

APPLICATION FOR FULL PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/02051
APPLICATION TYPE:	Full Planning Permission
SITE ADDRESS:	Notton School House, 28 Notton, Lacock, Chippenham, SN15 2NF
DEVELOPMENT DESCRIPTION:	installation of carpark, and erection of fencing and gate
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The scheme proposes the installation of an additional car park within the grounds of Notton House School, and the erection of fencing and replacement gates. The carpark is proposed to be primarily surfaced in recycled plastic x-grid-green, with the section adjacent to the highway finished in tarmac. The surrounding fence is proposed to be PPC to varied heights, and a replacement gate will be installed to match the appearance of the fencing.

Confirmation that the boundary treatments should be included in the description of development was received on 15.04.2026 along with elevation plans. Further confirmation was received on 23.07.2026 that the scheme does not include any relevening of the site. Additional fencing plans were received on 19.06.2026, in response to consultee comment, which resulted in an improved scheme.

SITE DESCRIPTION

The application site comprises Grade II listed 'Notton House', ancillary structures, and recreational land which serves 'Notton House Academy' in Notton - a hamlet in the parish of Lacock, part of the Corsham Community Area.

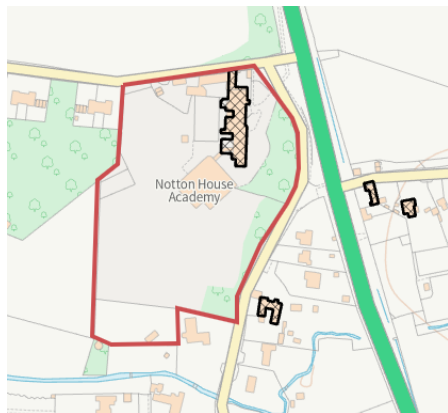


Figure 1: map view of site (red)& listed buildings (black) Figure 2: aerial view of site Figure 3: existing access gate (submitted)

The framework boundary for Chippenham is more than 2km north of the site, and the framework boundary for Corsham is approx. 3km to the west. Notton and Lacock village do not currently benefit from being within a made neighbourhood development plan (NDP) area and do not have a defined framework boundary. Notwithstanding that classified road 'A350' is less than 20m east of the site boundary, the site is in open countryside for planning purposes.

The part of the site proposed for the carpark is currently laid to grass and trees; the access proposed to serve the new car park is north of the proposed car park, adjacent to classified C-road connected (at the east) to the A350. The main vehicular entrance to the academy, however, is east of the academy, accessed via unclassified 'Notton' road.

The site is located within a consultation zone for the Bath and Bradford-on-Avon Bats Special Area of Conservation (SAC).

RELEVANT PLANNING HISTORY

Relevant planning history at the site: (inter alia)

- N/03/03153/COU approved planning permission for *change of use from agricultural land to school playing field* on 02.04.2004
- PL/2021/08020 approved planning permission for *change to the northern entrance [...] changes to the Eastern entrance [...]* on 30.09.2021

Recent, relevant planning history in the wider area:

None

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Though considered as a whole, applicable Development Plan policies are listed below along with relevant legislation and guidance.

Wiltshire Core Strategy (WCS)

- CP50: Biodiversity and Geodiversity
- CP51: Landscape
- CP57: Ensuring High Quality Design and Place Shaping
- CP58: Ensuring the Conservation of the Historic Environment
- CP61: Transport and Development
- CP64: Demand Management
- CP67: Flood Risks

Saved Policies of the North Wiltshire Local Plan (NWLP)

- NE14: Trees, Site Features and the Control of Development

National Planning Policy Framework (NPPF)

- DP3: Key principles for well-designed places
- HE4 – HE6: Heritage assets
- N2: Improving the natural environment
- N6: Areas of particular importance for biodiversity and geodiversity
- F7 – F8: Flooding and sustainable drainage systems
- TR3 – TR4: Sustainable locations, street design, access and parking

Wiltshire Design Guide (WDG)

Wiltshire Local Transport Plan (LTP4)

- Parking standards (LTP3)

Wiltshire Council Level 1 Strategic Flood Risk Assessment (SFRA)

Planning Policy Guidance (PPG)

ISSUES

Taking into account the site context, and description of development, the main issues in the consideration of this application are:

- Principle / Sustainable Development
- Design and Heritage Impacts
- Neighbouring Amenity
- Ecology / Biodiversity
- Flood Risk / Drainage
- Highway Safety

CONSULTATION

Lacock Parish Council: Support

Supportive of removal of parked cars from highway.

Councils Arboricultural Team: Further information required

22.04.2026

Please provide a Tree Survey in accordance with BS5837:2012 along with a plan to show the correct canopy spread and root protection areas of trees on the proposed layout.

Please also provide details of how the new car park will be constructed in close proximity to trees and protection measures for trees during the construction stage.

Councils Conservation Team:

18.05.2026 Objection

03.08.2026 Objection

25.09.2026 Comment

[...] The NPPF confirms that when considering the potential impact of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset will be a matter of considerable importance and weight which requires clear and convincing justification.

It is acknowledged that in the planning /conservation balance there is some justification for the car parking, the public benefits and private benefits to the school are tangible and the amended metal railing fencing to a reduced 2.0 m high has reduced the perceived visual and setting harm and the simpler black railing fence would reduce the harm to an acceptable level.

Councils Drainage Team:

20.05.2026 Objection

07.07.2026 No objection subject to condition

The applicant has reconsulted with revised Design and Access Statement, Proposed surface plan and other documents addressing the issues raised in the previous drainage response issued on 20/05/2026

The applicant proposes to replace the previously proposed tarmac with permeable paving at the site access (entry and exit to the highway), resulting in an increase in impermeable area of 77 m². Runoff from the permeable surface is to be collected via a 100 mm ACO drain and discharged to a proposed soakaway.

However, no confirmation or details have been provided Confirmation of whether any groundworks/relevelling of the site will take place, and consequently any changes to overland flow routes across the site.

Officer note: Written confirmation was received from the applicant that there will be no requirement for groundworks/relevelling of the site.

Councils Ecology Team:

14.05.2026 Objection

06.08.2026 No objection subject to condition

[...] The site is located in three Bechstein's bats core roost buffer (consultation zone) associated with the Bath and Bradford-on-Avon SAC. The current proposal therefore has potential to result in significant adverse impact on the special features of the Bath and Bradford-on-Avon SAC. A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). This concluded that given the

scale and nature of the currently proposed development which (i) involves no overall loss of a roost of a qualifying species, (ii) does not propose removal of any core bat habitat, and iii) does not propose any additional external lighting, there is no mechanism for adverse impact on the Conservation Objectives of the SAC, and the proposal can be screened out of Appropriate Assessment. [...] A completed statutory metric calculation and map (Biodiversity Net Gain Statement, Seasons Ecology, March 2026; Statutory Biodiversity Metric, Patrick Ryan, March 2026) confirming the baseline and predicted post-development biodiversity units of the site have been submitted. [...] The revised plans show that the redline boundary now matches that used in the BNG assessment. As such, the above concern has been alleviated and there are no further ecology related objections.

Councils Highways Team: No objection

Permission is being sought to construct a parking area and extend an existing dropped kerb to allow for conflicting movements at the cross over to the highway.

The additional parking for Notton House Academy will ease the pressure of on street parking.

The visibility given the widening of the access is adequate to meet minimum standards and I therefore raise no highway objection.

REPRESENTATIONS

At the time of writing, 2no public representations have been received, one in support and one mixed; representation received raise the following summarised concerns and support comments:

- Improved parking management for the school which should positively reducing on-street parking, consequently providing a likely improvement to highway safety
- General support for development at the school
- Concerns that there may be loss/restriction of access to electricity transformer
- Concerns that there is limited visibility near the access and consequently may result in negative impact on highway safety
- Concerns that there may be a negative impact on neighbouring amenity

In addition, concerns were raised regarding potential future intensification of use of the site. This comment is noted; however, the assessment of this application is limited to the development proposed, rather than any speculative future development or change of use.

PLANNING CONSIDERATIONS

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 NPPF as a material consideration in the assessment.

Principle / Sustainable Development

The scheme is not proposing a change of use; operational development proposed will accommodate the existing use of the site and, the principle of development to support the existing use as a school is accepted. The suitability of the proposal remains subject to further assessment discussed in the following sections of this report, however.

Design and Heritage Impacts

Policy CP57 of the WCS requires high-quality design and place shaping for all new development including extensions, alterations and changes of use.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a general duty on decision makers, when considering whether to grant permission for development which may impact a listed building or its setting, to pay special attention to the desirability of preserving the building, its setting, or any features of special architectural or historic interest which the listed building possesses.

Policy CP58 of the WCS requires development to protect, conserve and (where possible) enhance the historic environment.

The new car park is proposed to be located close to the western edge of the school site, in the grounds associated with the Grade II listed building 'Notton House'.

The official list entry is:

Country house, now school, c1750 refronted and extended c1830-40. Squared rubble stone with ashlar dressings. Low pitched slate roofs and ashlar stacks. Three-storey, 3-window centre, probably c1750 and refronted c1830-40 when 2-storey, one-window pavilions were added connected by narrow 2-storey one-window links. Centre has flush quoins, first floor band, moulded cornice, parapet and 2 front-wall stacks. Nine-pane attic windows in eared architraves, 16-pane windows elsewhere in unmoulded surrounds, the upper windows with heavily detailed cornices on consoles and balconies to the outer windows carried on heavy scrolled brackets that frame window heads below. Centre door in ashlar open porch with paired columns of unusual unfluted Greek Doric with entablature and balustrade over. Plaster vaulting within porch. Narrow links have ground floor full-width tripartite segment-headed windows and 12-pane segment-headed sashes above. End pavilions have similar detail to outer bays of centre block, 16-pane sash each floor, cornice and parapet. Plain 3-window south side to left pavilion. To rear of centre and right pavilion is mid C18 six-window front with raised ashlar dressings, small cornice and ashlar

parapet. Twelve-pane windows to main floors, 6-pane to attic. Third bay is slightly advanced with raised quoins, applied pediment in parapet, door set to right in moulded surround with hood on brackets, arched-head stair light over and 12-pane upper window. All windows have unusual small keystones. From north west angle projects a c1900 three-bay Roman Doric columned orangery with lean-to hipped roof against a coped screen wall. Behind screen wall is projecting gabled 'chapel' of rubble stone with C15 or C16 canopied niche over carved Baynard family arms in gable and C18 Gothic 2-light pointed first floor window. Octagonal timber cupola at west end of ridge. North side chimney gable. Building may be of ancient date or may incorporate stonework from Lackham House, demolished 1791. Interior: some fielded panelling in front hall and upstairs centre rooms. Two mid C18 bolection fireplaces upstairs and mid C18 stair with turned balusters and panelled dado. Regency-style plasterwork to stair-hall in link to south pavilion and door and window furniture in both floors of pavilion. Owned by Awdry family from 1766 when John Awdry purchased it from Edward Montagu, who refers in a letter (W.R.O. 109/511) to having occupied the house for 24 years. Sir J. W. Awdry (1795-1878) was Chief Justice of Bombay.

The application has been submitted with a heritage statement which appropriately identifies the significance of the asset and a design & access (D&A) which includes the following justification for the development:

Notton House Academy is an important asset to the area and maintains high standards of safety, low impact to the neighbouring properties / dwellings and continuing high standards of education for children who have higher special educational needs. The design has followed each element of the requirements set out by the school's staff and head teacher, while understanding the additional requirements to improve and maintain higher standards of security and safety for each of the pupils and staff.

Whilst the heritage statement is sufficient to identify the significance of the asset, it provides limited assessment of the impact of the proposed development on the setting of the heritage asset; as such, the impact on heritage significance is being assessed, primarily, with regard to the specialist advice received from the Council's Conservation team.

The proposed car park and fencing would be located within the wider grounds associated with the listed building and therefore has the potential to affect the heritage setting. The proposed alterations to the on-site parking provision for the school would read as functionally associated with the operation of an established educational facility and would provide some reduction in pressure of on-street parking. The public benefit of the parking area outweighs visual harm to the setting of the listed building.

The introduction of the fencing in the areas proposed has the potential to become the most visually discordant part of the scheme and concerns have been raised, during the course of the application, regarding the height and overall design of that part of the scheme.

In response to concerns raised, the applicant provided revised plans; re-consultation with the Councils Conservation team was carried out and their revised representation confirmed that the

revised fencing would be more sympathetic in appearance to the boundary treatments present elsewhere within the school site. As the submission lacks explicit detail on the intended colour finish of the fencing, and given that some colours may exacerbate the visual harm, a condition requiring submission and approval of the proposed fencing and gate colour is, however, necessary.

Notwithstanding, it is acknowledged that any colour of fencing would result in a change to the setting of the heritage asset which would result in a degree of localised visual harm in the short-term should planning permission be granted. On this occasion, taking into account that the fencing is required explicitly to support the continued operation of the school, a condition requiring the fencing to be removed when no longer required in association with the specified purposes should be included with any permission granted to prevent unnecessary long-term visual harm.

On balance, taking fully into account the Conservation Officers representation, with the imposition of conditions the impact of the development is not considered to be so harmful that it would undermine the significance of the heritage asset, or conflict with CP58 of the WCS.

Neighbouring Amenity

CP57 (vii) requires development proposals to have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants.

Public concern has been raised regarding the potential for development to negatively impact neighbouring amenity with a request for the following to be secured:

- *Essential utility access is maintained;*
- *Highway safety is properly addressed, with a commitment from the council for a speed reduction that keeps school students and residents safe;*
- *Future use is appropriately restricted;*
- *A detailed use plan is shared that addresses concerns around drop off and pick up;*
- *Lower-impact alternatives at the front of the site are fully considered.*

The west-most edge of the proposed carpark is intended to be located more than 10m from the side (eastern) elevation of the nearest dwelling '38 Notton Park'; given that this part of site is already actively used in association with Notton House, it is not anticipated that the proposed development to create a second formalised car park to support the operation of the school would result in an unacceptable change to the amenity enjoyed by occupants of that (or other nearby) dwelling.

There is no evidence to indicate that the proposed parking area would result in intensification of the established use of the site as an educational facility and it is not considered that the likely extent of use of the extended carpark area would give rise to unacceptable levels of disturbance to occupiers of neighbouring dwellings compared with the existing situation.

Taking fully into account that the development proposed would remain ancillary to the established educational use of the site and that any potential future material change in the nature or intensity

of that use would be subject to separate assessment (where required) it is not considered that the proposal would result in unacceptable harm to neighbouring amenity and living conditions.

Ecology / Biodiversity

Biodiversity net gain (BNG) is a way of creating and improving natural habitats and ensures that development has a measurably positive impact on biodiversity, compared to what was there before development.

Policy CP50 of the WCS outlines that Wiltshire's natural environment is one of its greatest assets and identifies protection measures necessary for consideration when assessing the impact of development on biodiversity and geodiversity.

The application site comprises two tree stumps and an area of modified grassland associated with the school; consultation with the Councils ecology and arboricultural teams has been carried out.

The arboricultural team advises that a tree survey and plans showing root protection areas should be provided. No tree removal is proposed and surfacing works associated with the car park would principally utilise and X-Grid ground reinforcement system, thereby reducing the extent of excavation required. As such, it is considered that sufficient information has been provided to confirm that the proposal can be implemented in a manner that would safeguard the retained trees subject to a restrictive condition, in lieu of the recommended condition requiring further information to be submitted.

The ecology team's representation advises that the habitats are unlikely to be of significant ecological value but that they may provide limited opportunities for occasional foraging wildlife. A condition requiring details of biodiversity enhancement measures, including provision for birds and invertebrates, is recommended should planning permission be granted.

The site lies within a consultation zone associated with a SAC; however, the proposal would not involve the loss of a bat roosts, removal of core bat habitat or the introduction of external lighting; the Councils ecology team have, therefore, concluded that the proposal would not result in adverse effects on the integrity of the SAC and that the proposal could be screened out from an Appropriate Assessment.

Flood Risk / Drainage

Policy CP67 of the WCS requires development to manage flood risk appropriately and to ensure that it does not increase the risk of flooding elsewhere. The policy supports the use of Sustainable Drainage Systems (SuDS) and requires consideration of surface water drainage as part of the development process.

During the course of the application, confirmation was received that the area between the site access and carpark would be constructed with permeable paving, rather than tarmac, that the carpark would be installed with a X-Grid system.

Consultation with the Councils drainage team has been carried out and their most recent representation indicates no objection but requesting the submission and approval of a drainage strategy for the purposes of providing clarity on whether any groundworks or re-profiling of the site would alter existing overland flow routes. The applicant has subsequently confirmed that no re-leveling of the site is proposed; accordingly, there is no evidence to suggest that the development would result in changes to overland flow patterns or that there would be an increase in flood risk outside of the site.

Given the limited scale of the development, that new surfaces will be permeable, and that surface water would be directed to a soakaway, it is considered that drainage concerns have been appropriately addressed through the submission of additional information and that no drainage condition would be necessary, should planning permission be granted.

Highway Safety

Policy CP61 of the WCS seeks to ensure that development is capable of being served by safe access to the highway network and appropriately considers the needs of all transport users. Policy CP64 supports measures that assist the effective management of parking demand. Public consultation resulted in both support and concern representations associated with the scheme on highway safety grounds. Consultation with the Councils highways team has been carried out which concluded in specialist guidance that the provision of additional on-site parking would help reduce the existing pressure for on-street parking in the locality and that the visibility at the proposed access (following the proposed widening) is adequate to meet the relevant minimum standards.

Taking into account all detail available, the proposal is not considered likely to generate a significant increase in vehicle movements beyond those which are already associated with the established education use of the site and the development would reduce the likelihood of vehicles parking on surrounding roads. The proposal is not considered likely to result in unacceptable impacts on highway safety.

SUMMARY AND CONCLUSION

The proposed development seeks to provide an additional parking area and associated boundary treatments to support the continued operation of Notton House Academy. The amended design of the fencing represents a visual improvement to the initially proposed security fencing which would, subject to conditions, balance the need to preserve the significance of the setting of the listed building whilst delivering operational benefits for the school.

The proposal would not result in unacceptable harm to neighbouring residential amenity, ecological impacts are limited. The use of an X-Grid reinforcement system is considered sufficient to safeguard retained trees and, taking into account the proposed permeable surfacing solution, there is no evidence to suggest that the development would alter existing overland flow route or increase flood risk elsewhere.

Overall, the proposal meets the aims of CP50, CP51, CP57, CP58, CP61, CP64, and CP67 of the WCS, and relevant NPPF policies.

RECOMMENDATIONS:

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 and documents:

i) Received 19.06.2026:

Proposed location plan, NH6108EP
Proposed site plan, NH6108EP
Proposed parking plan, NH6106P
Proposed surface plan, NH6101E
Proposed site lines, NH6103P
Proposed vehicle parking sizes, NH6105P

ii) Received 13.08.2026:

Proposed Fence Plan, NH6104P
Proposed Fence Elevation, NH6112P

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

3. a) Prior to the first use of the development details of biodiversity enhancement measures, including features for birds and invertebrates, shall be submitted to and approved in writing by the Local Planning Authority.

b) The approved measures shall be implemented within 12 months of the first use of the car park and shall be retained thereafter.

REASON: To secure biodiversity enhancements in accordance with Policy CP50 of the Wiltshire Core Strategy.

4. a) The parking area hereby permitted shall be constructed using the approved X-Grid (or equivalent cellular ground reinforcement) system. No excavation, trenching, level

alteration, soil stripping, or storage of materials, spoil, plant or machinery shall take place within the canopy spread area of retained trees adjacent to the development.

b) No roots greater than 25mm in diameter shall be cut, severed, damaged or removed during the construction of the development.

REASON: To ensure the protection and retention of trees of amenity value in the interest of visual amenity and biodiversity

5. a) The fencing and gate hereby approved shall be installed and finished in a colour that matches the existing perimeter railings shown on drawing 'NH6104P Proposed Fence Plan'
- b) The fencing and gate shall thereafter be maintained in that finish.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

6. Should the parking area hereby approved permanently cease to be used in association with Notton House Academy, within 6 months of that cessation the fencing shall be removed from the site, and the land shall be restored to its former condition as shown on drawing NH6102E 'Existing Site Levels'.

REASON: To prevent unnecessary long-term visual harm in the interest of preserving the character and appearance of the listed building and its setting.

INFORMATIVES TO APPLICANT:

- The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.
- Informative – Artificial Lighting The habitat surrounding the proposed development site is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be 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 GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

- 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.

- 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.