



**The Town and Country Planning Act 1990**  
**Approval of Full Planning Permission with Conditions**  
**Application Reference Number: PL/2025/01126**  
**Decision Date: 11/11/2025**

|                                    |                                                                                                                                                                                                                                                                                                                                |
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| <b>Applicant:</b>                  | Marlborough College<br>Barton Hill Bath Road, Marlborough, Wiltshire, SN8 1NN                                                                                                                                                                                                                                                  |
| <b>Particulars of Development:</b> | To enhance the setting of the Castle Mound by demolition of structures which partially cut into the West side of the Mound, to provide an opportunity for further archaeological research to be carried out as and when the structures are cleared and finally to put a new curved stone-faced revetment to support the Mound. |
| <b>At:</b>                         | Castle Mound, Marlborough College, Bath Road, Marlborough, SN8 1NW                                                                                                                                                                                                                                                             |

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 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:

- Design and Access Statement
- MC/RBD/LP/01 Demolition Location Plan

- MC/RBD/SP/01 Demolition Site Plan
- MB/FP/01 Existing Floor Plan
- Castle Mound Building Demolitions Elevations
- 07001 Rev P4 Mound Reinstatement Works
- Construction Method Statement received 7th November 2025.

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

- 3** No development shall commence within the area indicated by application PL/2025/01126 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 matters of archaeological interest.

- 4** The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing structure.

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

- 5** All 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.

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.

## **Informative**

- 6** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (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 not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

### **Informative**

- 7** This work is to be carried out by qualified archaeologists following the standards and guidelines for Strip, Map and Record (SMR) excavations as set out by the Chartered Institute for Archaeologists (CIfA). The costs of the work are to be borne by the applicant.

As the proposals extend into a scheduled monument, I would advise the applicant (if they have not already done so) to consult with the Historic England Inspector of Monuments for their views on these proposals

***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](mailto: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](#)