



The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2025/02747

Decision Date: 27/11/2025

Applicant:	Mr & Mrs Tom Cripwell Dragonfly House, Scouts Lane, West Tytherley, SP5 1JP
Particulars of Development:	Erection of Dwelling and Annex Building of Exceptional Quality & Design, Garage, Landscape Enhancements, Associated Works
At:	Land Adjacent Falcon Cottage, Pincroft Lane, East Winterslow, SP5 1BG

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 paragraph 39 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 approved 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 approved shall be carried out in accordance with the following approved plans:

Application Form & Certificate

Ref: 534-P001 Rev P1 – Proposed – Site Location Plan. Received – 19.03.2025

Ref: 534-P002 Rev P1 – Proposed – Site Block Plan. Received – 19.03.2025

Ref: 534-P101 Rev P1 – Proposed – Ground Floor Plan. Received – 19.03.2025

Ref: 534-P102 Rev P1 – Proposed – First Floor Plan. Received – 19.03.2025

Ref: 534-P103 Rev P1 – Proposed – Roof Plan. Received – 19.03.2025

Ref: 534-P104 Rev P1 – Proposed Annex Floor Plan. Received – 19.03.2025

Ref: 534-P201A Rev P1 – Proposed – North West Elevation. Received – 19.03.2025

Ref: 534-P201B Rev P1 – Proposed – North West Elevation – Rendered. Received – 19.03.2025

Ref: 534-P202A Rev P1 – Proposed – South West Elevation. Received – 19.03.2025

Ref: 534-P202B Rev P1 – Proposed – South West Elevation – Rendered. Received – 19.03.2025

Ref: 534-P203A Rev P1 – Proposed – North East Elevation. Received – 19.03.2025

Ref: 534-P203B Rev P1 – Proposed – North East Elevation – Rendered. Received – 19.03.2025

Ref: 534-P204A Rev P1 – Proposed – South East Elevation. Received – 19.03.2025

Ref: 534-P204B Rev P1 – Proposed – South East Elevation – Rendered. Received – 19.03.2025

Ref: 534-P205A Rev P1 – Proposed Garage Elevations. Received – 19.03.2025

Ref: 534-P205B Rev P1 – Proposed Garage Elevations – Rendered. Received – 19.03.2025

Ref: 534-P301A Rev P1 – Proposed Detailed Section 01 – Typical Wall. Received – 19.03.2025

Ref: 534-P301B Rev P1 – Proposed Detailed Section 01 – Typical Wall – Rendered. Received – 19.03.2025

Ref: 534-P302A Rev P1 – Proposed Detailed Section 02 – Typical Windows. Received – 19.03.2025

Ref: 534-P302B Rev P1 – Proposed Detailed Section 02 – Typical Windows – Rendered. Received – 19.03.2025

Ref: 534-P401 Rev P1 – Proposed Visualisation. Received – 19.03.2025

Ref: PIN_004 – Landscape Sections. Received – 19.03.2025

Ref: PIN_005 – Landscape Masterplan – Inner Ring. Received – 19.03.2025

Ref: PIN_007 – Landscape Masterplan – Domestic Curtilage. Received – 29.08.2025

Ref: EBD_3824_DR006 – Proposed Habitats. Received – 19.03.2025

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

- 3 No development hereby approved shall continue above slab level on site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

- 4 No flintwork shall be constructed to any buildings or walls hereby approved on site until a sample panel of flintwork, not less than 1 metre square, constructed using flints hand laid in a random pattern (with no preformed panels to be used), has been erected on site, inspected and approved in writing by the Local Planning Authority. The panel shall also show the method of feathering and junction with the chalk walls identified on the proposed plans. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample panel and type and method of laying/feathering the flint.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

- 5 The dwelling hereby approved shall not be first occupied until the photo voltaic panels and ground source heat pump have been installed and are in use in accordance with the approved details.

REASON: To ensure that the energy efficiency measures put forward as part of the special justification for the dwelling in the countryside come forward.

- 6 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 7 No development hereby approved shall be first occupied until the visibility splays shown on the approved plans (Ref: 23022-GA01 Rev B) have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter for the lifetime of the development.

REASON: In the interests of highway safety.

8 The development hereby approved shall not be first occupied until the first 6m 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 for the lifetime of the development.

REASON: In the interests of highway safety.

9 The development hereby approved shall not be first occupied until means/works have been implemented to avoid surface water from entering the highway.

REASON: To ensure that the highway is not inundated with surface water.

10 Any gates shall be set back 10m from the edge of the carriageway, such gates to open inwards only.

REASON: In the interests of highway safety.

11 No development hereby approved shall be first occupied until the access, turning area & parking spaces [3] 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.

12 No development hereby approved shall commence on site until the applicant has secured a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work will provide for:

- i) A programme of site investigation and recording within the areas of archaeological interest. Development will not commence within these areas until the archaeological investigation has been satisfactorily completed.
- ii) A programme of post investigation assessment, analysis, publication, dissemination and archiving. This part of the condition shall not be discharged until these elements of the programme have been fulfilled in accordance with the programme set out in the written scheme of investigation

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to enable the recording of any matters of archaeological interest.

13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England)Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-E or G shall take place on the dwellinghouse or annexe hereby permitted or within their curtilage.

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

14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), the garages hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking provision, in the interests of highway safety.

15 The annexe hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling hereby approved; and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, ecological designations and planning policies pertaining to the area, would not permit a wholly separate dwelling.

16 The residential curtilage of the dwelling hereby approved will be as identified by a purple dotted line on approved plan ref: PIN_007 – Landscape Masterplan – Domestic Curtilage. Received – 29.08.2025. All land outside of the purple line shall not be residential curtilage and shall remain in agricultural/woodland use.

REASON: In the interests of the visual amenities of the area and to protect the character of the countryside/special landscape area from domestic encroachment

17 The maintenance shed hereby approved outside of the residential curtilage of the dwelling, shall not be erected on the site until full details, dimensions, elevations and material finishes have been submitted to and agreed in writing by the Local Planning Authority. Development shall be implemented in accordance with the approved details and the building shall be used for the purposes of agriculture only. If within a period of 10 years from the date of this permission, the agricultural use of the building hereby permitted permanently ceases, the building/structure and resulting demolition materials shall be removed and the site shall, within a period of three months from the date of the substantial demolition of the said building/structure, be restored to its condition before the development took place.

REASON: In the interests of the visual amenities of the area and to protect the character of the countryside/special landscape area

18 The development hereby approved shall be carried out in strict accordance with the following documents:

- Section 5 and Appendices 2, 3, 7, 8 and 9 of the Ecological Impact Assessment (EcIA). 22 July 2025. Ecology by Design Ltd. Project Code. EBD03824. Version. V2.0;

- Section 5 of the Preliminary Ecological Appraisal (PEA). December 2024. Ecology by Design Ltd. Project Code. EBD03824;
- Confidential Appendix – Badger Survey Results and Assessment. December 2024. Ecology by Design Ltd. Project Code. EBD03824;
- Shadow Habitats Regulations Assessment (sHRA). November 2025. Ecology by Design Ltd. Project Code. EBD03824;
- The Statutory Biodiversity Metric. 03 December 2024;
- Natural England Nutrient Neutrality budget calculator for The Solent Marine Sites;
- Impacts. 10 December 2024. Ecology by Design Ltd. Drawing No. EBD_3824_DR005;
- Proposed Habitats. 10 December 2024. Ecology by Design Ltd. Drawing No. EBD_3824_DR006;
- Lighting Strategy Report. P24088.1 – Pincroft Lane. Ecological Lighting Solutions;
- Arboricultural Impact Assessment for: Land north of Pincroft Lane, East Winterslow, Salisbury. 10 February 2025. Assured Trees. Report Ref. PincroftLane_AIA_022025;
- Tree Constraints Report for Land north of Pincroft Lane, East Winterslow, Salisbury. 25 April 2024. Assured Trees. Report Ref. PincroftLa_TCR_042024.

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

19 No development hereby approved shall commence on site until evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme, or an alternative approved mitigation package addressing the recreational pressure arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to accord with the Conservation of Habitats and Species Regulations 2017.

20 No development hereby approved shall commence on site until evidence of compliance to the Wiltshire Council Nitrogen Mitigation Scheme, or an alternative approved mitigation package addressing the nutrient burden arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to accord with the Conservation of Habitats and Species Regulations 2017.

21 The dwelling/herby approved shall be designed to ensure they do not exceed 120 litres per person per day water consumption levels (which includes external water usage) and shall not be first occupied until a water efficiency assessment has been undertaken to confirm compliance with the Building Regulations Optional requirement of a maximum water use

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located

22 The development hereby approved shall not be first occupied until the approved package treatment plant and drainage field have been installed, connected and fully operational, available for use. The approved package treatment plant shall be maintained and operated in accordance with the submitted specification and details for the lifetime of the development. Any subsequent replacements shall have an equivalent or improved performance specification.

REASON: To provide ongoing and adequate nutrient mitigation for the nutrient neutrality water catchment for the life of the development and to ensure that any future package treatment plant is of an equivalent or improved standard.

23 No development hereby approved shall commence on site (including any vegetation removal or works to existing structures), until a Construction Method Statement (CMS) has been submitted to, and approved in writing by the Local Planning Authority. The CMS shall include all precautionary measures to be implemented during the construction period, for the protection of sensitive habitats and species known to be present within or adjacent the site, with particular reference to Native Hedgerows, Specie-rich native hedgerow with trees, Lowland mixed deciduous woodland, Lowland beech and yew woodland, ponds, reptiles, birds, badgers, bats and great crested newts. The development shall be carried out in strict accordance with the approved CMS.

REASON: To ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period.

24 No development hereby approved shall commence on site, including vegetation removal and demolition, until full details of the number, design and locations of all enhancement measures; bat roosts; and nesting opportunities for birds (e.g. bat and bird boxes) have been submitted to and approved in writing by the Local Planning Authority. The approved enhancement measures shall be installed in accordance with the agreed detail before first occupation and shall be retained and maintained for the lifetime of the development.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to provide mitigation /enhancement for biodiversity

25 Notwithstanding the submitted lighting strategy, any external lighting that is installed across the site shall be designed and implemented to minimise sky glow, glare and light trespass. It shall be designed in a downward facing position at all

times and shall ensure that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below 0.5 lux at all times. All external lighting provided on site shall 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. Any external lighting installed at the site shall be retained and maintained as such thereafter for the lifetime of the development.

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

26 No development hereby approved shall commence on site until a Habitat Management and Monitoring Plan (HMMP), has been submitted to and approved in writing by the Local Planning Authority. The HMMP shall be prepared in accordance with the statutory Biodiversity Gain Plan and include the following:

1. a non-technical summary;
2. the roles and responsibilities of the people or organisation(s) delivering the HMMP;
3. the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the statutory Biodiversity Gain Plan and schedule for implementation;
4. the management measures to maintain habitat in accordance with the statutory Biodiversity Gain Plan for a period of 30 years from the completion of development; and
5. the monitoring methodology and specification of a Monitoring Pack (to include but not exclusively up to date Management Actions Logs, Habitat Condition Assessment Reports, metric calculation; and corresponding post intervention Habitat Map) which shall be submitted to the Local Planning Authority in years 2 (two) 5 (five) 10 (ten) 15 (fifteen) 20 (twenty) and 30 (thirty) of the Maintenance Period.

The approved habitat creation and enhancement works set out in the approved HMMP shall be implemented in accordance with the agreed details within the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner. The created and/or enhanced habitat shall be managed and maintained in accordance with the statutory HMMP at all times thereafter for the lifetime of the development.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

27 No development hereby approved shall commence on site until the following has been submitted to and approved in writing by the Local Planning Authority:

- Detailed drawings (including cross sections) of any attenuation/soakaways, bunds, conveyance, or infiltration drainage features. These should detail ground and water levels, inlet and outlet structures, and construction details.
- The applicant has outlined the site is underlain by chalk. The applicant must demonstrate there is 10m separation between the soakaway and any building, road, or structure foundations, in line with CIRIA C574 Engineering in Chalk.
- Given the site is modelled to experience flooding in the 100+CC event, the applicant is to demonstrate how flows are conveyed to, and contained in, the emergency retention area. This should include detailed overland flow routes to demonstrate flow paths for the 1 in 100+CC events.

The development shall be implemented in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that it can be adequately drained and it is flood safe

Informative

1 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. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website: www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.

Informative

2 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

3 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.

Informative

- 4 Please note that local flint is light in colour and any proposed flint must match the local vernacular and be laid in the traditional manner in order to be accepted and to satisfy condition 4

Informative

- 5 The application involves an alteration to the existing vehicle access. 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

- 6 Please note that condition 12 accords with Paragraph 218 of the NPPF which states that 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to

make this evidence (and any archive generated) publicly accessible'. In order to satisfy this condition, the further archaeological investigation will comprise excavation around the Late Iron Age features that will be harmed by the proposed development. The programme of archaeological work will include the assessment, analysis, reporting and publication of the results, commensurate with their significance.

Informative

- 7 Please note that condition 19 requires evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational the scheme. An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.

Informative

- 8 Please note that condition 20 requires evidence of compliance to the Wiltshire Council Nitrogen Mitigation scheme. An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.

Informative

- 9 A non-mains sewerage system is proposed. The area in which the development is located is within close proximity to the River Avon and may experience flooding and ground water conditions of concern. Primary responsibility for ensuring sewage systems for new developments are adequate lies with the Building Control Department. We would recommend you satisfy yourself that a non-mains sewerage system is appropriate and practicable in the circumstances taking into account ground water conditions throughout the year. For further guidance see the National Planning Practice Guidance "Water supply, wastewater and water quality." Any installation of a Package Treatment Plant needs to meet approval of Environment Agency's requirements under their permitting role.

Informative

- 10 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.

Informative

- 11 It is noted that the applicant intends to discharge foul water via a Septic Tank / Private Treatment Plant. This requires consultation with the EA, see the EA guidance. The applicant can also contact the EA for preplanning advice at swx.sp@environment-agency.gov.uk. If the proposed foul system meets the requirements of DEFRA's General Binding Rules (General binding rules for small

sewage discharges (SSDs) with effect from 2 October 2023 - GOV.UK (www.gov.uk) and therefore is likely to not require an Environmental Permit for foul discharge, the applicant should: Submit evidence to the LPA to support that the General Binding Rules have been met. Include any foul discharges to surface water bodies as part of the Land Drainage (Ordinary Watercourses) Application/EA Environmental Permit (Main Rivers) Application. Where proposals do not meet the General Binding Rules, Environmental Permit applications for foul discharge must be made to the Environment Agency. Septic tanks and sewage treatment plants: what you need to do: Apply for a permit - GOV.UK (www.gov.uk). The applicant should note that in all instances, the preference of the EA and the LLFA is for foul discharge to be to the foul/combined sewerage network (subject to agreement from the Sewerage Undertaker for the area.)

Nic Thomas - Director of Planning, Economy and Regeneration

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](#)