



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/00617
Decision Date: 10/06/2026

Applicant:	Mrs Emma Baker Operations Centre, Claverton Down Road, Claverton Down, Bath, BANES, United Kingdom, BA2 7WW
Particulars of Development:	Creation of a permanent layby, bollards and a temporary compound access off Salisbury Road, Amesbury to enable construction and future operation of a below ground stormwater storage tank.
At:	Land off junction of Salisbury and Lynchets Roads, Amesbury, SP4 7JA

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.

Application form received 29/01/2026
Proposed layby plan Drg no C00520-WWSL-XX-XX-D-T-7204 Rev C02 received 16/04/2026
Elevation A-A Drg no C00520-WWSL-XX-XX-D-T-7205 Rev C03 received 16/04/2026
Elevation B-B Drg no C00520-WWSL-XX-XX-D-T-7206 Rev C03 received 16/04/2026
Elevation C-C Drg no C00520-WWSL-XX-XX-D-T-7207 Rev C01 received 16/04/2026

Proposed site plan Drg no C00520-WWSL-XX-XX-D-T-7202 Rev C02 received 16/04/2026
 Temporary access route visibility splay Drg no C00520-WWSL-XX-XX-D-T-7203 Rev C02 received 16/04/2026
 Location plan Drg no C00520-WWSL-XX-XX-D-T-7200 Rev C02 received 16/04/2026
 Vehicle path analysis Scania P370 tanker compound access entry Drg no C00520-WWSL-XX-XX-D-T-SK03 Rev C01 received 16/04/2026
 Vehicle path analysis Scania P370 Tanker Lay-by Exit Drg no C00520-WWSL-XX-XX-D-T-SK02 Rev C02 received 16/04/2026
 Vehicle Path Analysis Scania P370 Tanker Compound Access Exit Drg no C00520-WWSL-XX-XX-D-T-SK04 Rev C01 received 16/04/2026
 Vehicle Path Analysis Scania P370 Tanker Lay-by Entry Drg no C00520-WWSL-XX-XX-D-T-SK01 Rev C02 received 16/04/2026
 Cellpave HD & Kerb Detail Drg no C00520-WWSL-XX-XX-D-T-7208 Rev C02 received 09/06/2026
 Traffic management plan received 08/05/2026
 Vehicle path analysis FTA design articulated (2016) turning within compound Drg no C00520-WWSL-XX-XX-D-T-SK06 Rev C01 received 08/05/2026
 Vehicle path analysis FTA design articulated (2016) Compound access exit Drg no C00520-WWSL-XX-XX-D-T-SK07 Rev C01 received 08/05/2026
 Vehicle path analysis FTA design articulated (2016) compound access entry Drg no C00520-WWSL-XX-XX-D-T-SK05 Rev C01 received 08/05/2026
 Ecological Impact Assessment. April 2026. Wessex Water received 16/04/2026
 Biodiversity Net Gain Statement. March 2026. Wessex Water received 16/04/2026
 Statutory Biodiversity Metric. March 2026. Alice Orpin/Mark Doughty received 16/04/2026

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

- 3 The materials to be used in the construction of the development hereby permitted be in accordance with those stated on the approved plans and application form.

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

- 4 The development will only be undertaken in strict accordance with the Project Design for Archaeological Monitoring & Recording Document number ACA0531_1_1 by AC Archaeology dated March 2026 received 16/04/2026 unless otherwise agreed in writing with the Local Planning Authority.

The Project Design requires the archaeological monitoring and recording of any ground works that have the potential to impact on buried archaeological remains. The programme of archaeological work will conclude with the preparation of a report on the results of the exercise. A report on the results of the archaeological monitoring and recording will be submitted to the local planning authority within six months of the completion of archaeological monitoring on site.

REASON: To enable the recording of any matters of archaeological interest.

- 5 No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

Reason: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

- 6 The temporary construction access hereby approved shall not be first brought into use until the visibility splays shown on the approved plans 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 duration of the site works.

Reason: In the interests of highway safety

- 7 The development shall be carried out in accordance with the Traffic Management Plan received on 8th May 2026, including the site compound plan numbered C00520-WWSL-XXXX-D-T-SK06 Rev C01.

Reason: In the interests of highway safety.

- 8 The temporary construction access hereby approved to the A345 Salisbury Road shall be reinstated and the verge and hedgerows fully reinstated by the applicant as detailed within the application documents, in a manner to be agreed in writing with the Local Planning Authority and within 1 month of completion of the site works.

Reason: In the interests of highway safety and amenity

- 9 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:

Identification of ecological protection areas/bufferzones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.

Working method statements for protected/priority species, such as nesting birds and reptiles.

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.

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

Informative

- 1 BNG required - 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-exemptdevelopments>.

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

- 2 The applicant will be expected to enter into a S278 Agreement with the Highway Authority before commencement of works hereby approved.

Informative

- 3 Nesting Birds -
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.

Informative

- 4 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

- 5 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required, it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Informative

- 6 The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the Highways Act 1980 and therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way WSLO26 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.

Informative

- 7 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.

***Níc 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](#)