



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/01538
Decision Date: 06/05/2026

Applicant:	Mr Philip Niemand National Trust High Street, Stourton, Wiltshire, BA12 6QD
Particulars of Development:	Improvements and repair to garden lake along crest of the embanked western arm of the lake and remediation of sinkhole by excavating and backfilling (retrospective)
At:	National Trust, High Street, Stourton, Warminster, BA12 6QD

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 carried out in accordance with the following approved plans and documents:
 - Contract Management Plan prepared by Jamie Craven dated 17/12/2025
 - Construction Programme
 - Preliminary Ecological Appraisal and Ecological Impact Assessment carried out by JBA Consulting dated December 2025
 - Arboricultural Impact Assessment carried out by JBA Consulting dated December 2025
 - Land Drainage & Ordinary Watercourse Consent
 - Invasive non-native species management plan carried out by JBA Consulting dated January 2026
 - Geotechnical Investigation Scope (JBA project code 2025s0768 dated 19th August 2025)

- Tree Valuation and Condition Survey - Final carried out by JBA consulting dated November 2025
- Garden Lake Works Specification Final Issued C03 dated January 2026
- Great Crested Newt Precautionary Working Method Technical Note carried out by JBA consulting dated 10/11/2025
- Heritage Site Visit Notes carried out by JBA Consulting dated 19/08/2025
- Low Risk Impounding Activities Regulatory Position Statement dated 17/12/2025
- Design Risk Register dated 31/10/2025 sheet 1 of 2 and 2 of 2
- Stourhead MIOS Detailed Design WFD Screening Assessment
- Geotechnical Design Report Final carried out by JBA Consulting dated 04/03/2026
- Heritage Impact Assessment carried out by JBA Consulting dated January 2026
- Buildability Statement carried out by JBA dated 17/12/2025
- Garden Lake Red Boundary Plan
- Tree Constraints Plan sheet 1 of 2 (PXG-JBA-00-GL-DR-EN-4002 Rev C02) sheet 2 of 2 (XG-JBA-00-GL-DR-EN-4002 rev C02)
- Tree Protection Plans sheet 1 of 2 (PXG-JBA-00-GL-DR-EN-4003 Rev C01) sheet 2 of 2 (PXG-JBA-00-GL-DR-EN-4003 revC01)
- Existing Vegetation Plan Sheet 1 of 2 (PXG-JBA-00-GL-DR-L-4001 - Garden_Lake_Existing_Vegetation_Plan Rec C01) Sheet 2 of 2 (PXG-JBA-00-GL-DR-L-4001 -Garden_Lake_Existing_Vegetation_Plan Rev C01)
- Garden Lake Sections (PXG-JBA-00-GL-DR-Z-5002.dwg Rev C02)
- PRoW Closure and Alternative route map
- Garden Lake Hazards and Constraints Plan (PXG-JBA-00-GL-DR-Z-5010.dwg rev C02)
- Garden Lake General arrangement (PXG-JBA-00-GL-DR-Z-5001.dwg Rev C02)

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

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](#)