

**APPLICATION FOR FULL-PLANNING PERMISSION
(MINOR DEVELOPMENT)
CASE OFFICER REPORT**

APPLICATION REFERENCE:	PL/2026/04495
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Picketts Yard, Woodland Lane, Berwick St John, SP7 0EX
DEVELOPMENT DESCRIPTION:	Demolition of existing workshop buildings, sheds and bungalow. Form new family village home and garage.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The site comprises an existing (mobile) home with a collection of commercial outbuildings and barns. The site history indicates that the barns on the site were associated with a “caravan repair business” that was approved by Western Area Committee, under 1998/1329 (*Use land and building for caravan repair business and improve existing vehicular and pedestrian access together with amendment to condition no. 3 of planning permission no. S/94/0044/tp*). The main conditions tied the use of the land to the workshop buildings. The use of the site was approved on the basis for facilitating a *unique craft providing rural employment*. The business was a traditional caravan repair and restoration business.



A mobile home was first approved on the site for occupation by the owner in association with the caravan repair business under S/1999/0023 (Temporary and personal consent for mobile home for occupation by Mr Pickett in association with his caravan repair business). The temporary consent for the mobile was renewed in 2002 and 2006, subsequently amended in 2011 and renewed again in 2017. The five year condition imposed by the 2017 consent expired in July 2022.

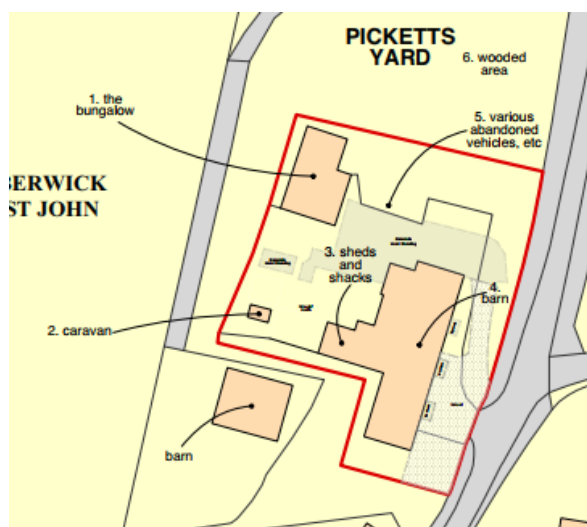
A certificate of lawfulness was issued under PL/2025/05211 for the use of the land within the red line for a mixed use comprising the use of Buildings 3 and 4 on the approved site plan (ref 1524/02A) for the commercial repair of caravans, the siting of a mobile home for residential occupation (Building 1) and associated operational development including hardstanding.

The CLE has established the lawful use of part of the site for residential occupation and the site is considered to be previously developed land. It is subject to the following key constraints and designations:

- National Landscape - Area of Outstanding Natural Beauty
- Conservation Area to the south
- River Avon Hampshire catchment SAC and SPA
- Unclassified adopted highway
- Agricultural Land Classification 2 (Best and Most Versatile)
- No identified sources of flood risk

PROPOSAL

The applicant is seeking to clear the site, remove the commercial buildings and mobile and replace them and erect a single two storey dwelling with separate garage building. The existing mobile, caravan, commercial buildings and outbuildings would be removed. An existing woodland area to the north would be retained along with existing trees on the site to be retained. The proposed curtilage is the same as the area approved as previously developed land under the CLE. The existing access to the site would be retained for the new development.



Existing



Proposed



PLANNING HISTORY

Proposal / Summary
13/00173/ENF - Residential use with no licence (expired) - mobile home - Mobile Home Picketts Yard Woodlands Lane Berwick St John Shaftesbury Wiltshire SP7 0EX –
16/04970/FUL - Full planning permission Decision - Approve with Conditions Date: 10/7/2017 – Proposed continued siting of mobile home
ENQ/2024/00681 - Pre-Application enquiry Decision - Pre-App Response Date: 19/6/2024 – Seeking advice on tidying up the site for replacement single dwelling
ENQ/2026/00062 - Pre-Application enquiry Decision - Pre-App Response Date: 17/2/2026 – Seeking advice on tidying up the site for replacement single dwelling.
PL/2025/05211 - Lawful development: Existing use Decision - Approve Date: 7/10/2025 – Certificate of lawfulness for use of the land within the red line for a mixed use comprising the use of Buildings 3 and 4 on the site plan (ref 1524/02A) for the commercial repair of caravans, the siting of a mobile home for residential occupation (Buildi
PL/2026/04495 - Full planning permission – Demolition of existing workshop buildings, sheds and bungalow. Form new family village home and garage.
S/1994/0044 - Full planning permission Decision - Approve with Conditions Date: 20/7/1994 – RECONSTRUCTION OF TWO SINGLE STOREY WORKSHOPS TO COMPLY WITH CURRENT BUILDING REQUIREMENTS
S/1998/0637 - Full planning permission Decision - Approve with Conditions Date: 13/8/1998 – A POLE BARN EXTENSION TO WORKSHOP TO ACCOMMODATE PROPOSED TENANTS CARAVAN REPAIR BUSINESS
S/1998/1328 - Full planning permission Decision - Refused Date: 27/11/1998 – OF LAND TO STATION MOBILE HOME
S/1998/1329 - Full planning permission Decision - Approve with Conditions Date: 18/12/1998 – USE LAND AND BUILDING FOR CARAVAN REPAIR BUSINESS AND IMPROVE EXISTING VEHICULAR AND PEDESTRIAN ACCESS TOGETHER WITH AMENDMENT TO CONDITION NO. 3 OF PLANNING PERMISSION NO. S/94/0044/TP
S/1999/0023 - Full planning permission Decision - Approve with Conditions Date: 12/4/1999 – TEMPORARY AND PERSONAL CONSENT FOR MOBILE HOME FOR OCCUPATION BY MR PICKETT IN ASSOCIATION WITH HIS CARAVAN REPAIR BUSINESS

S/1999/2075 - Removal/variation of conditions Decision - Approve with Conditions Date: 28/4/2000 – VARIATION OF CONDITION NO 5 IMPOSED ON PLANNING PERMISSION S/98/637 AND CONDITIONS 6 AND 8 IMPOSED ON PLANNING PERMISSION S/1998/1329 TO PERMIT THE USE OF ELECTRIC DRILLS SCREWDRIVERS SANDERS AND HAND HELD JIGSAWS WITHIN THE POLE BARN
S/2002/2449 - Full planning permission Decision - Approve with Conditions Date: 22/4/2003 – CONTINUED SITING OF MOBILE HOME FOR OCCUPATION BY TENANT - NON COMPLIANCE OF CONDITION 1 OF PLANNING PERMISSION S/99/0023
S/2006/2237 - Full planning permission Decision - Approve with Conditions Date: 14/12/2006 – CONTINUED SITING OF MOBILE HOME FOR OCCUPATION BY TENANT
S/2011/0098 - Full planning permission Decision - Approve with Conditions Date: 7/4/2011 – Continued siting of mobile home

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

- **Planning (Listed Buildings and Conservation Areas) Act 1990.**
- **National Planning Policy Framework (NPPF) 2026**
- **Planning Practice Guidance (PPG)**

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:

Wiltshire Core Strategy (WCS):

Core Policy 1: (Settlement Strategy)

Core Policy 2: (Delivery Strategy)

Core Policy 23: Spatial Strategy for the South Wiltshire Community Area

Core Policy 50: Biodiversity and Geodiversity

Core Policy 51: Landscape

Core Policy 57: Ensuring high Quality Design and Place Shaping

Core Policy 58: Conservation

Core Policy 60 & 61: Transport and new developments

Core Policy 69: Protection of the River Avon catchment

Draft Wiltshire Local Plan

At Full Council on 19 May 2026, the elected members of Wiltshire Council agreed to withdraw the emerging Wiltshire Local Plan. The said Plan has no material weight for the purposes of the application.

In accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2026, on 30th June 2026 Wiltshire Council published a notice of intention to prepare a new local plan for Wiltshire. The next stage is a Scoping Consultation which commences on 2nd September 2026. This plan is at a very early stage and currently carries no weight for decision making.

Neighbourhood Plan: - undesignated

Supplementary Planning Documents and other Guidance:

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

Other Relevant Policies and Documents

- Wiltshire Council's latest published Housing Land Supply Statement
- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015
- A Green & Blue Infrastructure Strategy for Wiltshire: Wiltshire's Natural Environment Plan 2022-2030
- Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. EC Habitats Directive when as prescribed by Regulation 3(4) of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) Circular 06/2005

MAIN PLANNING ISSUES

1. Principle for development
2. Design and impact on the character of the National Landscape (NL) and trees. Impact on the Conservation Area and heritage assets.
3. Ecology, protected species, BNG and River Avon catchment
4. Neighbouring and future amenities
5. Highway safety
6. Drainage

CONSULTATION RESPONSES

The views of consultees are material considerations in the determination of the application. However, the decision-maker must exercise their own planning judgement. Where consultees raise concerns or recommend conditions, these have been considered and are addressed within the assessment section of this report. Whilst significant weight is afforded to specialist technical advice, the decision remains a matter for the Local Planning Authority and the officer assessment below reaches an independent planning judgement on the issues raised.

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 and 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.

Below is a summary of the representations received during the consultation period. Only material planning considerations have been taken into account in the assessment of this application. Non-material issues, such as property values or private legal disputes, cannot be considered in the determination process.

Arboricultural officer – no objection subject to condition – see section below

Ecology – no objection subject to condition – see section below

Highways – no objection subject to conditions – see section below

Parish Council – no objection

Following the site visit on 14th September 2026, Berwick St John Parish Council has withdrawn it's objection to this planning application.

Letters of Objection – 0

Letters of Support - 2

My non-objection is conditional on three points:

- 1. As I understand it from the Site Location Plan, there is no application for change of use or otherwise in relation to the field, currently only available for agricultural use, which abuts my property, Sycamore House nor in relation to any other area outside the area delineated in red on the Site Location Plan. If there were any such application, I would object.*
- 2. As I understand it from Proposed Site Plan the proposed new dwelling will be built on the site of the existing bungalow. Were it to be sited nearer to Sycamore House, I would object.*
- 3. The third condition of my non-objection is that the permission given is limited to the garage and the building of the nature and dimensions (including height) as shown and described on respectively the Garage Plan and the Proposed Plans and Elevations document.*
- 4. Although not a condition, and it may not matter for these purposes, the boundary with my property does not appear to be accurately reflected on the Site Location Plan, so far as I understand that aspect of it.*

I have no objection to the application as submitted, providing the residential curtilage continues to reflect what is drawn on the updated version of the Proposed Site Plan (1524_06B - Proposed Site Plan), and that the house and garage are sited where drawn on the Proposed Site Plan. Any subsequent incremental or piecemeal proposed changes to the plan (footprint, residential curtilage, building design) that may be submitted, should be considered on their own merits, and should take into account that the site abuts the Conservation area of Berwick St John.

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 NPPF (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.

1.1 Principle of Development

i) Policy Context and Planning History

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. There are a number of policy strands to consider when establishing the principles for this proposal:

ii) National policy and need for homes

Policy HO7 of the NPPF 2026 recognises the importance of delivering homes which contribute towards meeting the evidenced accommodation needs of the community and states that substantial weight should be given to the benefits of providing such homes.

The Council's latest Housing Land Supply Statement provides the most up-to-date position regarding the availability of deliverable housing land within Wiltshire and is a material consideration in the determination of planning applications.

The NPPF requires local planning authorities to identify and maintain a supply of specific deliverable housing sites. Housing need, housing requirements, and the supply of deliverable sites are addressed through Policies HO1 to HO6 (for plan-making) and HO7 to HO13 (for decision taking) and Annex D of the NPPF. Annex D sets out the methodology for calculating housing need, assessing land supply, the application of housing land supply buffers using the latest Housing Delivery Test results, and establishing a five-year supply of deliverable housing sites.

The Council's current housing land supply position demonstrates a supply of 2.8 years of deliverable housing land against the relevant housing requirement. This position is a material consideration when assessing proposals for residential development. Where a shortfall exists,

this indicates that the Council is unable to demonstrate a full five-year supply of deliverable housing sites and this is capable of attracting significant weight in favour of proposals which would contribute towards meeting identified housing needs. Conversely, where a five-year supply can be demonstrated, this is also a material consideration to be afforded appropriate weight in the overall planning balance.

In determining this application, regard has been had to the Council's current housing land supply position, the relevant housing policies of the development plan, the housing objectives of the NPPF, and all other material considerations. The extent to which the Council's housing land supply position affects the weight to be afforded to housing delivery and other material considerations has been considered as part of the planning balance set out below.

The contribution that this proposal would make towards meeting housing needs, together with any other benefits and harms arising from the development, is assessed within the overall planning balance and conclusion sections of this report.

iii) Infill for a small village:

The site lies on the edge of the small village of Berwick St James. Core Policy 2 states that for schemes outside the defined limits of development:

Other than in circumstances as permitted by other policies within this plan, identified in paragraph 4.25, development will not be permitted outside the limits of development, as defined on the policies map. The limits of development may only be altered through the identification of sites for development through subsequent Site Allocations Development Plan Documents and neighbourhood plans.

*At the Small Villages development will be limited to **infill within the existing built area**. Proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development:*

- i) Respects the existing character and form of the settlement*
- ii) Does not elongate the village or impose development in sensitive landscape areas*
- iii) Does not consolidate an existing sporadic loose knit areas of development related to the settlement.*

The site is on the edge of the village and does not constitute a “gap” for infill purposes but is considered to be an existing brownfield site that forms part of the edge of the existing settlement.

iv) Lawful use of mobile home for residential occupation and previously developed land

The site has an approved certificate of lawfulness for the established use of the existing commercial buildings and the mobile home. The certificate includes a mixed use comprising the use of Buildings 3 and 4 for the commercial repair of caravans, the siting of a mobile home for residential occupation (Building 1) and associated operational development including hardstanding. The certificate establishes the site as previously developed (brownfield) land, which is situated at the edge of the village. It certifies the lawfulness of the existing buildings on the site, and confirms their use over the past for commercial repairs and for residential occupation. Therefore, on the basis of this evidence, CP2 would generally apply to the site,

subject to detailed criteria of CP2 and CP57 of the Wiltshire Core Strategy. As the certificate establishes the lawful use of the mobile home for residential occupation, the proposal does not strictly represent a replacement dwelling, and so Saved Policy H30 does not apply.

v) NPPF policy for development outside settlements

Policy S5(1) of the NPPF is relevant and states:

1. Only certain forms of development should be approved outside settlements, as set out in the following list. These should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework:

d. The redevelopment of previously developed land (including a material change of use to residential or mixed-use including residential);

2. In applying this policy, the circumstances in which the benefits of approving development proposals are likely to be substantially outweighed by adverse effects include, but are not restricted to, situations where the development proposal would fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

The site comprises previously developed land in mixed use, as established by the LDC. Its clearance is likely to result in a visual improvement in the National Landscape and it could be considered that continued commercial use (or its intensification) in such an area should not be encouraged due to associated amenity and highways impact. Therefore, a redevelopment of the site for a single dwelling would generally accord with the policy *thrust* of CP2 for small villages, S5(1)(d) and H07, and whilst it doesn't meet the *infill* definition in CP2, other material considerations and public benefits of the proposal are considered in the planning balance.

Accordingly, whilst the proposal conflicts with the infill policy set out in the Development Plan, new NPPF Policy S5 indicates that development of this nature on previously developed land may be acceptable in principle outside settlements, particularly as residential use has been lawfully established.

vi) Neighbourhood Plan

The site is not located within a neighbourhood plan area, and there are no neighbourhood plan policies relevant to the principle of development. Accordingly, neighbourhood plan considerations attract neutral weight in the assessment of the principle of development.

Principle Conclusion

The proposal conflicts with the infill policy set out in the Development Plan. However, the proposal falls within Policy S5(1)(d) of the NPPF as it has a lawful use certificate for commercial and residential use and is therefore capable of being supported in principle outside a defined settlement as previously developed land. The proposal must nevertheless be

assessed against all other relevant Development Plan policies, national policy and material considerations.

Whether the benefits of the proposal are substantially outweighed by any adverse effects, having regard to the requirements of Policy S5, is considered within the planning balance section of this report.

1.2 Design and Impact on the Character and Appearance of the Area and the National Landscape

Siting

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. CP51 considers landscape impact and whilst the site is not regarded as infill as it is on the edge of the village, CP2 requires development at small villages to:

- i) Respect the existing character and form of the settlement*

The site is existing brownfield land which has been previously developed. Existing trees would be retained and protected as per the Arboricultural report. The woodland area to the north lies outside the site area and existing landscaped and wooded areas at the edges of the site are not affected by the proposal. The development would be within the existing site boundaries and would therefore respect the existing character and form of the settlement.

- ii) Does not elongate the village or impose development in sensitive landscape areas*

The existing site boundary would not be expanded so it would not encroach into any sensitive areas.

- iii) Does not consolidate an existing sporadic loose knit areas of development related to the settlement.*

As the site benefits from an established planning history of approvals for the buildings on the site which have been confirmed by the recent CLE, the proposed redevelopment of the site would not apparently consolidate this part of the settlement and could potentially result in a visual improvement of the site to the benefit of this part of the village within the National Landscape.

Design and impact on the character of the area and the National Landscape

Policy CP57, CP58 and CP51 are also relevant to the design and landscape impact of any proposals on the high quality of the National Landscape and Dark Skies. 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.

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. Policy N4 specifies that substantial weight should be placed on the importance of conserving and enhancing the natural beauty of the National Landscape. Policy N2 of the

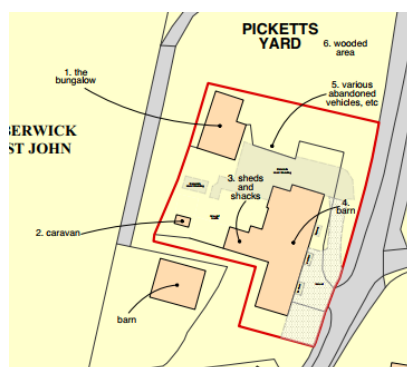
NPPF seeks to conserve and enhance the natural environment and requires development to take account of landscape character, local distinctiveness and the natural beauty of the countryside. Under Section 245 of the Levelling-up and Regeneration Act 2023, the Council must seek to further the purposes of National Landscapes when exercising its planning functions.

The Wiltshire Design Guide provides further guidance on achieving high quality, context-led design and should be taken into account where relevant. It promotes a context-led approach that integrates development with landscape features and local character.

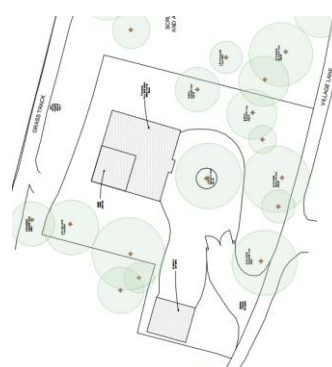


The applicant is seeking to erect a two storey dwelling on the site once the existing brick and pre-fabricated building have been removed. Existing trees are shown to be retained and protected.

The dwelling would have traditional features with hipped roof details and gable ends, small pane windows and chimney features. Materials would be Hurdcot Greenstone scabbled ashlar and coursed rubble walls and handmade plain clay peg tiles for the roof. Traditionally detailed painted hardwood timber joinery would be used for doors and windows. The dwelling has a characterful appearance using traditional materials and detailing. It would be sited almost centrally within the site, and partially upon the site of the former mobile home and set well back from the roadside and boundaries, separated by the existing trees:



Existing



Proposed

The dwelling and garage would be sensitively located within the site and are unlikely to have any negative impact on the existing character of the streetscene. The development is likely to result in a visual improvement to the overall appearance of the site and there are no design objections.

Other than the removal of the four trees, the impact from the proposals on the overall visual importance in the local landscape will be minimal. All trees bar the four identified trees are being retained. The trees for removal are shown in the Tree Removal Plan in the Arb Statement (Appendix 6) – see trees section below.

From the point of view of the historic environment, the main statutory duties are set out within the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66(1) requires special regard to be given to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest which they possess. Section 72(1) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Core Policy 58 of the Wiltshire Core Strategy seeks to conserve and, where appropriate, enhance the significance of designated and non-designated heritage assets and their settings. Core Policy 57 requires development to respond positively to local character and historic context through high quality design.

Policies HE4-HE10 of the NPPF recognise heritage assets as an irreplaceable resource and require proposals affecting heritage assets to be assessed having regard to their significance and the contribution made by their setting.



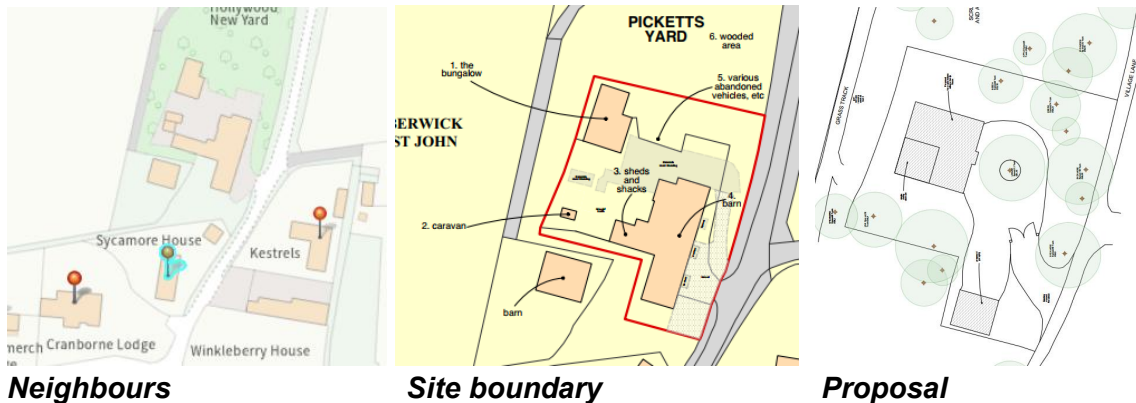
The site is not within the Conservation Area but lies adjacent to it. The removal of the existing buildings on the site are likely to result in a visual improvement to the site and existing boundary trees are shown to be retained. The proposed dwelling and garage are acceptable in design and siting terms and therefore, the development would not harm the significance and setting of the Conservation Area and is likely to be an improvement.

Having regard to the above, it is considered that the development would comply with CP58, CP57 and CP51 of the WCS and the NPPF.

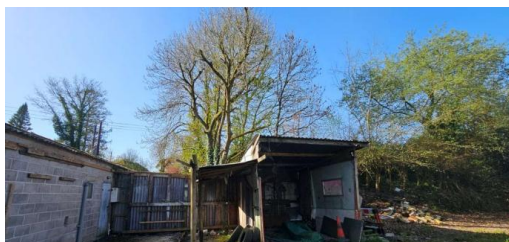
1.3 Amenity

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

Policy 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 particular, Policy P3(2)(b) requires development to avoid giving rise to unacceptable impacts on the living conditions of neighbouring residents and occupiers. 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. Each of the below matters has been assessed having regard to the specific site context and layout of the proposal.



As the plan show, the application site boundary does not adjoin any existing neighbouring properties. The closest neighbour is Sycamore House to the south, the rear elevation of the proposed garage would face southwards towards this dwelling. The proposed dwelling would be separated by an existing barn (located outside the site boundary) and existing mature trees on the boundary and would be sited about 30m from the boundary with Sycamore House. The siting and the proposed boundaries would ensure that the new development is unlikely to result in any undue overlooking, loss of privacy, loss of light or overshadowing or dominance for the occupiers of Sycamore House.



Looking south

Kestrel to the east is separated by the existing lane and the proposed garage and retained trees would provide a good level of privacy screening between the two dwellings. The siting and the proposed boundaries would ensure that the new development is unlikely to result in any undue overlooking, loss of privacy, loss of light or overshadowing or dominance for the occupiers of Kestrels.

Other dwellings are sufficiently separated from the development and site area not to be materially impacted by the development in amenity terms.

An hours of demolition and construction condition would be applied to ensure that neighbouring occupiers are not unreasonably disturbed by the development works, and an

unexpected contaminated land condition would be added to deal with any matters arising as part of the demolition to ensure that the amenities for existing and future occupiers are safeguarded. Appropriate levels of amenity are achievable as part of the scheme in accordance with CP57 and the NPPF.

1.4 Highways Impacts and Parking

Policies TR3-TR8 of the NPPF seek to ensure that development is supported by safe, suitable and sustainable transport arrangements. Development should provide appropriate access, promote sustainable travel choices where possible and avoid unacceptable impacts on highway safety and the operation of the transport network.

Core Policies 60-64 of the Wiltshire Core Strategy require development to provide safe access, promote sustainable transport, minimise transport impacts and provide appropriate parking arrangements.

Where relevant, regard should also be had to the Wiltshire Local Transport Plan, the Council's parking standards and any applicable Local Cycling and Walking Infrastructure Plans (LCWIPs).

The existing access is shown to be retained for the development and no alterations are proposed. The highways officer commented:

I am aware that a previous application gave Certificate of lawfulness for use of the land as partially residential. The drawings are not clear, however, it looks like the proposal is for a 4plus bed dwelling which will require a minimum of 3 off street parking spaces, it is proposed to provide 5 which is acceptable. A turning area is proposed within the site to enable vehicles to enter and exit the site in a forward gear. It is proposed to retain the existing vehicle access, which is acceptable. I raise no highway objection providing the following conditions are imposed.

Subject to the recommended conditions, there would be no unacceptable impacts on highway safety and the operation of the transport network arising from the development, in accordance with CP57, CP60 and 61 and the NPPF.

1.5 Ecology and Biodiversity

Core Policy 50 of the Wiltshire Core Strategy requires development to protect and, where appropriate, enhance biodiversity and geodiversity interests.

Policy N2 of the NPPF seeks to conserve and enhance biodiversity, support nature recovery, protect habitats and species, and strengthen ecological networks.

Where relevant, proposals should assess impacts upon protected species, habitats, ecological networks and green and blue infrastructure and demonstrate that any adverse impacts can be appropriately avoided, mitigated or compensated for. Biodiversity Net Gain (BNG) is mandatory for most development and proposals should demonstrate compliance with the statutory requirements unless an exemption applies. Development that would result in

significant biodiversity harm which cannot be avoided, adequately mitigated or compensated for should be refused.

The ecologist has considered the submission and commented:

Hampshire River Avon Special Area of Conservation (SAC) Catchment

This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. Appropriate Assessment (AA) must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects, and the suitability of any measures proposed to avoid or mitigate those effects.

A test of likely significance has been conducted by the relevant Competent Authority (Wiltshire Council). This assessment determined that, due to the nature of the development with no net increase in dwellings and the lack of any increase in water supply, drainage installation within this development, there will be no mechanism for effect on the River Avon SAC. The Habitat Regulation Assessment (HRA) has concluded that the application is not likely to have significant impacts on the River Avon SAC and the proposal is screened out of Appropriate Assessment.

Bat Species

No evidence of bat use was recorded during the Preliminary Roost Appraisal and all buildings were assessed as having negligible potential to support roosting bats, with no trees proposed for removal as part of the development. The demolition of existing workshop buildings, sheds and bungalow and construction of a new dwelling will not require removal of any vegetation considered to be functionally valuable to foraging or commuting bats. Subject to the retention of key boundary features and the implementation of an appropriate lighting strategy, it is considered likely that the functionality of habitats within the site, and their availability for foraging and commuting bats, will not be adversely affected. Should the proposals change such that trees or existing features with potential roosting features are affected, further survey work would be required, and mitigation measures would need to be reviewed and updated accordingly.

The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. 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 GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals. Suitable lighting to ensure dark foraging and commuting routes can be retained could be secured via condition.

Nesting Birds

The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Please be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or

vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

Biodiversity Net Gain

Under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) this application is required to deliver 10% Biodiversity Net Gain (BNG). The Biodiversity Gain Plan condition will automatically apply if approval is forthcoming. A completed statutory metric calculation (29 June 2026. Iteration. 1.1) confirming the baseline and predicted post- development biodiversity units of the site has been submitted (including the condition assessment sheets and maps).

Information in the completed on-site baseline habitat tabs is accepted as accurate based on the information submitted. The pre-development (baseline) situation is summarised below.

On-site pre-development (baseline) biodiversity value	1.85 Habitat units
	0.47 Hedgerow units
	0.00 Watercourse units
Are there any <u>irreplaceable</u> habitats on-site?	No
Has any habitat <u>degradation</u> of occurred?	No

If planning permission is granted, a Biodiversity Gain Plan confirming how the development will meet the biodiversity gain objective must be submitted and approved prior to the commencement of the development. The Biodiversity Gain Plan must be accompanied by a completed Biodiversity Metric with the following issues addressed:

- The trading rules must be satisfied. The Statutory Biodiversity Metric calculation (29 June 2026. Iteration. 1.1) does not provide information on how the development will achieve 10% BNG.
- It is currently unclear whether the habitats listed within the creation tab of the metric correspond with the habitats shown on the Proposed Site Plan (May 2024. TFH Reeve. Drawing No. 1524/06A). This should be clarified through the submission of a post-development habitat map linked to the metric (e.g. including habitat ID numbers) to demonstrate where each proposed habitat type will be delivered on site.
- Other neutral grassland of moderate/good condition is unlikely to be achieved in areas with high shading and/or human disturbance, we would advise that the proposed habitat should be revised to a more appropriate target.

Local Nature Recovery Strategy (LNRS)

The Environment Act 2021 - Local nature recovery strategies (legislation.gov.uk) is a mechanism to deliver nature recovery at a local and regional scale. Your proposal could support the development of this strategy by creating habitat in line with the above guidance. For more information see- Wiltshire and Swindon Local Nature Recovery Strategy - Wiltshire Council.

Core Policy 50

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and to seek opportunities to enhance biodiversity. The NPPF also encourages applications to deliver measurable net gains (para 186 d). It is anticipated that all developments will deliver no net loss of biodiversity. For this application, biodiversity measures should focus on delivering continued ecological functionality for bats, swifts and hedgehog.

The Preliminary Roost Appraisal & Barn Owl Survey proposes the inclusion of a bat tube, swift boxes, and a bee brick which is welcomed. The locations of these features must be provided on site plan/elevation drawings (Proposed Garage Plan & Elevations. May 2024. TFH Reeve. Drawing No. 1524/08A) and will become an enforceable part of the planning permission. Integrated features are generally maintenance free and seek to benefit a target species/s or group/s and should demonstrate viability in terms of position on the building, location and clustering in accordance with relevant guidance and the additional features. Locations should be chosen in consultation with a professional ecologist to ensure they are appropriately positioned, and the following details must be provided: location, number, type (include make/model, if appropriate) and positioning (height, aspect, surrounding habitat, as applicable). Bird/bat boxes will continue to be available for birds/bats for the lifetime of the development.

In summary, the proposals satisfy the requirements for CP50 and the NPPF. There would be no adverse impact arising from the development on protected species and their habitats. Suitable enhancement can be secured along with 10% biodiversity net gain. No objection is raised subject to conditions.

1.6 Trees and Arboricultural Impact

Core Policy 51 of the Wiltshire Core Strategy seeks to protect and enhance landscape character, including important trees and woodland features.

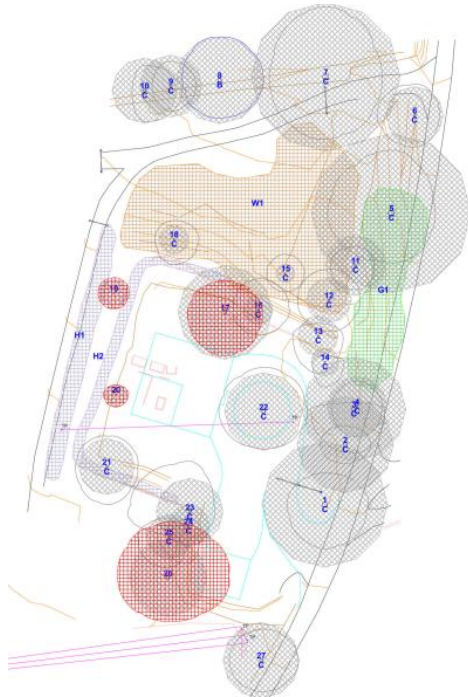
Policy N2 of the NPPF requires decision-makers to consider the environmental qualities of land proposed for development and to conserve and enhance existing natural features of visual, historic or nature conservation value, including established trees and hedgerows where possible. The policy also seeks to ensure that landscaping and natural features are used to help integrate development into its surroundings.

The application site contains a number of unprotected trees, adjacent to the conservation area. A tree survey and constraint plan have been provided. An Arb Method Statement was submitted and it states:

It should be noted that the majority of the trees on site are either old with significant issues or younger natural regeneration, many trees are Ash and are in decline, there is significant amounts of Ivy in many of the older trees, there is dead wood, cavities, bark damage and other defects. As such all bar one Sycamore are Category C trees, although as individuals none are of any great merit as a whole, they do represent a valuable visual and ecological benefit. The proposal is to focus redevelopment on the clearer area within the site which will have limited impact on trees, and the remaining areas will be managed to retain the woodland appearance of the site. There are a number of existing structure/surfaces etc. that have significant impact on tree RPAs, it is clear that significant care will be required in the

demolition and removal of these existing buildings and surfaces.

To carry out the redevelopment as proposed will require the removal of four trees, a mature Goat willow, a mature Ash, a semi-mature Sycamore and a semi-mature Ash. All of which are Category C. A number of tree RPAs will be impacted by the access/driveway, in particular the False acacia, which although only in fair condition, is to be retained within the driveway.



4 No trees to be removed in red

A number of the retained trees within the site will require protection during the development of the site with Temporary Protection Fencing, the construction of the new access although following existing ground levels in the most part will require care in excavation and construction. The area of woodland to the north will be fenced off completely with Temporary Protection Fencing. Where the access/driveway extend over the RPAs, a non-dig permeable surface will be required.

Successful retention of trees depends on the quality of the protection and the administrative procedures in place to ensure that the protective measures remain in place whilst there is any risk of damage. The Tree Protection Plan (Appendix 7) provides details of the areas where there will be impact on the calculated Trees RPAs.

Consideration has been given to:

- The impact of the development on existing trees;
- Whether any trees are subject to Tree Preservation Orders;
- The adequacy of any submitted arboricultural information;
- The retention, protection and replacement of trees.

No objection has been raised by the Council's tree officer and it is concluded that the proposal would not result in unacceptable harm to trees of amenity value, subject to conditions.

1.7 Drainage

Core Policy 67 of the Wiltshire Core Strategy seeks to ensure that development is appropriately located and designed to avoid increasing flood risk on-site or elsewhere. Sustainable drainage measures should be incorporated where appropriate. Policies F4-F8 of the NPPF require flood risk to be taken into account in planning decisions and seek to ensure that development is safe for its lifetime, does not increase flood risk elsewhere and incorporates appropriate drainage measures.

There are no identified sources of flood risk to the site. PPG para 020 requires a sequential approach to non mains drainage. The applicant is proposing the provision of a package treatment plant for foul drainage, and this complies with the PPG provisions, subject to appropriate building regulations.

2 CIL Compliance

The proposed development may be liable for CIL as set out in the Wiltshire CIL Charging Schedule dated May 2015. This is a charge that local authorities can impose on new developments in their area. The money generated through the levy will contribute towards the funding of infrastructure to support growth and is payable upon commencement of development.

3 Public Sector Equality Duty (PSED)

In reaching this decision, due regard has been had to the Public Sector Equality Duty under Section 149 of the Equality Act 2010. This requires the Local Planning Authority to have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between persons who share a protected characteristic and those who do not.

The Local Planning Authority is satisfied that the proposal would not result in any unlawful discrimination and that any impacts on protected groups have been appropriately considered as part of this assessment.

4 Environmental Impact Assessment (EIA) Screening

In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), the local planning authority has considered whether the proposed development constitutes EIA development.

No formal screening opinion was requested or issued. However, the local planning authority has considered the scale and nature of the proposed development based on the information submitted by the applicant as part of the application process and is satisfied that it does not constitute EIA development under the 2017 Regulations.

5 PLANNING BALANCE AND CONCLUSION

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions. Planning

decisions should apply a presumption in favour of sustainable development under NPPF policy S3 and this means approving development proposals that accord with both an up-to-date development plan and the decision-making policies in the Framework, without delay.

The application seeks to demolish a group of commercial buildings and an existing mobile home on a site that has a lawful development certificate. The site is considered to be previously developed, brownfield land on the edge of a small village, which has no settlement boundary. The site does not constitute infill as it is on the edge, rather than forming a gap in the village.

A 5 year housing land supply cannot be demonstrated in Wiltshire as required by the NPPF and at 2.8 years, this is a significant shortfall. NPPF Policy S5 permits the redevelopment of previously developed land (including a material change of use to residential or mixed-use including residential). Such development schemes should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework. There are no design, landscape, amenity, tree or ecology objections to the development, which lies within the National Landscape and on the edge of the Conservation Area. Therefore, significant weight may be attached to Policy S5 in the absence of identified harms.

The presumption in favour of sustainable development and the provision of a permanent dwelling on the edge of the settlement (in the absence of any identified harm) carries significant positive weight in the determination. Any adverse impacts of granting permission would not be substantially outweighed by any adverse effects as required by the NPPF in these circumstances. Therefore, officers consider that overall, the planning balance weighs in favour of the development and planning permission should be granted subject to the conditions recommended by consultees.

RECOMMENDATION: APPROVE

That Planning Permission be GRANTED, subject to the following conditions

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.

The development hereby permitted shall be carried out in accordance with the following approved plans and document listed in schedule:

Site Location Plan ref 1524/02 B dated 05/2024

Proposed Site Plan ref 1524/06 C dated 05/2024

Proposed House Plans and Elevations ref 1524/07 A dated 05/2024

Proposed Garage Elevations and Plans ref 1524/08 A dated 05/2024

Arboricultural Survey Report dated 13 April 2026

Arboricultural Impact Assessment and Method Statement dated 8th August 2026

Design, Access and Heritage Statement June 2026

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

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with those detailed on the application form and on approved plans, namely local greenstone scabbled ashlar and coursed rubble walls for the dwelling with handmade plain clay peg tiles for the roof, timber cladding for the walls of the garage with a plain clay tile to match the dwelling, unless otherwise agreed in writing with the LPA.

REASON: In the interests of visual amenity and the character and appearance of the area.

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

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

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the walls and roofslopes of the development hereby permitted. There shall be no extensions to the dwellings hereby permitted.

REASON: In the interests of residential amenity and privacy.

Any new artificial external lighting installed on the shall be in accordance with the appropriate Environmental Zone E0 standard for the National Landscape set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

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

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

- Pickets Yard BNG baseline. 09 September 2026. Smart Land Management & Ecology;
- Condition Assessment Sheets. 18 June 2026. Simon Smart and Roger Griffin;
- Section 6 of the Preliminary Roost Appraisal & Barn Owl Survey. 06 June 2026. Lowans Ecology & Associates. Version No. 1;
- The Statutory Biodiversity Metric. 29 June 2026. Iteration. 1.1;
- Arboricultural Survey Report. 13 April 2026. Woodland & Countryside Management Ltd;
- Proposed Garage Plan & Elevations. May 2024. TFH Reeve. Drawing No. 1524/08A.

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

The development hereby permitted shall not be occupied until the first 5m of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

Any gates shall be set back 4.5m from the edge of the carriageway, such gates to open inwards only.

REASON: In the interests of highway safety.

No part of the development hereby permitted shall be occupied until the turning area & parking spaces [minimum 3 No] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

The former commercial use of the site and buildings may have given rise to potential sources of land contamination e.g. fuel oil, vehicle parts, asbestos. In the event that contamination is encountered at any time when carrying out the approved development, the Local Planning Authority must be advised of the steps that will be taken by an appropriate contractor to deal with contamination and provided with a written remedial statement to be followed by a written verification report that confirms what works have been undertaken to render the development suitable for use. The agreed works shall be carried out before the development is occupied and in accordance with the Statement.

Reason: Core Policy 56, to reduce the risks associated with land contamination.

The development, including any site clearance and pruning to retained trees hereby approved, shall be implemented in accordance only with the recommendations in the Arboricultural Impact Assessment and Method Statement by Woodland and Countryside Management Ltd dated 8th August 2026.

The retained trees shown to be retained on the Tree Protection Plan in Appendix 7 of the AMS hereby approved shall be protected during the site clearance and construction phases of the development in accordance with BS5837:2013. Trees to be removed shall be in accordance with Appendix 6 unless otherwise agreed in writing with the LPA.

Any protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

REASON: To ensure that the development is undertaken in an acceptable manner, to enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity of the National Landscape and the setting of the development.

No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 "Tree Work – Recommendations" or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practise.

If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.

[In this condition “retained tree” means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later].

REASON: To ensure that the development is undertaken in an acceptable manner, to enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity of the National Landscape.

INFORMATIVES:

Protected Species

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.

Biodiversity Net Gain

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. 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.