



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/07553
Decision Date: 21/07/2026

Applicant:	c/o Agent Stourhead , Wiltshire , BA12 6QD
Particulars of Development:	Footpath improvement works including associated engineering and landscaping works and new benches.
At:	Land forming the footpath network surrounding the Garden Lake at Stourhead, Wiltshire, 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 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:

Received by the Local Planning Authority on 11th June 2026:

Stourhead Garden Path Improvements - Arboricultural File Note

Received by the Local Planning Authority on 21st May 2026:

Stourhead Garden Pathways Draft Method Statement V2

BNG Metric

BNG Report V2

Ecology Addendum and Response

Arboricultural Impact Assessment and Tree Protection Plan Feb 2026

Arboricultural Method Statement - Stourhead Garden Path Phase 1

Landscape Sections (13000-LUC-XX-XX-DR-L-01205 P02)

Landscape General Arrangement 1 of 1 (13000-LUC-XX-XX-DR-L-01203 P2), 2 of 2 (13000-LUC-XX-XX-DR-L-01204 P2)

Phasing Strategy (LUC 15/12/25)

Received by the Local Planning Authority on 18th September 2025:

Site Location Plan (13000-LUC-XX-XX-DR-L-01200 P1)

Existing Topographical Survey 1 of 2 (13000-LUC-XX-XX-DR-L-01201 P1), 2 of 2 (13000-LUC-XX-XX-DR-L-01202 P1)

Pathway Alignments Key Plan (24058_SFK-XX-XX-DR-C_0100 P3)

Pathway Alignment Proposed Plan Sheet 1 (24058_SFK-XX-XX-DR-C_0101 P2), Sheet 2 (24058_SFK-XX-XX-DR-C_0102 P2), Sheet 3 (24058_SFK-XX-XX-DR-C_0122 P2), Sheet 4 (24058_SFK-XX-XX-DR-C_0104 P2), Sheet 5 (24058_SFK-XX-XX-DR-C_0124 P2), Sheet 6 (24058_SFK-XX-XX-DR-C_0125 P2)

Pathway Alignment Profile View: Sheet 1 (24058_SFK-XX-XX-DR-C_0120 P2), Sheet 2 (24058_SFK-XX-XX-DR-C_0121 P2), Sheet 4 (24058_SFK-XX-XX-DR-C_0123 P2), Sheet 5 (24058_SFK-XX-XX-DR-C_0105 P2), Sheet 6 (24058_SFK-XX-XX-DR-C_0106 P2)

Stourhead Accessibility Project (24058_SFK-XX-XX-DR-C_0103 P2)

Proposed Footpath Pantheon (24058_SFK-XX-XX-DR-C_0210 P1)

Stourhead Tree Constraints Plan

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

- 3** No development shall commence within the area indicated as Phase 1 on the Phasing Strategy (LUC 15/12/25) including demolition, ground works/excavation,

site clearance, vegetation clearance and boundary treatment works until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. 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 and habitats, including veteran trees and County Wildlife Sites.
- c) 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.
- d) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

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.

- 4** No development shall commence within the area indicated as Phase 2 on the Phasing Strategy (LUC 15/12/25) including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. 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 and habitats, including veteran trees and County Wildlife Sites.
- c) 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.
- d) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

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** No development shall commence within the area indicated as Phase 3 on the Phasing Strategy (LUC 15/12/25) including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. 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 and habitats, including veteran trees and County Wildlife Sites.
- c) 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.
- d) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

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.

- 6** No development shall commence within the area indicated as Phase 1 on the Phasing Strategy (LUC 15/12/25) 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 in writing by the Local Planning Authority; and
- b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: In order to record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and to make this evidence and any archive generated publicly accessible in accordance with Paragraph 218 of the NPPF.

- 7** No development shall commence within the area indicated as Phase 2 on the Phasing Strategy (LUC 15/12/25) 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 in writing by the Local Planning Authority; and

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

REASON: In order to record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and to make this evidence and any archive generated publicly accessible in accordance with Paragraph 218 of the NPPF.

- 8** No development shall commence within the area indicated as Phase 3 on the Phasing Strategy (LUC 15/12/25) 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 in writing by the Local Planning Authority; and

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

REASON: In order to record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and to make this evidence and any archive generated publicly accessible in accordance with Paragraph 218 of the NPPF.

- 9** No development shall commence within the area indicated as Phase 1 on the Phasing Strategy (LUC 15/12/25) until a Landscape and Ecology Management Plan (LEMP) for that phase has been submitted to and approved in writing by the Local Planning Authority. The LEMP must be prepared in accordance with the Phase Biodiversity

Gain Plan, and will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within that phase of development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management to attain targets. 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

- 10** No development shall commence within the area indicated as Phase 2 on the Phasing Strategy (LUC 15/12/25) until a Landscape and Ecology Management Plan (LEMP) for that phase has been submitted to and approved in writing by the Local Planning Authority. The LEMP must be prepared in accordance with the

Phase Biodiversity Gain Plan, and will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within that phase of development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management to attain targets. 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

- 11** No development shall commence within the area indicated as Phase 3 on the Phasing Strategy (LUC 15/12/25) until a Landscape and Ecology Management Plan (LEMP) for that phase has been submitted to and approved in writing by the Local Planning Authority. The LEMP must be prepared in accordance with the Phase Biodiversity

Gain Plan, and will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within that phase of development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management to attain targets. 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

- 12** The development hereby approved shall be carried out in strict accordance with the Arboricultural Method Statement, Arboricultural Impact Assessment and Tree Protection Plan dated February 2026 both received by the Local Planning Authority on 21st May 2026 and Stourhead Garden Path Improvements- Arboricultural File Note dated 3/2/2026 received by the Local Planning Authority on 11th June 2026.

REASON: In the interest of protecting trees on site

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

- Ecological Impact Assessment, Johns Associates, July 2025
- EcIA Addendum and Response to Ecology Comments, Johns Associates, February 2026
- Biodiversity Net Gain Report, Johns Associates, March 2026
- Statutory Biodiversity Metric, Ellie Brine, January 2026
- Arboricultural Method Statement, Bosky Trees, February 2026

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

Informative

- 14** 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 for that overall development has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

Furthermore, no phase (phase 1, 2 or 3) of development may begin unless the following has been met in respect of that phase:

(a) a Biodiversity Gain Plan for that phase has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

Any phase biodiversity gain plan shall be in accordance with the Overall Biodiversity Gain Plan approved, or any revised version of the overall gain plan submitted to and approved in writing by the local planning authority.

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

- 15** The applicant is advised to ensure they are aware of the highway boundary where the proposed works will come close to the public highway at High Street and Church Lawn and where traffic management is proposed, a road space booking with the Councils Streetworks Team may be required.

Informative

16 Artificial Lighting

The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and 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 GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Nic Thomas - Director of Planning, Economy and Climate

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](#)