment set out below.

Whilst the proposed works clearly relate to an extension to the existing dwelling, as this application has been submitted as full planning application, it is considered necessary to reinstate the agricultural / forestry tie which was attached to the original planning permission N/99/00501.

Design and Impact on the Character and Appearance of the Area

Core Policy 57 of the Wiltshire Core Strategy requires development to achieve a high standard of design that responds positively to local character, context and distinctiveness.

Policies DP1-DP4 of the NPPF seek to ensure that development is well-designed, visually attractive, sustainable and responsive to its surroundings. Development should contribute positively to local character, create high quality places and support healthy and inclusive communities.

The Wiltshire Design Guide provides further guidance on achieving high quality, context-led design and should be taken into account where relevant.

As originally proposed, the enlarged dwelling represented a substantial increase in scale, form and mass from the existing dwelling. Not only problematic in design terms, it is also of relevance that this is a tied dwelling, which does have some bearing on what might be an

appropriate size and scale of dwelling to support that functional tie.¹ Accordingly, revised plans were submitted during the course of determination to address these concerns, reducing the scale of the proposed extension(s) to give a dwelling with a total floorspace of some 165sqm, rather than 310sqm as originally proposed. This scale of development / extension is considered to be reasonable to provide a suitable family home, and to not give rise to any conflict with the relevant policies in terms of scale. A Condition restricting any further future enlargement of the dwelling is considered appropriate in this instance for the above reasons.

In terms of the proposed design, this was amended during the course of determination due primarily to the reduction in scale of the extended buildings. The materials remain substantially similar: predominantly bath stone elevation to the front (stone cills and heads to match existing) with an element of timber cladding introduced on the central bay to the front and rear, and significantly more glazing introduced on the rear elevation (with timber solar shading) along with the removal of the existing conservatory. The existing roof is brown / orange concrete tile, the proposal incorporates the replacement of this with a zinc / standing seam metal roof.

Due to the rural location of the site it does not fall within any of the specific Character Areas detailed within the Corsham Design Guide (2019). Whilst not of 'traditional' appearance, given the context and setting of the site the proposed design and materials – and in particular the zinc roof material – is not considered to be inappropriate or incongruous, or to give rise to any substantive conflict with either CP57 (WCS) or HE1 (CNP).

Amenity

Core Policy 57 (criterion vii) requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents. Policies L2.1(d)(ii) and P3 of the NPPF requires development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. In assessing amenity impacts, regard should be had to matters including daylight and sunlight, outlook, privacy, overbearing impacts and other effects on residential amenity.

These policies guide the assessment of amenity impacts. Given the distance of the dwelling from neighbouring and nearby dwellings, there are not considered to be any amenity: overlooking / loss of privacy, loss of light / overshadowing, overbearing impact or noise impacts arising from this application proposal such as to give rise to the relevant policies.

Ecology and Biodiversity

Core Policy 50 of the WCS Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. Policy N2 of the NPPF seeks to ensure that development contributes positively to the natural environment and supports nature's recovery. Development proposals should conserve and enhance biodiversity, minimise adverse impacts on habitats and species, strengthen

¹ Although not explicitly set out in policy, is it generally set out in appeal decisions that a floorspace for a tied dwelling of around 150sqm is sufficient to meet an essential need for a rural worker (3 / 4-bed) dwelling.

ecological networks where appropriate, and identify opportunities for biodiversity enhancement.

Proposals must assess and address potential effects on:

- Protected species;
- Priority habitats;
- Ecological networks; and
- Green and blue infrastructure.

Biodiversity Net Gain (BNG) is an approach to development seeking to ensure that habitats for wildlife are left in a measurably better state than they were before the development. As of 12 February 2024 (2 April 2024 for smaller sites) BNG is mandatory in England under the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This means developers must deliver a BNG of 10% to ensure development will result in more or better quality natural habitat than there was before development.

The Wiltshire Green & Blue Infrastructure Strategy (2022–2030) encourages habitat connectivity, nature-based solutions, and integration of biodiversity within site design; these principles guide the assessment of detailed proposals.

The site is located within the Bath and Bradford-on-Avon Bat Special Area of Conservation (SAC). As originally submitted the application was not supported by any bat survey, despite the roofworks proposed. As a consequence, this application has been under consideration for an extended period of time due to the requirement for the undertaking, submission and consideration of those in support of the application.

Although the existing dwelling is of modern construction, the submitted bat surveys revealed that the loft space is accessed by bats (brown long-eared). Further revisions to the submitted plan set was made to ensure that the proposed new roof provided adequate openings for on-going bat access, in order that there are no adverse impacts arising from the proposed works in this regard. In line with this, the works will need to be undertaken under a EPS licence. Following these revised plans, the Ecology Officer confirmed no objection, subject to Conditions relating to lighting and implementation in accordance with the approved plans and details, alongside Informatives regarding protected species and related legislation.

In terms of BNG, although submitted as a full planning application, the scope of works is limited to the extension of the existing dwelling, with the application site being formed of only the residential curtilage in extent. The proposal is thus considered to be a 'householder' application in scope and as such, it is considered reasonable to conclude that the application falls within the thresholds of the *householder exemption* set out in the Biodiversity Net Gain Regulations 2024. As such, no biodiversity metric calculation or biodiversity gain plan is required in this instance.

With the conditions and informatives added, the application proposal is not considered to give rise to any conflict with Core Policy 50 (WCS), ED1 and E1 (CNP), or Policy N2 of the NPPF.

Landscape and Visual Impact

Core Policy 51 of the Wiltshire Core Strategy seeks to protect, conserve and enhance landscape character and quality and requires development to respond appropriately to its landscape setting.

Policy N2 of the NPPF seeks to conserve and enhance the natural environment and requires development to take account of landscape character, local distinctiveness and the natural beauty of the countryside.

The Wiltshire Design Guide promotes a context-led approach that integrates development with landscape features and local character.

In this instance the site does not fall within any landscape designation, although it does form part of the rural character of the area, this being enhanced through the fact that a PRow runs through the site and the dwelling is clearly visible from that.

The Town Council objected to the application in its submitted form on the basis that it was excessive in scale and would have a detrimental visual impact. However, with the materially reduced scale of the proposed dwelling it is not considered that any landscape impact objection could be substantiated on the basis of Core Policy 51 (WCS) and Policy E3 (CNP).

Other matters

As referenced above, although this application has been submitted as a 'full' planning application, it does not seek to amend the residential curtilage and the scope of works is clearly limited to that of a 'householder' application. However, for this reason it is necessary to re-attach the Condition tying the dwelling to a person working in agriculture. For clarity, the Site Location Plan submitted with the application clearly delineates the application site as being the land considered to form the residential curtilage, with the land outlined as blue within agricultural use (notwithstanding any specific subsequent permissions).

PLANNING BALANCE AND CONCLUSION

The principle of extending an existing dwellinghouse is generally acceptable in principle, subject to consideration against other relevant development plan policies. In this case, these policies relate to design, landscape and ecology issues. In terms of the design, the scale of the enlarged dwelling has been reduced from that originally proposed and is on balance now considered acceptable in terms of Core Policy 57 (WCS), the Wiltshire Design Guide SPD and policy HE1 (CNP), as well as Section 12 of the NPPF.

With appropriate conditions there are no landscape or ecological impacts which would result in conflict with Core Policies 50 and 51 (WCS) and policies ED1, E1, E2 and E3 (CNP) and for these reasons the application is recommended for approval accordingly.

Policy Context

In reaching a decision, all identified harms and benefits must be weighed in the overall planning balance, having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004, the provisions of the Development Plan and the NPPF.

The NPPF contains a presumption in favour of sustainable development. Applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

The weight to be afforded to any identified benefits must be considered alongside all other material considerations, including whether the proposal accords with the Development Plan and whether any other policies of the NPPF indicate that development should be refused or that substantial weight should be attributed to identified harms.

Having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposal is considered to accord with the Development Plan when read as a whole.

The proposal is also considered to accord with the relevant policies of the NPPF.

The principle of development is therefore considered acceptable, subject to the detailed assessment of all other material planning considerations set out elsewhere in this report.

The Balance

The principle of development has been assessed elsewhere within this report having regard to the Development Plan, the National Planning Policy Framework and all other material considerations.

For clarity, the principal harms and benefits identified through that assessment are summarised below and weighed against one another in the overall planning balance.

The assessment above has considered the principal planning issues arising from the development, including highways impacts and safety, design / scale and amenity issues, ecology and biodiversity and site drainage. On the basis that the proposal is a householder development, the impacts arising are limited in extent and can be suitably mitigated by way of Conditions (in particular in terms of ecology impacts) and, having regard to the planning balance, are not of such significance as to justify the refusal of planning permission.

Conclusion

The proposed development is considered acceptable in planning terms. Having regard to the Development Plan, the NPPF and all other material considerations, the proposal is considered to conflict with the Development Plan but be acceptable for the reasons set out above.

Accordingly, planning permission should be granted.

RECOMMENDATION:

That Planning Permission be GRANTED, 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:
 - 4526-100.C: Location Plan (received 16/10/2025)
 - 4526-101.C: Site Plan Existing (received 16/10/2025)
 - 4526-102.D: Site Plan Proposed (received 23/10/2025)
 - 4526-105.A: Existing Plans (received 16/10/2025)
 - 4526-106.A: Existing Elevations (received 16/10/2025)
 - 4526-110.F: Proposed Floor Plans (received 16/10/2025)
 - 4526-111.G: Proposed Elevations (1) (received 23/10/2025)
 - 4526-112.G: Proposed Elevations (2) (received 23/10/2025)

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

3. The development will be carried out in accordance with the following documents
 - Bat Emergence Survey Report by Wessex Ecology 9th July 2026 REF: 6095.3 section 6. Discussion and Requirements
 - Proposed Extension Proposed Site Plan by bba architects and planners drawing no: 4526 3 102 rev: D
 - Proposed Extension Side and Rear Elevation by bba architects and planners drawing no: 4526 112 rev: G

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

4. No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation. The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area.

7. The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly working, or last working, in the locality in agriculture (as defined in Section 336(1) of the Town and Country Planning Act 1990 or in any provision equivalent to that Act in any statutory instrument revoking and re-enacting that Act with or without modification), or in forestry, or a widow or widower of such a person, and to any resident dependants.

REASON: The site is in an area where residential development for purposes other than the essential needs of agriculture, or forestry, is not normally permitted.

Informatives

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.

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.

The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the Highways Act 1980 and therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way CORM27 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.

The applicant should note that no gates 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.

The roof space of Ridgefield Farm is used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning permission. Future conversion of the roof space to living accommodation or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

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.