



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/01000
Decision Date: 07/10/2026

Applicant:	Mr and Mrs Hayes Court House Lane North East From Crooked Corner, Aldbourn, Wiltshire, SN8 2EJ
Particulars of Development:	Replacement of the existing field shelter/former stable and associated works and formation of an internal access track within the field using the existing field access
At:	Court House, Aldbourn, Marlborough, SN8 2EJ

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with policy DM3 (1)(a) of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Received 19.06.26

PL-HAYES -01 Rev C

PL-HAYES -02 Rev C

PL-HAYES -03 Rev C

PL-HAYES -04 Rev C

PL-HAYES -05 Rev C

PL-HAYES -06 Rev C

PL-HAYES -07 Rev C

Arboricultural Report June 2026 by Certhia Consulting Ltd

Received 24.04.26

Supporting Statement received 24.04.26

Received 27.02.26

Statutory BNG Assessment

UKHab Survey Report and BNG – January 2026 Ref 5681:2 by Daniel Ahern Ecology

Statutory Metric Macro

260226E -1 RevA

Received 13.02.26

Location plan

DAS and Heritage Statement

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

- 3** No building hereby permitted shall be brought into use until the sustainable drainage system for the site has been completed in accordance with the approved details shown on PL-Hayes – 02 Rev C received. 19.06.26 The sustainable drainage system shall be managed and maintained thereafter in accordance with the approved details

REASON: In the interests of maintaining a suitably drained site

- 4** The development will be carried out in strict accordance with the following documents:

- UKHab 2.0 Survey Report & BNG, Daniel Ahern Ecology, February 2026

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

Biodiversity

- 5** Within 3 months of the date of this decision, details of the number, design and locations of ecological enhancements – such as bird and bat boxes, and invertebrate blocks – shall be submitted to the local authority for approval. Development shall be carried out in strict accordance with the approved enhancement plan.

REASON: To provide mitigation/enhancement for biodiversity.

- 6** Following completion of all construction works associated with the development hereby permitted, the public bridleway (ALDB29) shall be fully reinstated to its former condition. This shall include, where necessary, the removal of all temporary surfacing, stone, hardcore or other materials laid in connection with construction access, and the reinstatement of the original surface profile, appearance and drainage features, including channels directing surface water to existing grips or soakaways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

The approved reinstatement works shall be completed in full prior to the first use of the development.

- 7** The access hereby permitted between the development and Public Bridleway ALDB29 shall only be used in connection with the agricultural and equestrian use of the land and buildings hereby approved

No use of the access shall take place which would result in regular or intensified vehicular movements along Public Bridleway ALDB29.

- 8** The building hereby approved shall only be used in connection with the private agricultural and equestrian use of the land known as Court House and shall not be used for any commercial purpose without the prior written permission of the Local Planning Authority.

REASON: To ensure the development remains ancillary to the established private use of the holding and to safeguard the character of the countryside and the amenities of users of Public Bridleway ALDB29.

- 9** Notwithstanding the details shown on the approved plans, the access track, stable yard and any associated hardstanding areas shall be constructed using permeable materials. No tarmacadam, concrete or other sealed surfacing shall be used unless otherwise agreed in writing by the Local Planning Authority.

The approved surfaces shall be retained as such thereafter.

REASON: In the interests of landscape character, visual amenity and sustainable drainage.

Informative

- 10** 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.

Informative

- 11** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is

deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

Nic Thomas - Director of Planning, Economy and Climate

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)