Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/09365

Decision Date: 14 March 2024

Applicant:	Mr Alex Sydney Stonehenge Visitors Centre, Winterbourne Stoke, Wiltshire, SP4 7DE
Particulars of Development:	Erection of new learning centre building, erection of a re-constructed Neolithic communal structure, retention of existing temporary facilities building and related landscaping works
At:	Stonehenge Visitors Centre, Winterbourne Stoke, Salisbury, SP4 7DE

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 38 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:

Conditions: (11)

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

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

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

Existing Location Plan 252_GA_001-Rev P1 October 2023
Proposed Location Plan 252_GA_002-Rev P1 October 2023
New Learning Centre Existing Site Plan 252_GA_100-Rev P1 October 2023
New Learning Centre Proposed Site Plan 252_GA_101-Rev P1 October 2023
New Learning Centre Proposed Ground Plan 252_GA_121-Rev P1 October 2023

New Learning Centre Proposed Roof Plan 252_GA_122-Rev P1 October 2023
New Learning Centre Proposed External Elevations 252_GA_140-Rev P1 October 2023
New Learning Centre Proposed Elevations 252_GA_141-Rev P1 October 2023
New Learning Centre Existing and Proposed Site Elevation - North 252_GA_142-Rev P1 October 2023
New Learning Centre Existing and Proposed Site Elevation - East 252_GA_143-Rev P1 October 2023
New Learning Centre Existing and Proposed Site Elevation - West 252_GA_144-Rev P1 October 2023
New Learning Centre Proposed Courtyard Elevations 252_GA_145-Rev P1 October 2023
New Learning Centre Proposed Elevations with Foliage 252_GA_146-Rev P1 October 2023
New Learning Centre Proposed Sections A & C 252_GA_163-Rev P1 October 2023
New Learning Centre Proposed Sections B, D & E 252_GA_164-Rev P1 October 2023
Neolithic Communal Structure Existing Site Plan 263_GA_100-Rev P1 October 2023
Neolithic Communal Structure Proposed Site Plan 263_GA_101-Rev P1 October 2023
Neolithic Communal Structure Proposed Ground Plan 263_GA_120-Rev P1 October 2023
Neolithic Communal Structure Proposed Roof Plan 263_GA_121-Rev P1 October 2023
Neolithic Communal Structure Existing Elevations 263_GA_040-Rev P1 October 2023
Neolithic Communal Structure Proposed Elevations 263_GA_140-Rev P1 October 2023
Neolithic Communal Structure Proposed Sections 263_GA_160-Rev P1 October 2023
Retained Facilities Building Existing Ground Floor Plan 252_GA_020-Rev C December 2020
Retained Facilities Building Existing Roof Plan 252_GA_021-Rev A December 2020
Retained Facilities Building Existing and Proposed Site Plan 252_GA_102-Rev D December 2023
Retained Facilities Building Proposed Ground Floor Plan 252_GA_120-Rev L April 2023
Retained Facilities Building Proposed Roof Plan 252_GA_121-Rev C April 2023
Retained Facilities Building Existing and Proposed North Elevation 252_GA_140-Rev C December 2020
Retained Facilities Building Existing and Proposed South Elevation 252_GA_141-Rev C February 2021
Retained Facilities Building Existing and Proposed East and West Elevations 252_GA_142-Rev B December 2020
Retained Facilities Building Proposed North and South Elevations 252_GA_143-Rev E February 2021
Retained Facilities Building Proposed East and West Elevations 252_GA_144-Rev A December 2020

Retained Facilities Building Existing and Proposed Section A-A 252_GA_160-Rev B December 2020
Retained Facilities Building Existing and Proposed Section B-B 252_GA_161 December 2020
Retained Facilities Building Proposed Courtyard Fence and Bench Sections 252_AD_801-Rev A February 2021
New Learning Centre Proposed Landscape Plan 407/10 October 2023
New Learning Centre Proposed Perimeter Planting Strategy Plan 407/11 October 2023
New Learning Centre Proposed Landscape Sections 407/12 October 2023
New Learning Centre Proposed Drainage & Surface Water Run-off Strategy 1733/15/140-Rev B April 2022
Neolithic Communal Structure Proposed Drainage & Surface Water Run-off Strategy 1733/16/03-Rev A May 2022
Sustainable Design & Construction Supplementary Information Note - January 2024
Covering Letter ICOMOS Technical Review - February 2024
ICOMOS Technical Review Report - February 2024
Biodiversity Mitigation and Enhancement Plan - February 2024
Amended Biodiversity Net Gain Report - February 2024
Amended Biodiversity Metric 4.0 Calculation Spreadsheet - February 2024
Biodiversity Metric 4.0 Condition Sheets - February 2024
Planning Statement - October 2023
Design & Access Statement - October 2023
Heritage Impact Assessment - September 2023
Archaeological Desk Based Assessment - September 2023
Archaeological Geophysical Survey Report - July 2023
Archaeological Trial Trenching Interim Statement - September 2023
Archaeological Trial Trenching Evaluation Report - October 2023
Landscape & Visual Impact Assessment - October 2023
Ecological Impact Assessment - September 2023
Biodiversity Metric 4.0 Calculation Spreadsheet - September 2023
Flood Risk & Drainage Strategy Statement - September 2023
Transport Statement - September 2023

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

3 No development shall commence within the red line area of the development hereby approved until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any features of archaeological significance.

4 Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
b) Working method statements for protected/priority species, such as nesting birds and reptiles.
c) Mitigation strategies already agreed with the local planning authority prior to determination, such as for great crested newts, dormice or bats; this should comprise the pre-construction/ construction related elements of strategies only.
d) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.
e) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
f) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

Development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

5 Prior to the start of construction, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP should encompass the on-site and off-site mitigation areas and will include:

a) Long term objectives and targets in accordance with the Calculation of Biodiversity Net Gain using Defra Metric 4.0 report (REF TBC).
b) Monitoring, management and maintenance responsibilities and schedules for each ecological feature within the development for a period of no less than 30 years from the commencement of the scheme as identified in:
c) (REF TBC).
d) The mechanism for monitoring success of the management prescriptions with reference to the appropriate Biodiversity Metric target Condition Assessment Sheet(s).

e) A procedure for review and necessary adaptive management in order to attain targets.
f) Details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured.

The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

6 No development may commence on site until a detailed drainage strategy has been provided, and agreed in writing to by the LPA. In order to address this condition, the applicant should provide:

• Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 30 year + climate change rainfall event.
• Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 100 year plus climate change rainfall event in respect to a building (including basement) or utility plant susceptible to water within the development;
• Calculations which demonstrate that the proposed drainage design provides a sufficient level of water quality treatment.
• Soakage tests must be undertaken in accordance with BRE 365 to demonstrate that infiltration is feasible.
The applicant is to provide calculations that demonstrate that the soakaway has been designed for:
- 1 in 100yr + cc flows
- Half drain time <24hrs
- Appropriate factor of safety in line with CIRIA C753 (Table 25.2) guidance has been included.
• The applicant must provide cross sectional drawings of the proposed soakaway features.
• Clear arrangements for ownership and ongoing maintenance of SuDS over the lifetime of the development.

REASON: To ensure the proposed drainage plan and SuDS components are able to safely and effectively drain the site area, while complying to the Wiltshire Council’s drainage requirements.

7 No development shall commence until a detailed foul water drainage strategy has been provided, and
agreed in writing by the LPA. In order to address this condition, the applicant should

provide:

• Evidence of compliance with the EA general binding rules for discharge via infiltration or evidence that the Environment Agency have granted an Environmental Permit for the discharge of foul effluent.

REASON: To ensure watercourses are not polluted due to improper foul waste management.

8 No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- 24-hour emergency contact number;
- Hours of operation;
- Parking of vehicle of site operatives and visitors;
- Routes for construction traffic;
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing mud being carried onto the highway;
- Measures to protect vulnerable road users (cyclists and pedestrians)
- Any necessary temporary traffic management measures;
- Arrangements for turning vehicles;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.
- monitoring of, and measures to retain, the existing vegetation across the site, together with details of drainage arrangements during the construction phase

REASON: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development and to ensure that surface water quality and quantity is managed throughout construction so as not to increase flood risk, or pollution of watercourses.

9 Prior to the commencement of development, a BREEAM Pre-Assessment shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the scheme is targeting the relevant BREEAM "Excellent" standard (or any such equivalent national measure of sustainable building which replaces that scheme).

Within 6 months of the development being first brought into use a final Certificate shall have been submitted to and approved in writing by the Local Planning Authority certifying that the relevant BREEAM "Excellent" standard (or any such equivalent national measure of sustainable building which replaces that scheme) has been

achieved by the development.

REASON: To ensure that the objectives of sustainable development set out in policy CP41 and CP57 of the Wiltshire Core Strategy are achieved.

10 No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

REASON: To avoid illumination of habitat used by bats.

11 Prior to the first operational use of any building approved by this permission a Parking Management Plan shall be submitted and approved in writing by the Local Planning Authority. The Parking Management Plan shall include how coach parking will be managed for educational visits. The agreed parking management plan shall be fully completed within the timescales set out within the document and thereafter retained for the lifetime of the development.

REASON: In the interests of road safety and managing vehicular traffic associated with the development.

Informatives:

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 pre-planning advice at swx.sp@environment-agency.gov.uk.

As the applicant proposes to discharge via a soakaway, the drainage strategy must comply with the Wiltshire council soakaway guidance Developers-guidance-note-surface-water-soakaways-2.pdf (wiltshire.gov.uk), which sets out the standards that must be met for planning approval and adoption.

Parvis Khansari **- Corporate Director, Place**

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 www.wiltshire.gov.uk/planninganddevelopment/planningpolicy