

APPLICATION FOR PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/03317
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	95 High Street, Cricklade, Swindon, SN6 6DF
DESCRIPTION:	Change of use from Financial Office (Class E) to dwellinghouse (Class C3) and shop (Class E) with rear extension and internal and external alterations
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The description of development was amended on 2 July 2026 for precision; the application was publicised by site notice under the amended description. The application seeks planning permission for change of use of the building from a financial office (Class E) to a mixed use of dwellinghouse (Class C3) and shop (Class E) with operational development comprising a rear extension and internal and external alterations.

The proposed rear extension has two-storeys and replaces an existing single-storey extension. It would have a GRP fibreglass flat roof, render walls to match the existing building, and a timber casement window. It would measure approx. 1.65m wide, 3m deep, 4.5m height. It provides a first-floor bathroom and back door lobby area at ground floor.

Internal alterations include reconfiguration and installation of partitions to facilitate the proposed mixed use, installation of kitchen facilities and alterations to solid wall openings. The external alterations include blocking up a first-floor side elevation window, altering a ground-floor side elevation door to a timber casement window, and alterations to rear elevation through insertion of timber bifolding doors.

Listed Building Consent is sought concurrently under reference PL/2026/03709.

SITE DESCRIPTION

The application site is a Grade II listed building, a two-storey shop known as 95 High Street [NHLE: 1356071]. Its front elevation has walls of render, a dual-pitched tiled roof, a ground floor boarded door with five-light fanlight and 20th century projecting shopfront, and first floor two-light casement windows. Its setting is characterised by the commercial townscape on the high street. It is in the settlement boundary of Cricklade. Relevant designations and constraints include its designation as a Grade II listed building, other nearby listed buildings, the Cricklade Conservation Area, the North Meadow SAC 4.2km recreational buffer.

PLANNING HISTORY

PL/2026/03709 - Rear extension and internal and external alterations (UNDER CONSIDERATION)

PL/2025/08983 - Change of Use from Financial Office (Class E) to Dwellinghouse (Class C3); rear extension and associated works (WITHDRAWN BY THE APPLICANT 13/04/2026).

PL/2025/09154 (LBC) – Rear extension and associated works (WITHDRAWN BY THE APPLICANT 13/04/2026).

20/08287/FUL - Proposed change of use from Financial Office (Class E) to a retail unit (Class E) and a 3 bedroom dwellinghouse (Class C3), erection of rear extension and associated works (APPROVED WITH CONDITIONS 20/01/2021).

- Identified harm to significance of heritage assets, but concluded public benefits justified and outweighed the harm.

20/08712/LBC - Proposed change of use from Financial Office (Class E) to a retail unit (Class E) and a 3 bedroom dwellinghouse (Class C3), erection of rear extension and associated works including the insertion and removal of internal partitions the creation of new openings including doors and bi-fold doors, the installation of new bathrooms and associated services and replacement roof lights (APPROVED WITH CONDITIONS 20/01/2021).

- Identified harm to significance of heritage assets, but concluded public benefits justified and outweighed the harm.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 1: Settlement Strategy (CP1)
- Core Policy 2: Delivery Strategy (CP2)
- Core Policy 3: Infrastructure Requirements (CP3)
- Core Policy 19: Spatial Strategy for the Royal Wootton Bassett and Cricklade Community Area (CP19)
- Core Policy 48: Supporting Rural Life (CP48)
- Core Policy 49: Protection of rural services and community facilities (CP49)
- Core Policy 50: Biodiversity and Geodiversity (CP50)
- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)
- Core Policy 60: Sustainable Transport (CP60)
- Core Policy 61: Transport & Development (CP61)
- Core Policy 62: Development Impacts on the Transport Network (CP62)
- Core Policy 63: Transport Strategies (CP63)
- Core Policy 64: Demand Management (CP64)
- Core Policy 67: Flood Risk (CP67)

Saved policies of the North Wiltshire Local Plan 2011 (NWLP)

- Saved Policy R1: Town centre primary frontage area
- Saved Policy R2: Town centre secondary frontage areas

Cricklade Neighbourhood Plan – Made March 2018 (CNP):

- Policy H1: The Settlement Boundary
- Policy H3: Design of New Housing
- Policy H4: Housing Mix on Sites
- Policy H7: Residential Car Parking
- Policy B1: The Primary Shopping Area
- Policy B2: The Town Centre Area

Wiltshire Design Guide SPD (WDG)

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Wiltshire Design Guide SPD (WDG)

Cricklade Conservation Area Statement 1999

Historic England Guidance:

- Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2 (GPA2)
- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)
- Making Changes to Heritage Assets. Historic England Advice Note 2. (HEAN2)
- Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (HEAN12)

CONSULTATION RESPONSES

The following consultees were invited to comment on the application:

Cricklade Town Council – No objection (09/07/2026).

Wiltshire Council's Highways Team – No objection, as no loss of parking and no evidence of greater trip generation to a single dwelling and shop compared to the existing use (14/07/2026).

Wiltshire Council's Public Protection Team – No objection (05/08/2026).

Wiltshire Council's Conservation Team – Comment, raising no objection, recognising that the proposal is a resubmission of an approved scheme, that the internal alterations represent a minor benefit, that the extension and external alterations are as previously approved and acceptable, that the ground floor shop would be preserved, that the effect on significance is neutral (05/08/2026).

Wiltshire Council's Ecology Team –

Comment, that the development is screened into Appropriate Assessment due to being within the North Meadow and Clattinger Farm SAC and must not be determined unless Natural England agree with the LPA's conclusion that securing a financial contribution would provide sufficient mitigation. They also advise that there is limited potential for enhancement due to site size and urban context, but that it may be possible to introduce limited small enhancements to rear of the site (13/07/2026).

No objection, advising that total financial contribution required to mitigate impacts would be £836 plus legal fees, to contribute towards SAMM at £356 per unit and SANG at \$480 per unit. The LPA's Appropriate Assessment was sent to Natural England who subsequently responded with no objection subject to securing the appropriate mitigation (05/08/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, an advert was published in the Wiltshire Gazette & Herald on 25 June 2026, and a site notice was displayed on 9 July 2026. No letters of representation were made by members of the public.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications be made in accordance with the development plan unless material considerations indicate otherwise.

Principle of development

The application site is an existing building in the town of Cricklade. Core Policies 1, 2 and 19 of the Wiltshire Core Strategy (WCS) are relevant for setting out the spatial strategy for this area.

CP1 sets out a hierarchical spatial strategy for sustainable development across Wiltshire, focusing on principal settlements, then market towns, then local service centres, then large villages and, finally, small villages. The first four of these settlement categories have defined settlement boundaries. The lowest end of the hierarchy, small villages, do not benefit from having designated settlement boundaries.

CP2 sets out a delivery strategy and states that, within defined limits of development, there is a presumption in favour of sustainable development.

CP19 identifies the settlements which comprise the Royal Wootton Bassett and Cricklade Community Area, where Cricklade is designated a Local Service Centre for the purposes of CP1 and CP2 which confers it a settlement boundary to define limits of development.

Policy H1 of the Cricklade Neighbourhood Plan (CNP) defines a settlement boundary for the town, within which development is supported where it is in accordance with the development plan taken as a whole.

The development comprises the material change of use of an existing shop building (Use Class E) to a mixed use of shop (Class E) and dwellinghouse (Class C3) with associated operational development.

As the application site is located within the settlement boundary of the Local Service Centre of Cricklade, there is a presumption in favour of sustainable development. However, policies that seek to protect town centre uses and community services are relevant as the development would reduce the floor space of the existing shop.

CP49 seeks to protect existing community services and facilities, such as shops, at local service centres, large villages and small villages by requiring comprehensive marketing requirements to demonstrate all preferable options have been exhausted before their loss would be permitted.

The CNP designates a Town Centre area and a primary shopping area. Within the latter, Policy B2 seeks to support the vitality of the town centre by maintaining non-residential uses at 75% of the total unit frontages.

Saved Policy R1 and R2 of the North Wiltshire Local Plan (NWLP) both reference Cricklade, and have similar wording and aims in terms of curating uses and supporting the vitality of town centres, but the corresponding policy map identifies Cricklade as a Town Centre Secondary Frontage Area only (R2).

Saved Policy R2 seeks to support new retail uses while seeking to ensure that proposals do not cause the loss of separate access arrangements where these provide opportunities for residential, community or employment uses in upper floors.

Changes to The Town and Country Planning (Use Classes) Order 1987 in September 2020 have amalgamated the previously multiple town-centre use classes into a single Class E use, to which this application relates. Accordingly, some of the use classes referred to in the relevant development plan policies no longer exist as individual use classes.

It is relevant that planning permission was granted for development, retaining the ground-floor shop frontage and creating a three-bedroom dwellinghouse, under reference 20/08287/FUL. Although, it expired without commencement, it provides a benchmark against which the Local Planning Authority should consider the relevant issues.

The existing Class E unit would not be completely lost, as a shop floor, store with kitchenette, office and WC would be retained within the ground-floor frontage. Although this would be a considerably smaller floor space, which could narrow its pool of potential occupants, it would retain the facilities to support a town-centre business, resulting in no material change in total unit frontages on the town centre. Furthermore, the development makes use of the opportunity for a separate access to upper floors to provide a dwellinghouse.

Having considered the development on its own merits, the conclusion finds similarly to the Local Planning Authority's (LPA) previous finding. The development is acceptable in principle and would not conflict with Policy H1 and B2 of the CNP, CP1, CP2, CP19 and CP49 of the WCS, and Saved Policy R1 and R2 of the NWLP.

S4 of the NPPF advises that development within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects. L2(1)(d) advises that substantial weight should be given to developments that make effective use of land by converting space above shops. TC2 advises that substantial weight should be given to the benefits of supporting the overall vitality and viability of town centres and improving and retaining access to local shops.

In so far as they are relevant, the development plan remains broadly aligned with the national guidance contained in S4, L2(1)(b) and TC2 and they do not, therefore, lead to a different conclusion.

Use Class E allows the moving at-will between a wide range of 'town centre' uses. The emphasis in the development plan is on supporting and sustaining the level of retail in town centres and shopping frontage areas. The LPA previously found it necessary to control, by condition, the use to one within Class E(a) or (c), for the display or retail sale of goods, other than hot food, principally to visiting members of the public. Such a condition is, therefore, recommended.

Design and local character and appearance, with particular regard to the listed building and the conservation area

CP57 and CP58 of the WCS together seek to ensure all new development, including changes of use and extensions and alterations to existing buildings, deliver a high standard of design that contributes to the character of Wiltshire. This would be achieved by, among other things, responding positively to the features of the site itself, its landscape or townscape setting, and the value of the historic environment by being sympathetic to and conserving heritage assets in a manner appropriate to their significance.

DP3 and 4 of the NPPF sets out principles for achieving well-designed places and advises that substantial weight should be given to compliance with relevant development plan policies when assessing design quality. HE1 to 10 sets out a framework for assessing and securing the conservation of heritage assets.

95 High Street is a Grade II listed building, the significance and special interest of which primarily comprises its architectural and historic interest as an 18th century shop and dwelling (presently solely a shop).

No.95 forms part of a row of four; No.92 is a 17th century painted limestone rubble house [NHLE: 1023119], No.93 a mid-18th century limestone rubble house with render plat band and stone slate roof [1356070], and No.94 a circa 1840 incised render house [1023120]. Their undulating roof heights and mix of vernacular and polite architectural traditions creates an attractive townscape feature, from which they derive group value.

S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 makes it a duty to have special regard to the desirability of preserving the building, and its setting, and any features of special architectural or historic interest that it possesses.

Of the group of four, No.95 is the only one in Character Area 3 (High Street Centre) of the Cricklade Conservation Area (CCA). The published statement¹ describes, among other things, that its commercial and retail uses with residential upper levels and its mixture of mainly 17th and 18th century buildings are significant features.

It is a duty under S72(1) of the PLBCA to pay special attention to the desirability of preserving or enhancing the character or appearance of the CCA, which can partly be discerned from its statutorily protected buildings and features, its townscape features, its valuable open space and water, and its significant foliage.

¹ Cricklade Conservation Area Statement 1999, p.20.

In determining the approved scheme in 2020², the LPA identified harm to the significance of the listed building but concluded that it would secure public benefits sufficient to clearly and convincingly justify the harm and outweigh it.

Commenting on this scheme, Wiltshire Council's Conservation Officer (CO) raised no objection. In particular, they advised that:

The recent planning and listed building consent in 2020 approved the preservation of the shop to the ground floor with three rooms to the shop use with store behind the chimney stack and an office at the rear separated by a stud partition.

The 2020 residential accommodation was separated by a corridor from the side entrance to access the rear living room and kitchen in the rear extension. The building has two staircases, to the upper floor, from the side corridor adjoining the lobby to the front door and a steep newel staircase to the rear living room.

The internal alterations are effectively as previously approved for a shop and living accommodation. The proposal reinstates the ground floor plan form with the internal connected rooms.

The other physical works to the ground and first floor are as approved in 2020 and are acceptable. This includes the bi fold door to the rear extension. To the first floor a small extension is proposed which would accommodate a bathroom above the side passage. This addition would have a new casement window.

The internal alterations are therefore considered to have a neutral impact on fabric and a minor benefit to plan form and the significance of the listed building.

The proposals preserve the shop to the ground floor and shop front sharing the front door and lobby with separate doors of the lobby to the shop area and residential accommodation.

The proposals have been previously approved in 2020 but not implemented. The impact on the significance of the listed buildings is neutral.

Since the approved scheme in 2020, the LPA has adopted the Wiltshire Design Guide SPD (WDG) in 2024 to supports the delivery of CP57.

Although primarily gear towards householder development, it offers relevant guidance in assessing design quality of extensions to buildings. In this case, Appendix D of the WDG discourages flat roof forms on extensions to buildings, particular those greater than single-storey, advising that they should respect horizontal elements of the building, such as eaves, when they are appropriate.

The proposed rear extension would have the effect that the WDG seeks to discourage. However, the CO does not identify harm, and the planning history suggests a flat roof in this location could integrate satisfactorily into its surroundings. The rear elevation is less sensitive

² 20/08287/FUL and 20/08712/LBC.

to change; the junction detail provides confidence that the roof can be incorporated to a high standard. The visual impact would be discrete in context, and the extension would otherwise be detailed with appropriate walling materials and fenestration details to integrate into the townscape.

The CO considers that the internal and external alterations are acceptable. In particular, they advise the internal alterations would better reveal the historic plan form. The LPA has no reason to disagree with their advice.

Although the change of use would reduce the Class E floor space considerably, the shop use would be retained in a way which would sustain the contribution it makes to the significance of the listed building and the character of the CCA.

No objections were raised by the Town Council or CO. The development would not harm the significance of the listed buildings, thereby preserving them, their settings and important features, to which special regard has been had in exercise of S66 of the PLBCA. Furthermore, it would not harm the character or appearance of the CCA in which they are located, and to which its preservation has been paid special attention in exercise of S72(1) of the PLBCA.

Conditions are recommended to ensure control over delivery of the design, although detailed design matters would be considered and controlled by the separate application for works under the PLBCA. Although the development would not satisfy some expectations of adopted design guidance, such supplementary guidance is not development plan policy in itself. For the reasons given, the development would not cause harm that would create conflict with CP57 or CP58 of the WCS.

The development plan remains broadly aligned with the national guidance at DP3 and 4 and HE4, 5, 6, 7 and 9 of the NPPF, in so far as they are relevant to achieving well-designed places, assessing design quality and conserving the historic environment, and would not therefore lead to different conclusion.

Residential amenity

Core Policy 57 (vii) of the WCS seeks to ensure that the design of new development has regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and that appropriate levels of amenity are achievable within the development itself.

DP3 and 4 of the NPPF sets out principles for achieving well-designed places, including liveability by ensuring their function well over the lifetime of the development. P3 advises that developments should be appropriate for their location taking into account likely effects on living conditions from air, noise and light pollution, among other things.

The application site is sandwiched between the White Hart Hotel and 94 High Street.

The development would create a three-bedroom dwellinghouse within the existing building, including an extension to provide it with a first-floor bathroom, and co-existing with a ground floor shop.

It is noteworthy that no letters of representation were made by members of the public, and that Wiltshire Council's Public Protection Team raised no objection.

The proposed dwellinghouse would provide acceptable living conditions for its potential occupants, particularly when having regard to the National Described Space Standards. Furthermore, the external alterations and extension would not introduce built form or openings where these would cause a detrimental loss of amenity to for occupants of adjoining land.

Use Class E allows the moving at-will between a wide range of 'town centre' uses. Some of these potentially more disruptive than others and which could adversely affect the living conditions of the dwellinghouse that would be created.

As discussed above, a condition to limit the use to one within Class E(a) had previously been determined by the LPA to be necessary to ensure compatibility between the uses and suitable living conditions for the dwellinghouse created. The last commercial use of the building was for financial services and there is no reason continuing a Class E (c) use would have unacceptable effects, therefore the condition can limit the use to Class E(a) or (c).

It was previously deemed necessary to control the opening hours in the interest of the amenity of the area. No reason can be found that such a condition would no longer be necessary.

Subject to recommended conditions, the development would not harm the living conditions of occupants of adjoining land and would afford appropriate levels of amenity to potential occupants of the development itself. For these reasons, it would accord with the aims of CP57 (vii) of the WCS.

The development plan remains broadly aligned with the national guidance at DP3 and 4 and P3 of the NPPF, in so far as they are relevant to design and living conditions, which would not therefore lead to different conclusion.

Ecological matters, including the North Meadow and Clattinger Farm SAC and Biodiversity Net Gain (BNG)

Although the application site lies within the centre of the urban area of Cricklade, it is within the inner (4.2km) recreational buffer zones for the North Meadow and Clattinger Farm Special Area of Conservation (SAC) which is also protected by its designation as a Site of Special Scientific Interest (SSSI) and as a National Nature Reserve (NNR)

North Meadow is an exceptional example of a lowland meadow with world class populations of snakeshead fritillary flowers, open to the public throughout the year. Visitor pressure is impacting the meadow, and it is likely additional residential dwellings/overnight accommodation will lead to the site losing its special interest.

Alongside neighbouring authorities, Wiltshire Council has published a North Meadow SAC Interim Recreation Mitigation Strategy (2023-2028)³ where relevant development must

³ Available from: <https://www.wiltshire.gov.uk/article/1102/Biodiversity-and-development>

contribute towards Strategic Access Management and Monitoring (SAMMs) at a standard rate per residential unit.

Within the inner 4.2 km zones developments must also provide for Suitable Accessible Natural Greenspace (SANG). Developments with a net increase of less than 50 units are expected to make a contribution per unit, whilst developments of 50 units or more will normally provide SANG as part of the development. SANGs are not normally required for developments beyond 4.2 km

As a competent authority, Wiltshire Council must undertake an Appropriate Assessment (AA) pursuant to the Conservation of Habitats and Species Regulations 2017 (as amended). Wiltshire Council's Ecology Team (ET) have advised that the development is screened into AA and that likely significant effects on the SAC cannot be excluded in the absence of mitigation. Natural England (NE) raised no objection to this conclusion subject to securing a financial contribution towards the mitigation strategy.

The development would be required to make a financial contribution of £356 towards SAMM and of £480 towards SANG, exclusive of legal fees. The applicant has signed a legal agreement under S111 of the Local Government Act 1972 which would ensure the payment can be secured and that likely significant effects on the SAC would be mitigated.

The development would not cause material degradation of habitat within the site and there is reasonable certainty, based on the nature of the development, the site, and local context, that the risk for adverse impacts on protected species is low.

The ET have suggested biodiversity enhancements could be secured by condition. However, the development would cause no net loss in the biodiversity value of the site itself. Potential off-site impacts would be mitigated by the financial contributions. The ET do not recommend any particular conditions to secure enhancement features , like bird boxes, but these would not meet the tests for the reasons given.

The applicant has claimed the *de minimis* exemption from the requirement to deliver 10% BNG, introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). The application is supported by sufficient information for the LPA to be satisfied the development is below the threshold for BNG to apply. The decision notice shall include the relevant informative note.

There is no objection to the application on ecological grounds, including from the ET and NE. The S111 legal agreement to secure a financial contribution towards the mitigation strategy for the SAC would ensure likely significant effects on this protected site would be mitigated. Accordingly, the development would not conflict with CP50 of the WCS, and it would also not conflict with N2 and N6 of the NPPF, with which the development plan remains broadly aligned in relation to conserving the natural environment.

Access and highways matters

The application site is in a sustainable location where there is a good level of facilities, services and employment opportunities, while the town is also served by public transport. The site is

understood to have no vehicular means of access to the highway, and the development would not cause a loss of parking.

Wiltshire Council's Highways Team raise no objection, advising that there is no evidence the change of use would generate an increase in trips at a level that would be detrimental to the safety of the surrounding highway when compared with the existing situation.

For these reasons, the development is not considered to conflict with Policy H7 of the CNP or CP57 (xiv), CP60, CP61, CP62 or CP64 of the WCS. These policies remain broadly aligned with the national guidance at TR3, 4 and 6 of the NPPF, in so far as they relate to access and highway safety; and would not therefore lead to different conclusion.

PLANNING BALANCE AND CONCLUSION

The development would have acceptable effects in respect of matters of acknowledged importance to the public interest, subject to the recommended conditions and S111 legal agreement. It would not conflict with the development plan, and other material considerations do not indicate that a decision should be made other than in accordance with the development plan. The statutory requirements have therefore been fulfilled, and the application should be supported.

RECOMMENDATION

That planning permission be GRANTED subject to the following conditions and the S111 legal agreement:

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:

Application Form. Materials. Received 25 May 2026.
Site Location Plan. 5950 03. Received 25 May 2026.
Proposed Floor Plans. 5950 50. Received 25 May 2026.
Proposed Elevations. 5950 51. Received 25 May 2026.
Proposed Block Plan. 5950 52. Received 25 May 2026.
Roof Junction. 5950 150. Received 10 August 2026.
Proposed Services. 5950 151. Received 10 August 2026.

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

3. The use hereby permitted shall comprise only the uses within Schedule 2, Part A, Class E(a) or (c) and Schedule 1, Part C, Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification. The area of the building used for Class C3 purposes shall not exceed the area identified as "FLAT EXTENTS" on Drawing No. 5950 50 (Proposed Floor Plans).

REASON: Having regard to the provisions of the development plan, this condition is required to enable the Local Planning Authority to consider individually whether planning permission should be granted for any other use, mix of uses or proportion of floor space in the interest of the vitality and viability of the town centre, the amenity of the area and the character of listed building and the conservation area in which it is located.

4. The use hereby permitted being a use comprised within Schedule 2, Part A, Class E(a) or (c) of the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification) shall only take place between the hours of 09:00 and 18:00 from Mondays to Sundays including Bank Holidays and other Public Holidays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interest of the amenity of the area.

Informatives to the applicant:

1. Attention is drawn to the Agreement dated 14 September 2026 and made pursuant to section 111 of the Local Government Act 1972.
2. 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.