

28 March 2007

Mr D Watkins
Chris Blandford Associates The
Old Crown
High Street
Blackboys
Uckfield
TN225JR

Our Ref: APP/T3915/A/05/1193511

Your Ref: 110831 07/HJ

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990: SECTION 78
APPEAL BY ENGLISH HERITAGE
LAND EAST AND WEST OF COUNTESS ROAD, AMESBURY, WILTSHIRE APPLICATION REF:
5/200410001**

1. I am directed by the Secretary of State to say that consideration has been given to the report of the Inspector, Philip Wilson DipArch DipTP RIBA MRTPI, who held a public local inquiry between the 5- 8 December 2006 and 12 -14 December 2006 into your client's appeal. The appeal was made against the decision of Salisbury District Council ('the Council') to refuse planning permission for the construction of New Stonehenge Visitor Centre, Transit System, Undergrounding of 33kV Power Line, Removal of Existing Visitor Facilities and Replacement with New Underground Operations Facility, Restoration Works to A344, in accordance with application number S/2004/0001 1 dated 24 August 2004. The Inspector undertook site visits on the 11 and 21 of December 2006.
2. On 28 November 2005, the appeal was recovered for the Secretary of State's own determination, in pursuance of section 79 of the Town and Country Planning Act 1990.

Inspector's recommendation and summary of the decision

- 3 The Inspector recommended that the appeal be allowed and planning permission granted. For the reasons given below, the Secretary of State agrees with the Inspector's conclusions and with his recommendation. A copy of the Inspector's report (IR) is enclosed. All paragraph references, unless otherwise stated, are to that report.

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Procedural matters

- 4 The Secretary of State has considered the Inspector's comments in IR2 and IR8 and for the reason given by him, she has also taken into account third party comments referring to the withdrawn application. She is satisfied that no harm has been caused to any party by this.

Policy considerations

5. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan comprises the Regional Planning Guidance for the South West (RPG10) published in 2001, the Wiltshire County Structure Plan 2011 (SP), adopted in 2006 and the Salisbury District Local Plan (LP), adopted in 2003.
6. The Secretary of State agrees with the Inspector that the development plan policies relevant to this application are those set out at IR19 to IR27. Like the Inspector, and for the reason he gives, the Secretary of State has taken the reference to SP policy T12 in the Statement of Common Ground to refer to policy T11 (IR20).
7. In determining this case, the Secretary of State has had regard to the fact that the site enjoys the status of a World Heritage Site. She has also taken into account as material planning considerations two Supplementary Planning Guidance documents: the Countess East Planning Brief (Planning Brief), adopted in December 1999; and the Stonehenge World Heritage Site Management Plan (Management Plan), published in 2000.
8. Other material considerations include Planning Policy Statement 1 (PPS1): *Delivering Sustainable Development* and *The Planning System: General Principles*; Planning Policy Statement 7 (PPS7): *Sustainable Development in Rural Areas*; Planning Policy Statement 9 (PPS9): *Biodiversity and Geological Conservation*; Planning Policy Guidance note 13 (PPG13): *Transport*; Planning Policy Guidance note 15 (PPG15): *Planning and the Historic Environment*; Planning Policy Guidance note 16 (PPG16): *Archaeology and Planning*; Planning Policy Guidance note 24 (PPG24): *Planning and Noise*; the *Good Practice Guide on Planning for Tourism* (GPG); Circular 11/95: *The Use of Conditions in Planning Permission*, and Circular OS/2005: *Planning Obligations*.
9. The Draft Regional Spatial Strategy for the South West was published in June 2006, with examination in public due to take place from April to July 2007, but due to the early stage of its development, the Secretary of State affords it little weight (IR30).

Main issues

10. **The Secretary of State agrees that the main issues in this case are:**
 - .Accordance with the development plan;**
 - .Accordance with supplementary planning guidance;**
 - .Traffic impacts;**
 - .Compatibility with the A303 improvement scheme; .Residential amenity;**
 - .Circumstances outweighing harm;**
 - .Alternatives**

11. The Secretary of State has considered the Inspector's comments in IR427 and, for the reasons set out in IR428, she agrees with him that the appeal proposals may be seen as a positive response to the aims underlying RSS policies TCS1 and TCS2.
12. The Secretary of State agrees with the Inspector (IR429) that, of all SP policies, HE1, HE2 and HE5 are the most relevant to the appeal scheme.
13. The Secretary of State agrees with the Inspector, in IR430, that the proposed visitor centre, its vehicle parking areas and access arrangements would lie outside the WHS and are of a size, and have been designed in a way, that would avoid intrusion upon the setting of the WHS. She has considered the fact that some elements of the appeal proposals would be situated in the WHS, and she agrees with the Inspector that, in assessing the strategic implications of the proposals, it is proper that the benefits flowing from the appeal scheme be taken into account (IR431). For the reasons set out in IR432 to IR433, the Secretary of State agrees with the Inspector that the transit arrangements proposed could well be regarded by many as an intrusion into an historic landscape, but that against the impact of the land train can be set the considerable benefits of removing the most visually damaging elements of the present visitor centre, and the decommissioning works to the A344. The Secretary of State agrees with the Inspector that, if the underlying intention of SP policy HE1 and benefits associated with the appeal scheme are taken into account, any prejudice to the WHS attributable to the development proposed would be slight (IR433) and she therefore concludes that the appeal proposals accord with the aims of SP policy HE1.
14. While it is possible that nationally important archaeological or historic remains could be affected by the proposed development the Secretary of State has considered the Inspector's comments in IR434 that efforts have been made in the design and layout of the appeal scheme to avoid such sites and features, and to avoid encroachment on their settings. The Secretary of State agrees with the Inspector, for the reasons he gives at IR434, that there would be no serious conflict with the strategic intention of SP policy HE2. She also agrees with his reasoning and conclusion that the appeal scheme accords with the aims of SP policy HE5 (IR435).
15. The Secretary of State has considered the Inspector's comments at IR437, For the reasons given by the Inspector, she agrees that the matters identified by him (IR438) have been adequately addressed by the appellant in the design of the appeal scheme, in identifying planning conditions where detailed information is required, and in entering into a Section 106 Agreement that includes the preparation of a Travel Plan.
16. For the reasons given by the Inspector (IR440), the Secretary of State agrees that the location of the visitor centre would facilitate access by public transport and that measures in the Section 106 Agreement would contribute to meeting sustainability objectives. Like the Inspector, and for the reasons he gives, the Secretary of State agrees that, setting aside matters relating to residential amenity, she finds no serious conflict with the objectives underlying LP policies G1 and G2 (IR441 to IR444). For the reasons set out in paragraphs 26 to 28 below the Secretary of State concludes that the impact on residential amenity would be slight and would not conflict with the objectives underlying LP policies G1 and G2.

17. The Secretary of State agrees with the Inspector (IR445 to IR446), that the close juxtaposition of the drop off point and the eastern end of the Cursus give cause for concern, as does the impact of the land train track and drop off point on the setting of Seven Barrows and King Barrow Ridge. Like the Inspector, the Secretary of State therefore finds conflict with LP policy CN20 (IR446).
18. The Secretary of State has considered the Inspector's analysis at IR447 and agrees with him that scope exists for change in less sensitive areas that could bring with them significant benefits to the WHS and that a more rigid view of the policy position would effectively prevent changes beneficial to the WHS as a whole. She also agrees with his conclusion about safeguarding archaeological remains and agrees with his remarks about English Heritage at IR448.
19. The Secretary of State agrees with the Inspector, for the reasons he gives at IR449, that the appeal proposals do not conflict with LP policy C1 and that, in terms of policy C2, the proposals would maintain the quality and character of the environment and would almost certainly benefit the local economy. She also agrees with the Inspector (IR450) that the criteria set out in LP policy C6 are, for the most part, satisfied but that the impact of the development proposed at the Cursus drop off point and the land train branch to the Severn Barrows drop off are exceptions.
20. For the reasons given at IR438, the Secretary of State agrees that there is no obvious conflict with LP policy TR12 (IR451). She agrees with the Inspector (IR452), for the reasons he gives, that there is no serious conflict with LP policy G7. She also agrees that the potential for conflict with other local plan policies is limited.
21. Overall, the Secretary of State concludes that although the appeal proposals do not conform with every relevant development plan policy, when assessed as a whole the appeal proposals would accord with the development plan.

Accordance with supplementary planning guidance

Planning Brief 1999

22. The Secretary of State has considered the Inspector's comments in IR454. Her views on criterion (ii) are set out in paragraph 19 above. For the reasons set out in IR455 and IR457 to IR460, she agrees with the Inspector, in IR461 1 that the appeal proposals accord with the most important provisions and requirements of the Planning Brief. She also agrees that, where the proposals conflict with the Planning Brief, that must be weighed in the overall balance.

Management Plan

23. For the reasons set out in IR465 to IR468 the Secretary of State agrees with the Inspector that, while the appeal proposals might, in some respects, fall short of the ideals of the Management Plan, in general they fulfil its objectives in ways that would be unlikely to detract from the value or significance of the WHS (IR467).

Traffic impacts

24. The Secretary of State agrees with the Inspector in IR469 that, on the evidence available, it is reasonable to assume that there would be no significant variation in visitor numbers. The Secretary of State has considered that the appeal scheme is predicated on published improvements to the A303 proceeding and, for the reasons

set out in IR469 to IR475, she agrees with the Inspector in IR475 that there is no reason to conclude that the development would cause unacceptable interference with the safe and free flow of traffic.

Compatibility with the A303 improvement scheme

25. The Secretary of State has considered the fact that the appeal proposals and the Environmental Impact Assessment were prepared on the basis that Government approval would be given for improvements to the A303 that were the subject of an Inquiry held in 2004 (IR476). She has also considered that it is implicit in the appeal scheme that development would not commence unless and until the Government committed itself to undertaking the improvements proposed and that this relationship is intended to be secured by planning condition 42 (IR476). The Secretary of State has taken into account that condition 41 requires that the visitor centre could not be brought into operation without completion of a flyover carrying the A303 across the Countess Road roundabout. For the reasons set out in IR476 to IR479, the Secretary of State agrees with the Inspector, in IR479, that the appeal proposals are compatible with the A303 improvement scheme proposals considered at the 2004 Inquiry and which were recommended for approval.

Residential amenity

26. For the reasons set out in IR480 to IR482 the Secretary of State agrees with the Inspector (IR482) that the prospect of land train operations causing nuisance to occupiers of houses on the eastern side of Countess Road is slight. For the reasons set out in IR483, she also agrees with the Inspector that there would be no serious loss of amenity by the occupiers of nearby houses as a result of noise being generated within the visitor centre site. The Secretary of State agrees with the Inspector in IR484, that the potential nuisance to occupiers of houses in Strangways and Fargo Road would be confined to land train movements and to visitors congregating at the Cursus drop off point. She agrees with the Inspector's conclusion that the potential for noise nuisance is not so great as to amount to a sustainable objection (IR484) and has given this little weight.
27. For the reasons set out in IR485 to IR486, the Secretary of State agrees with the Inspector that the likelihood of an increase in anti-social or criminal activity affecting residents is small and there is little actual evidence that local residents would be exposed to more anti-social behaviour or crime than at present.
28. For the reasons set out in IR487 to IR488, the Secretary of State agrees with the Inspector that, the visitor centre building would not be visually obtrusive~1 the landscaping proposed is unlikely to be oppressive in appearance and views from the rear windows and gardens of houses in Countess Road, Fargo Road or Strangways would not be confined to an unreasonable degree. The Secretary of State agrees with the Inspector's conclusion in IR488 that the development proposed would not cause unacceptable harm to the occupiers of nearby dwellings.

Circumstances outweighing harm

29. The Secretary of State has considered the Inspector's comments at IR491 and IR492 and she agrees with his conclusions that the greatest benefit would be the improvement in the setting of Stonehenge itself, resulting from removal of the

existing visitor facility and closure and decommissioning of the A344 in the vicinity of the stones.

Government Guidance

30. The Secretary of State has taken account of the Inspector's analysis (IR493 to IR500) of the extent to which the appeal proposals comply with national policy and guidance. She shares the views expressed by the Inspector and concludes that, taken as a whole, and taking into account the planning conditions below, the proposals would overall accord with Government guidance.

Appropriate Assessment

31. The Secretary of State has taken account of IR502 to IR503 and, like the Inspector, she is satisfied that the assessment that has been made is adequate.

Alternatives

32. For the reasons given in IR504 to IR506 the Secretary of State agrees that alternative locations for the appeal proposals and alternative transportation methods put forward by objectors would be unlikely to satisfy the objectives of the Stonehenge Master Plan, the Management Plan and the Planning Brief (IR505).

Like the Inspector (IR506), the Secretary of State finds nothing that suggests the existence of an obvious and viable alternative to the development proposed.

33. The Secretary of State has considered the Inspector's comments at IR507 to IR509 and she takes the view that, as the appeal proposals are predicated on the published Stonehenge Improvement Order 2000, planning condition 42 should relate to that scheme and not to a possible alternative.

Conditions

34. The Secretary of State has considered the proposed planning conditions. She agrees with the Inspector's reasoning at IR393 to IR416 and she considers that the proposed conditions are reasonable and meet the tests of Circular 11/95.

Planning Obligation

35. The Secretary of State has considered the planning obligation and national policy as set out in ODPM Circular OS/2005 and DCLG's *Planning Obligations: Practice Guidance*. She agrees with the Inspector's conclusion at IR501, and considers that the agreed planning obligation meets the policy tests of Circular OS/2005 and that it is consistent with the *Practice Guidance*. "

Overall Conclusions

36. For the reasons given above, the Secretary of State concludes that although the appeal proposals do not conform with every relevant development plan policy, overall the proposals would accord with the development plan. They would meet a widely acknowledged need to replace the existing visitor facility with one far more worthy of the WHS and Stonehenge. The likely effect of the development on the WHS or its setting is a key material consideration. The Secretary of State considers that the proposed development would enhance the setting of Stonehenge and the WHS. To the extent that harm would be caused, this is outweighed by the benefits the appeal scheme would bring in terms of promoting wider access to the WHS, in providing

information that would allow Stonehenge to be better appreciated in its physical and historic context, and in allowing removal of the exiting visitor facility and restoration of the landscape.

Formal Decision

37. Accordingly, for the reasons given above, the Secretary of State hereby allows your client's appeal and grants planning permission for the construction of New Stonehenge Visitor Centre, Transit System, Undergrounding of 33kV Power Line, Removal of Existing Visitor Facilities and Replacement with New Underground Operations Facility, Restoration Works to A344, in accordance with application number S/2004/0001 , dated 24 August 2004, subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of seven years from the date of this permission.
- 2 The development shall be carried out in strict accordance with the approved drawings or with such other details as may subsequently be submitted to and approved in writing by the Local Planning Authority.
- 3 The development hereby approved shall not commence until a schedule of materials and finishes - and where required by the Local Planning Authority, samples of such materials and finishes -to be used for the external walls and roofs of the proposed development, including the Visitor Centre building, car park surfacing, surface of transit route and surface of any footpaths and drop off shelters, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 4 The development hereby approved shall not commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the visitor centre building is occupied and in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 5 The development hereby approved shall not commence until details of the landscaping scheme including site clearance and a statement of the methods of its implementation has been submitted to the Local Planning Authority and approved in writing. The scheme shall include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and including a timetable for its implementation. This shall include provision for the early landscaping of the land train route, before commencement of the Visitor Centre hereby approved. If any plant dies, becomes diseased or fails to thrive within a period of 5 year\$. from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing. The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.
- 6 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 5 years of the completion of the development, another tree, shrub, or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such a size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or diseased another tree of the species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

7. No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall show areas, which are designated for the protection of trees, shrubs and hedges, hereafter referred to as Tree Protection Zones. Unless otherwise agreed, the Tree Protection Zones will be fenced, in accordance with British Standard Guide for Trees in Relation to Construction (BS5837: 2005) and no access will be permitted to the Tree Protection Zone for any development operation. Tree protection zones shall be provided for all trees to be retained on the site and also to take account of the root spread into the site of trees on adjoining sites.

The Arboricultural Method Statement shall also include all other relevant details, such as changes in levels, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences, placement of service runs i.e. telephone, water, gas, sewage, electric etc. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and missing of materials, the movement of people and machinery across the site, where these are within ten metres of any designated Tree Protection Zone.

The Arboricultural Method Statement shall indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS3998, 1989).

The Arboricultural Method Statement shall include the provision for the supervision and inspection of tree protection measures on a regular basis throughout the different phases of construction. Reports produced as a result of these inspections shall be forwarded to the Local Authority Arboricultural Officer. The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works and soft landscaping have been completed and all equipment, machinery and surplus materials removed from site, unless the prior approval of the Local Planning Authority has been given in writing.

- 8 The development hereby approved shall not commence until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the existing hedge or hedges which are to be retained, the minimum heights at which they will be maintained and appropriate trees within the hedge or hedges which shall be retained and allowed to grow on. The plan shall also show where hedgerows are to be

reinforced with further planting, details of which have been indicated in a timetable of implementation. The hedges shall be maintained in accordance with the approved details.

9. The development hereby approved shall not commence until there has been submitted to and approved in writing by the Local Planning Authority, a landscape management plan.

The landscape management plan shall contain a statement for the long-term effective maintenance of the agreed landscape scheme plus the additional management of existing grassland that will be affected by the altered access routes, and full details of all management and establishment operations over a ten-year period, unless otherwise agreed in writing by the Local Planning Authority. It shall also include details of the relevant management, and supervisory responsibilities.

The landscape management plan shall also include the provision for a review to be undertaken during the course of the plan with a final review being undertaken before the end of the ten-year period. A revised landscape management plan shall be submitted for the agreement of the Local Planning Authority before the ten years has expired. The revised details shall make similar provisions for the long-term maintenance and management of the landscape scheme. The revised scheme shall also make provision for future revision and updating.

The provisions of the landscape management plan and subsequent revisions shall be adhered to and any variation shall have been agreed beforehand in writing by the Local Planning Authority. No trees, shrubs, hedges or other plants shall be removed for the duration of the landscape management scheme or its revisions, without the prior written approval of the Local Planning Authority. Any trees, shrubs, hedges or other plants being so removed shall be replaced in the first available planting season by an equivalent replacement or replacements to the satisfaction of the Local Planning Authority. Management of the landscape scheme in accordance with the landscape management plan or their agreed revisions shall not cease before the duration of the use of the development unless agreed in writing by the local Planning Authority.

10. The development hereby permitted shall not be commenced until a scheme has been submitted to and approved in writing by the Local Planning Authority which will allow the establishment of effective landscape screening of the northern transit route as it passes south of Fargo Road, prior to the operation of the land trains.

11. The development hereby approved shall not commence until the Local Planning Authority has approved details of the egress junction onto Countess Roatj to include works to the existing service station egress. This shall be designed to discourage right turn, north onto Countess Road. The Visitor Centre shall not be occupied until that junction has been constructed in accordance with the approved details.

12. The development hereby permitted shall not be brought into commercial operation until a scheme providing for a revised layout of the Airman's Corner junction (to include speed reduction works involving narrowing the entrance to the gated road) has been submitted to and approved in writing by the Local Planning Authority, and until the Local Planning Authority has confirmed in writing that it is satisfied that adequate arrangements have been secured with the local highway authority to secure alterations to the junction

13. Prior to the commencement of development hereby permitted drawings shall be submitted and approved in writing by the Local Planning Authority detailing arrangements to limit access to the restricted length of the A344 (between Airman's Corner and the A303) to that traffic permitted under the provisions of the traffic regulation order, including securing arrangements for the parking and turning of vehicles

in a safe manner. The drawings shall be accompanied by a statement of how the gate will be managed. The approved works shall be fully implemented prior to closure of the existing Stonehenge visitor car park for public use, and thereafter managed in accordance with the approved management plan.

14. No development of the Visitor Centre shall commence before such time as a timetable for the closure and partial restoration of the A344, as described in the planning application to which this permission relates, has been submitted to and approved in writing by the Local Planning Authority. The scheme of closure and restoration shall be implemented in accordance with the agreed timetable.
15. The Visitor Centre shall not commence commercial operation before a means of vehicular access has been constructed in accordance with the approved plans.
16. Any gate provided to close the proposed access and egress to the Visitor Centre shall be set a minimum distance of 4.5 metres from the carriageway edge of the public highway and shall be made to open inwards only.
17. The Visitor Centre shall not commence commercial operation until that part of the service road, which provides access to it, has been constructed in accordance with the approved plans.
18. Prior to commencement of the development hereby permitted any temporary access/egress arrangements for construction traffic entering and leaving the site shall be agreed in writing with the Local Planning Authority and implemented in accordance with a programme of works to be approved. The programme shall provide for completion of the egress arrangement and works, and use of the egress shall not be permitted unless or until the egress works have been completed in accordance with details approved by the Local Planning Authority.
19. The Visitor Centre shall not be brought into commercial operation until provision has been made on the A345 Countess Road for a signal controlled pedestrian crossing point at a location and in accordance with details that shall have been agreed in writing with the Local Planning Authority.
20. The Visitor Centre shall not be brought into commercial operation until a scheme of local traffic direction signs has been submitted to and approved in writing by the Local Planning Authority and signs have been erected and/or removed in accordance with the agreed scheme.
21. The Visitor Centre shall not commence commercial operation until the approved car parks have been constructed, surfaced and drained in accordance with the approved plans.
22. The Visitor Centre shall not commence commercial operation until adequate provision has been made on site for the parking for a number of coaches to be agreed in accordance with a plan to be submitted to and approved in writing by the Local Planning Authority.
23. Prior to the development hereby permitted being brought into use by the public, cycle stands shall be erected in accordance with numbers, locations and specification to be approved in writing by the Local Planning Authority.
24. The Visitor Centre shall not commence commercial operation until the delivery bay and parking and turning areas have been provided within the site in accordance with the

details shown on the approved plans. And thereafter they shall be retained for these purposes only.

25. The Visitor Centre shall not commence commercial operation until the transit route and drop off points have been provided within the site in accordance with the approved plans.
26. The transit route and drop off points hereby approved shall be used solely for transporting visitors between the new Visitor Centre and Stonehenge and for ancillary purposes such as the transport of equipment for use in connection with the visitor operation and for no other purposes whatsoever. Should the Visitor Centre cease to operate then all traces of the land train, its track and drop off points shall be removed and the land reinstated to its condition prior to its introduction in accordance with a scheme to be submitted to and approved by the Local Planning authority in writing.
27. The Visitor Centre shall not be brought into commercial operation until such time that a system of internal pedestrian footpaths, within the Visitor Centre site itself, has been completed in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority.
28. The Visitor Centre shall not commence commercial operation until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
29. Construction of the Visitor Centre shall not commence before a scheme/schemes for the control of fumes from extractor fans and equipment (and for the sound insulation of that equipment) have been submitted to and approved in writing by the Local Planning Authority; and the development shall not be brought into use until that scheme/those schemes have been implemented in accordance with the approved details. Details shall include arrangements of the operation and maintenance of such equipment during the life of its installation.
30. The use hereby permitted shall take place only between the following hours:
 - a. 08.00 to 21.00- 1 June to 31 August (last train to stop running by 20.00)
 - b. 08.30 to 20.00 -1 September to 15 October (last train to stop running by 19.00)
 - c. 08.30 to 18.00- 16 October to 15 March (last train to stop running by 17.00)
 - d. 08.30 to 20.00- 16 March to 31 May (last train to stop running by 19.00)

-save that the Visitor Centre building may be used on no more than 20 days per year outside these hours with such use ceasing no later than midnight on any such occasion.
31. No deliveries or collections shall be taken at or despatched from the site outside the hours of 08.00 to 18.00 nor at any times on Sundays, Bank or Public Holidays.
32. The details of all lighting proposals, including street lighting, lighting for the car and coach parks, lighting for footpaths, including intensity of the lighting and design for the light column shall be submitted to and approved in writing by the Local Planning Authority prior to the development hereby permitted commencing. All the works shall subsequently accord with the approved plans.
33. The retail unit within the Visitor Centre hereby permitted shall not commence trading until details of the range of goods to be sold have been submitted to and approved in writing by the Local Planning Authority. The shop shall not sell goods outside of the

agreed range, other than as a minor and ancillary part of the stores operation without the prior written approval of the Local Planning Authority.

34. No development shall take place within the area north of the Cursus and west of the Cursus Barn until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation and preservation which has been submitted by the applicant and approved in writing by the Local Planning Authority.
35. The development hereby approved shall not commence until a detailed Construction Environmental Management Plan (to expand on the outline plans at appendix F in the Supplementary Information) are submitted to and approved in writing by the Local Planning Authority. The construction and future management of the development shall subsequently accord with the approved working practices as set out in the approved plan.
36. The Visitor Centre shall not commence commercial operation until an Ecological Management and Monitoring Plan (to expand on the outline plans at appendix G in the Supplementary Information received 2 June 2005) to include long term management of the fen, are submitted to and approved in writing by the Local Planning Authority. The future management of the development shall subsequently accord with the approved working practices as set out in the approved plan.
37. Construction of the Visitor Centre shall not commence until measures to secure the access track between 24 and 26 Countess Road, in order to prevent general access, has been submitted to and approved in writing by the Local Planning Authority. Thereafter the access shall be secured as specified.
38. No development shall commence until details of continued farm access, including for combine harvesters, is to be provided between Countess Road and Byway 9A has been submitted to and approved in writing by the Local Planning Authority and the development shall be in accordance with these plans and access retained thereafter.
39. **No development approved by this permission shall commence until a scheme for**
 - a) water efficiency, and**
 - b) the provision and implementation of a surface water run off limitation**

-based on the Water Strategy (see appendix E in the Supplementary Information received 2 June 2005) has been submitted to and approved in writing by the Local Planning Authority. The construction and future management of the development shall subsequently accord with the approved working practices as set out in the approved scheme unless otherwise agreed in writing by the Local Planning Authority.
40. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from impermeable parking areas and hardstandings for vehicles, shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.
41. The new Stonehenge Visitor Centre shall not commence commercial operation until the Countess Roundabout flyover has been completed and is brought into use.
42. The development hereby permitted shall not commence until the Government has approved a scheme for the improvement of the A303 at Stonehenge as set out in the published Stonehenge Improvement Order 2000 and comprising the following elements

- .A flyover at Countess Roundabout;
- .A 2.1 km bored tunnel;
- .A bypass round Winterbourne Stoke;
- .Junction improvements at Longbarrow Crossroads.

-and a timetable for implementation of the works and a date for commencement has been announced by the Government.

43. The development hereby permitted shall not commence until full details of the design and specification, including actual noise emissions, of the land train to be used to take visitors between the new Visitor Centre and the World Heritage Site, have been submitted to and approved in writing by the Local Planning Authority. The minimum criteria it should meet are those as set out by English Heritage in their document entitled 'Outline Design Principles For Land Train System' dated 2nd June 2006. The land trains used must be in accordance with the approved details and shall not be materially altered or replaced without the written approval of the Local Planning Authority.
44. The development hereby permitted shall not commence until a waste audit, to include measures to deal with littering on the application site has been completed in accordance with the supplementary planning guidance to the Wiltshire Structure Plan and has been submitted to and approved in writing by the Local Planning Authority. The waste management measures identified shall be implemented in accordance with the approved programme and details.
45. The construction of the new Stonehenge Visitor Centre shall not commence until the applicant has provided, to the satisfaction of the Highways Agency, an operational strategy for the management, both within and outside the designated site, of 'exceptional peak' traffic flows to and from the New Stonehenge Visitor Centre. The operational strategy shall consider and provide mitigation for the risk that the New Visitor Centre's capacity to absorb vehicle entry would be exceeded at exceptionally busy periods. Mitigation should include, but not exclusively, the efficient management of available on-site parking and the provision for temporary signing of alternative destinations on approach to Countess Roundabout. The operational strategy shall set out proposals for pre-emptive action if the trend of vehicle entry numbers to the new Visitor Centre site exceeds the capability of the internal car parking and access road arrangements to accommodate the demand. The operational strategy shall include proposals for the active and continuous monitoring of the available parking space and traffic flows into and out of the new Visitor Centre during high-risk periods.
46. The construction of the new Stonehenge Visitor Centre shall not commence until the applicant provides, to the satisfaction of the Highways Agency, its road signing and lane marking proposals for the new Visitor Centre on the approach to and on the circulatory carriageway of Countess Roundabout and such proposals are implemented in conjunction with the Highways Agency. , /
47. The construction of the new Stonehenge Visitor Centre shall not commence until the necessary orders preventing informal parking on Stonehenge Road are made and are in force.
48. No development shall be undertaken before a detailed scheme to protect adjacent premises from noise arising from construction activities has been submitted to and approved in writing by the Local Planning Authority. All construction activities shall be undertaken in accordance with the approved scheme.
49. The normal working hours for construction related activities shall be as follows:

**08.00- 18.00 Monday -Friday 08.00-
13.00 Saturday**

Only essential or traffic related construction work will be permitted on Sundays and public holidays subject to first obtaining the written agreement of the Local Planning Authority.

50. Noise from fixed plant and equipment at the Visitor Centre site shall not exceed the following levels at the following times as measured at the nearest boundary of any adjacent residential properties unless otherwise approved in writing with the Local Planning Authority:

Day (07.00 -19.00): 45dB LA9Q,15mins Evening
(19.00- 23.00): 35dB LA9Q,15mins Night (23.00-
07.00): 30dB LA9Q,15mins

51. Noise from land train operations within the Visitor Centre site and noise from other vehicles operating within the Visitor Centre site shall not exceed the following levels at the following times as measured at the boundary of any adjacent residential properties unless otherwise approved in writing with the Local Planning Authority:

Day (07.00 -20.30): 45dB IAeq, 60mins
Evening (20.30- 23.00): 35dB IAeq, 60mins. No land train movements permitted. Night (23.00-
07.00): 30dB IA9o,15mins No land train movements permitted

52. The route taken by the land train between the Visitor Centre and the World Heritage Site shall be that shown on the approved plans. No more than a total of 10 (2-way) land train movements per hour shall operate on the approved route unless previously approved in writing with the Local Planning Authority.

53. Noise from land trains operating on the approved route outside of the Visitor Centre site shall not exceed the following levels at the following times as measured at the nearest boundary of any adjacent residential properties unless otherwise approved in writing with the Local Planning Authority:

Day (07.00- 20.00): 45dB LAeq,1min and 35dB LA90,15mins
Evening and night (20.00- 07.00): No land train movements permitted

54. Noise from all sources at the passenger drop *off* points shall not exceed the following levels at the following times as measured at the boundary of any adjacent residential properties unless otherwise approved in writing with the Local Planning Authority:

Day (08.00- 19.00): 35dB LAgQ,15mins
Evening (19.00- 20.00): 30dB LAgQ,15mins ,-' Evening and Night (20.00- 07.00): No use of
passenger drop off points permitted.

55. The development hereby permitted shall not be commenced until all public rights of way diversions required under Section 257 of the Town and Country Planning Act 1990 and detailed in the application have been implemented.

56. The development hereby permitted shall not be commenced until a scheme for the provision of a cycle link from the Visitor Centre site to the A345 (where it forms part of the proposed Sustrans route 45) has been submitted to and approved in writing by the Local Planning Authority. The link to the A345 shall be constructed, surfaced, drained

and made available for use before the Visitor Centre, hereby approved, is brought into public use.

57. The development hereby permitted shall not be commenced until a scheme for the provision of pedestrian and cycle routes from:

- e. The Visitor Centre site to an 'at grade' crossing of the eastbound slip road carriageway to the A303 (T) at Countess Roundabout
- f. From the above crossing, passing between the eastbound and westbound slip roads to the A303 (T) to an 'at grade' crossing of the westbound slip road carriageway to the A303 (T) at Countess Roundabout; and
- g. The upgrading of footpath and cycle routes southwards on the A345 towards Amesbury as far as Carleton Place has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall include details of the method of construction and timing of implementation and shall be implemented as approved.

58. Development shall not commence until a scheme to provide for and secure the future maintenance of rights of way as shown to be upgraded or resurfaced on Planning Application Dwg No CO11 Rev P7 by A Hunt has been submitted to and approved in writing by the Local Planning Authority. All such maintenance shall be undertaken in accordance with the approved scheme unless the Local Planning Authority has given its prior written consent to any variation.

38. An applicant for any consent, agreement or approval required by a condition of this permission for agreement of reserved matters has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the Local Planning Authority fail to give notice of their decision within the prescribed period.

39. This letter does not convey any approval or consent which may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

Right to challenge the decision

40. A separate note is attached setting out the circumstances in which the validity of the Secretary of State's decision may be challenged by making an application to the High Court within 6 weeks of the date of this letter.

41. A copy of this letter has been sent to Salisbury District Council, and interested third parties.

Yours faithfully,

~4



Richard Watson

Authorised by the Secretary of State to sign in that behalf