

REPORT TO THE SOUTHERN AREA COMMITTEE

Date of Meeting:	7 th March 2013		
Application Number:	S/2013/0056/Full		
Site Address:	Stonehenge Campsite, Berwick St James, Salisbury, SP3 4TQ		
Proposal:	Change of use of land to touring caravan and camping site (amended proposal to planning permission S/2010/0007/FULL incorporating use of pitch 6 as either a caravan pitch or the stationing of a motor home/caravan/pod for occupation by the senior site warden and use of pitch 7 (between 1st April -30th September in any year) as either a caravan pitch or the stationing of a motorhome/caravan/pod for occupation by assistant wardens in association with the management of the existing campsite)		
Applicant / Agent:	Mr Grant / Mr Allen		
City/Town/Parish Council	Winterbourne Stoke		
Electoral Division	Till & Wylie Valley	Unitary Member	Councillor Ian West
Grid Reference:	Easting: 407378		Northing: 140538
Type of Application:	Small Scale Major		
Conservation Area:	Cons Area: NA		LB Grade: NA
Case Officer:	Mrs Lucy Minting		Contact Number: 01722 434

Reason for the application being considered by Committee

There are a number of planning applications relating to this site before the Council at this time. For this reason the Area Development Manager considers it appropriate for them all to be considered by the South Area Planning Committee.

1. Purpose of report

To consider the above application and the recommendation of the Area Development Manager that planning permission be **Granted** subject to conditions.

2. Report summary

The main issues in the consideration of this application are as follows:

- Planning appeal decision
- Principle - Annex A PPS7
- The effect on the character and appearance of the locality including its effect on the special landscape area within which the site is located and the nearby Winterbourne Stoke Conservation Area
- The effect on the living conditions of occupants of nearby dwellings
- Economic benefits

The application has generated comments from 2 parish councils; 16 letters of objection, 1 letter of comment, and 4 letters of support from the public.

3. Site Description

The site forms part of Stonehenge Campsite which is located between Winterbourne Stoke and Berwick St James. The campsite is *outside of a housing policy boundary and is therefore within 'open countryside' designated as a Special Landscape Area* and is adjacent to the Winterbourne Stoke Conservation Area.

Planning permission was allowed at appeal for 'Change of use of land to touring caravan and camping site, including retention of access, driveway, hardstandings, shower/wc block, chemical toilet disposal area, cess pit and electric hook-up points.'

The campsite is divided into three distinct parts comprising an upper paddock, closest to the Berwick Road, a middle paddock, and a levelled lower section closest to the river.

The lower section has permission for the stationing of 15 caravans all year round and contains hard surfaced standings used as caravan pitches, the stationing of a Fox Pod and an E-Den Pod, as well as various associated facilities in connection with the campsite including an existing shower/toilet block.

4. Relevant Planning History

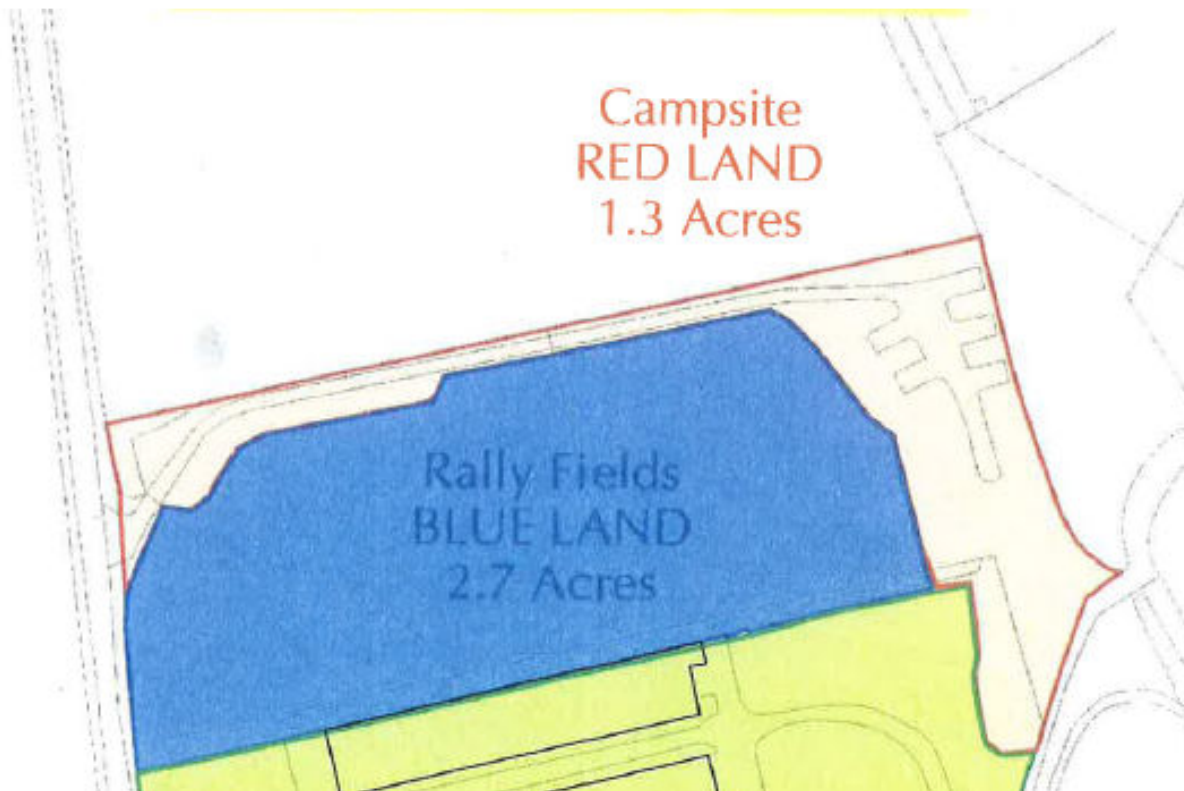
Application number	Proposal	Decision
213	Re-building of shed & piggeries	AC 01.06.50
TP/59	Construction of new access to highway	AC 27.06.51
TP/226	Site chosen for the erection of house or bungalow	AC 12.10.55
S/2010/0007	Change of use of land to touring caravan and camping site, including retention of access, driveway, hardstandings, shower/wc block, chemical toilet disposal area, cess pit and electric hook up points	Refused 11.05.2010 Allowed at appeal 11.11.2011
S/2012/0132	Erection of timber post and rail fence of 1.1m high along part of the western boundary of the site.	AC 03.05.2012

5. Proposal

Condition 2 of the planning permission restricts the number of caravans on the levelled lower section of the campsite as follows:

(2) The land notated as "Campsite/Red Land" on drawing WGDP 01* shall only be used to accommodate a maximum of 15 caravans on any day of the calendar year.

(* - see extract from drawing WGDP 01 below).



Condition no. 2 refers to 'caravans'. Caravans are defined in the Caravan Sites and Control of Development Act 1960, as supplemented by the Caravan Sites Act 1968, as "any structure designed or adapted for human habitation which is capable of being moved from one place to another, whether by being towed or by being transported on a motor vehicle or trailer, and any other motor vehicle so designed or adapted", subject to certain exceptions. Units of not more than two sections, constructed or designed to be assembled on site by means of bolts, clamps or other devices and not exceeding 60 feet in length, 20 feet in width, and 10 feet in height are included within the definition. Any structure falling outside this definition, or having a sufficient degree of permanence through adaptation to physically attach it to the ground or to connect it to main services, will not be a caravan.

The description of the original planning application referred to 'touring caravans'. In view of the difference between this wording and that in the condition, legal advice has been sought to understand the extent of any limitation on the type of caravan that may be stationed on the land. The legal advice is that the condition allows the land to be used to accommodate 15 caravans, and that 'caravan' in this context has the statutory meaning referred to above. At the time of the appeal the local planning authority suggested conditions to limit the site to a specific number of "touring caravans and/or motor homes", but the Inspector chose not to follow this suggestion and instead granted a more generous planning permission for 'caravans'.

A caravan includes the 'Fox Pod' and 'E-Den Pod' as they satisfy the definition for the following reasons:

- They are under the size threshold;
- They are able to be transported to site in one piece;
- They would not be connected to a water supply or foul drainage (each structure can contain an electric hook-up in a similar fashion to a caravan, and possess their own oil filled heater and lamp);
- Water and shower/WC facilities are provided on site by the existing facilities;
- They 'sit' on top of the ground surface with no physical attachment.

There are no restrictive conditions in the appeal decision to prevent sub-letting of caravans on the site, although IF they are occupied as a sole residence and/or for an extended period they would then become permanent places of residence for which planning permission is required.

This full application is to, therefore, allow pitch 6 to be used as either a caravan pitch or for the stationing of a motor home/caravan/pod for occupation by the senior site warden(s) all year round; and for pitch 7 to be used as either a caravan pitch or for the stationing of a motorhome/caravan/pod for occupation by assistant warden(s) between 19th March – 30th September in any year in association with the management of the existing campsite.

To ensure any later permissions do not render the earlier permission/conditions ineffective in the area occupied by the warden accommodation units a full application is required.

6. Planning Policy

Adopted Salisbury District Local Plan saved policies, including the saved policies listed in Appendix C, of the Adopted South Wiltshire Core Strategy:

G1 – General principles for development
G2 – General criteria for development
C2 – Development in the countryside
C6 – Special landscape area
CN11 – Views in and out of conservation areas
T9 – Touring caravans and tents
T7 – Tourist accommodation in the countryside
H23 - Development in the countryside
H27 - New agricultural worker dwellings

Government Guidance:

NPPF

Annex A to PPS7

Good Practice Guide for Planning & Tourism.

7. Consultations

Wiltshire Council Landscape Officer

The issues raised by this application do not have any direct landscape impacts and therefore no objections.

Environment Agency

No objections.

Wiltshire Council Highways

No highway objections - it is considered that the proposed development will not detrimentally affect highway safety.

Wiltshire Council Private Sector Housing - Caravan Licensing

The legislation controlling caravan sites would not preclude the site license from being varied in line with the planning proposal. The presence of a resident warden would not be out of keeping with the objectives of the licensing regime which is made in the interest of the persons staying on the site and the public at large. The advantages of such an arrangement - health and safety, security and controlling activities on sites - is recognised by the Caravan and Camping Club and the Caravan Club where site management of their sites is generally achieved by having site wardens stay in their own touring caravans or motor homes.

It would be recommended that should the planning permission be granted that any site warden would have their principal home elsewhere. This might be evidenced by the provision of a copy of the wardens' council tax demand.

It is noted that the planning permission request is for an assistant site warden between 1st April and 30th September. Given that Easter is a busy time and that the date of this public holiday is variable it may be in keeping to consider varying the date that the assistant warden takes up residence. For example to change the start date to either the weekend before Easter or 19th March which is stated in the Inspector's report for the date that tent camping can begin.

8. Publicity

The application was advertised by site notice, press advert and neighbour consultation.

16 letters of objection received. Summary of key relevant points raised:

- There is no requirement for full time on site residency – Non residential wardens can provide the services/duties required on a daily basis/shifts.
- Permanently/semi-permanently sited caravans or similar are contrary to the Inspectors report - the Inspectors decision refers to touring caravans and camping (paragraph 72) only. He did not give permission for a part residential site for accommodating site wardens.
- Gradual move to a potential permanent site which will no longer be a site of a temporary nature.
- Residents have challenged the council's decision to allow the stationing of two pods on the site.
- The site can be managed by the owners living on site
- The owners could provide 24 hour site coverage over and above warden duties, and during the off and low season periods
- Owner should limit visitor numbers to avoid need for wardens
- There is no requirement or justification for full time warden during off and low season periods when the site is underused
- Temporary staff can be hired for busy periods/days
- Wardens could live in rental properties locally
- New arrivals access to the site is restricted after 9pm
- The site can be inspected and all management functions can be undertaken remotely using modern technology (on-line booking, website, facebook/twitter sites, accountancy).
- Wardens can live off-site - located close to the villages of Winterbourne Stoke and Berwick St James, regular bus service and a bus stop have been located at the site entrance

- The Management Report submitted with the application refers to other nearby operators who have onsite wardens needs to be verified, is misleading and comparisons can't be drawn
- The owner of Stonehenge Touring Park lives on site and does not have an on-site warden
- Brades Acre, Alderbury, Summerlands, Hillcrest and Coombe Caravan Park all have owners living on site, not residential wardens.
- Brokerswood is a large country park and cannot be compared
- Hudsons Field is a larger site publically owned by the City Council and requires wardens
- The campsite is in breach of the Planning Appeal decision conditions 10 and 11 and permission should be withdrawn.
- Development of the site has reached the strict limitation set out in policy C2
- Site continues to expand the impact of the development on the local environment and rural landscape
- Site is visible from both road and footpaths
- Why is application not retrospective – wardens have been living on the site
- Number of retrospective applications submitted and conditions/site is not being enforced
- Not supported locally
- Permanent warden would enhance the management of the site and would appeal to tourists but
- Contrary to policy C6 - residential status to two pitches and siting a permanent residential caravan or pod will adversely impact on the landscape designated as a special landscape area.
- Impact on landscape will be significant.
- Screening the site admits the effect of the proposals on the landscape.
- Materials of the proposals are poor quality and don't reflect character of area
- Proposals will reduce site capacity and economic viability and financial contribution to the local economy
- Concerns about future development and expansion plans on what used to be agricultural land - policy H32 allows the establishment of permanent dwelling/s. Temporary accommodation may end up as permanent fixtures/open way for permanent caravan park/mobile homes/housing
- Policies H26 and H28 (agricultural dwellings) have no relevance
- Proposal has no support within the Wiltshire Council Core Strategy policies
- Contrary to policy E21 (preventing development for employment purposes in the open countryside)
- Site provides no disabled access – contrary to equalities act 2010
- Campsite is an attractive place to stay but inappropriate in the open countryside
- Any site warden should have his/her principal home elsewhere
- Wardens control people visiting the site but are two sufficient

4 letters of support received. Summary of key relevant points raised:

- It is important to have a 24/7 live-in warden. Campsite users often arrive after dusk and the warden will increase security and control of the campsite
- Campsites need facilities such as warden accommodation
- Local campsites have live in wardens/managers/owners
- The camping/caravan and 'glamping' market is growing at rapid pace
- The campsite generates jobs and income back into the area (tourists generate income for other local businesses)

Berwick St James Parish Council

A village meeting, attended by 17 residents, was held at Berwick St James on 6 February 2013 to discuss the above planning application. The residents were reminded that this application was not about the employment of wardens for the campsite, but about the establishment of permanent accommodation for their use. To this end, the meeting had strong objections to the proposal for a 'Change of Use of Land' to the original planning permission S/2010/0007/FULL, and establish up to two existing caravan pitches and use of a motor home/caravan/pod for permanent accommodation on the site for the following 4 reasons:

1. The application is contrary to policy C2 which states that development in the countryside should be strictly limited and will not be permitted unless it would benefit the local economy and maintain and enhance the countryside.
2. The application is contrary to policy C6 which states that within a 'special landscape area' proposals for development will be considered having regard to the high quality of the landscape. The meeting considered that 'permanent' 'residential' pitches do not achieve this, and were both undesirable and unnecessary.
3. The application is contrary to policy H32. The meeting did not consider that the same criterion as for permanent housing was desirable or necessary on this site.
4. The application is contrary to policy H28. The meeting did not consider that there was a need for accommodation in support of countryside tourism on this site similar to that of agricultural workers, and indeed thought it highly desirable.

The vote, taken to object to this planning proposal for the above reasons for unanimous.

9. Planning Considerations

9.1 Planning Appeal decision

The Inspector's decision to S/2010/0007 is attached at appendix A to the committee report for application reference S/2012/1777.

The Inspector considered that the main issues to consider were:

- The effect on the character and appearance of the locality and effect on the Special Landscape Area (SLA) and nearby Conservation Area - The Inspector considered that there are only limited views of the site from nearby residential properties and that in the medium to long term these would reduce as existing and proposed landscaping matured and that with conditions to secure the landscaping and control the extent of the camping and caravanning; the 'harm to the character and appearance of the locality including the SLA would not be material.'
- The effect on the living conditions of occupants of nearby dwellings - The Inspector considered that subject to conditions limiting the area for and numbers of tents and caravans together with limitations on firepits, amplified and non-amplified music and additional landscaping; the development 'would not be material harmful to the living conditions of occupants of nearby dwellings.'
- Economic benefits - The inspector considered that the development 'accords with PPS4 (policy EC7) which urges Councils to support sustainable rural tourism and leisure development to help deliver the Government's tourism strategy.'

Objections have been raised that the owner has failed to comply with time-limited conditions attached to the appeal decision concerning lighting and landscaping and that the permission for the campsite has been revoked.

Whilst the owner submitted details on lighting and landscaping, they were not provided within the required timescale. As a result in May, following legal advice provided to the owner, the Council took its own advice from Counsel on the status of the permissions granted by the appeal Inspector.

Counsel's advice was that the permissions have not lapsed although the owner is in breach of the lighting and landscaping conditions. It was recommended that the appropriate solution is for the owner to submit an application under Section 73 of the 1990 Act for planning permission for the development of land without complying with the extant landscaping and lighting conditions. These have been received.

9.2 Principle of development

The NPPF makes it clear that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Proposed development that conflicts with an up-to-date local plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

Paragraph 55 of the NPPF states that '*local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as (inter alia) the essential need for a rural worker to live permanently at or near their place of work in the countryside.*'

Policy H23 of the local plan says that undeveloped land outside of settlement boundaries will be treated as countryside for the application of other housing policies. Policy H27 permits new permanent agriculture and forestry workers dwellings where 4 criteria are met (i) functional need, (ii) full time requirement, (iii) a financial test, and (iv) available other accommodation in the area.

PPS7 gives specific guidance regarding agricultural dwellings in Annex A, which continues to apply. Paragraph 3 deals with agricultural dwellings, which must satisfy 5 criteria – namely, (i) a functional need, (ii) relate to a full-time worker (iii) a financial test, (iv) whether the need could be met by another dwelling on the site and (v) other planning requirements. It is accepted good practice to apply these 'tests' to proposals for residential accommodation to support a rural enterprise in addition to agricultural dwellings.

Paragraph 4 of Annex A defines functional need to be whether it is essential for the proper functioning of the enterprise for a worker to be readily available at most times - for example, if workers are needed to be on hand day and night.

There are no dwellings on the campsite. The owner of the campsite currently lives in Summerfield House adjacent to the campsite. However, there is no requirement in the planning appeal decision for the owner/occupier of this dwelling to also be the site warden.

The application documentation states there is a '*identifiable need for warden accommodation on-site in order that the operation itself runs successfully and efficiently both in terms of administration and more importantly in terms of on-site management.*'

The Council's caravan licencing officer has advised '*that the presence of a resident warden would not be out of keeping with the objectives of the licensing regime which is made in the interest of the persons staying on the site and the public at large. The advantages of such an arrangement, health and safety, security and controlling activities on sites, is recognised by the Caravan and Camping Club and the Caravan Club where site management of their sites is generally achieved by having site wardens stay in their own touring caravans or motor homes.*'

The application documentation also demonstrates that the site is now a '*well established existing tourist accommodation enterprise which operates on a sound financial basis.*'

Subject to conditions limiting occupation and type of accommodation, the proposal for a full time warden and a temporary warden during the tented camping season is considered to be acceptable in principle, satisfying the functional need, the financial need and the full time need tests. This is subject to consideration against the issues the inspector identified.

9.3 The effect on the character and appearance of the locality including its effect on the special landscape area within which the site is located and the nearby Winterbourne Stoke Conservation Area

The Inspector considered that there are only limited views of the site from nearby residential properties and that in the medium to long term these would reduce as existing and proposed landscaping matures; and that with conditions to secure the landscaping and to control the extent of the camping and caravanning, the '*harm to the character and appearance of the locality including the SLA would not be material.*' These circumstances have not changed, and by virtue of the modest scale of the proposed accommodation, it is not considered that harm would be caused to the character and appearance of the locality.

The Wiltshire Council Landscape Officer has raised no objections to the proposal.

9.4 The effect on the living conditions of occupants of nearby dwellings

The Inspector considered that subject to conditions limiting the area for, and numbers of, tents and caravans together with limitations on firepits, amplified and non-amplified music and additional landscaping, the development would not be materially harmful to the living conditions of occupants of nearby dwellings. Again, by virtue of the modest scale of the current proposal and the distances between the sites and the neighbouring properties, it is not considered that any harm would be caused to residential amenity by the provision of wardens' accommodation. This is subject to re-imposition of the conditions required by the Inspector.

9.5 Economic benefits

Paragraph 48 of the inspectors report refers to the economic benefits resulting from the development including the creation of one full time equivalent job and visitor-spend in the area.

The application will provide a full time and part time employment opportunity.

9.6 Conditions

The conditions from the appeal permission should be carried forward and amended as necessary.

The details for condition 12 (alarm system) were approved on 21st October 2011, so this can be amended to refer to its retention and maintenance.

Condition 14 on the Inspector's decision requiring removal of fencing was the subject of further consideration under planning application reference S/2012/0132/FUL for a 1.1m high fence along the western boundary. This application was approved subject to a condition requiring removal of the existing fence. An enforcement officer has verified that the fence at issue has been removed.

10. Conclusion

Subject to conditions, the development will not cause any demonstrable harm to interests of acknowledged importance, in particular in terms of the impact on the character and appearance of the area or the living conditions of nearby properties. Residential accommodation for wardens is justified in this case based on demonstrated functional, financial and full time needs. There is no other suitable accommodation available to fulfil the needs.

11. Recommendation

Planning Permission be GRANTED for the following reason:

The Council is required to give a summary of the reasons for this decision and its conditions, and a summary of the development plan policies and proposals relevant to the decision and its conditions. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and the following policies in the South Wiltshire Core Strategy, namely policies:

- G1 – General principles for development
- G2 – General criteria for development
- C2 – Development in the countryside
- C6 – Special landscape area
- CN11 – Views in and out of conservation areas
- T9 – Touring caravans and tents
- T7 – Tourist accommodation in the countryside
- H23 - Development in the countryside
- H27 - New agricultural worker dwellings

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development.

Subject to the following conditions:

1. The development shall be carried out strictly in accordance with the approved plans (Site location Plan, Planning application plan: PV 316/WFG/TA, Landscape Plan 2010 and drawing WGDP 01).

Reason: For the avoidance of doubt.

2. The land notated as "Campsite/Red Land" on drawing WGDP 01 shall only be used to accommodate a maximum of 15 caravans on any day of the calendar year. Pitch 6

can be used as either a caravan pitch or for the stationing of a motor home/caravan/pod for occupation by the senior site warden; and between 19th March – 30th September in any year, pitch 7 can be used as either a caravan pitch or for the stationing of a motorhome/caravan/pod for occupation by assistant wardens in association with the management of the existing campsite.

Reason: To protect the visual amenity and character of the area and also help to safeguard the living conditions of nearby dwellings.

Policy: G1, G2, C6, C2, CN11, T9

3. No amplified music to be played or broadcast at any time on any day of the calendar year on the land notated "Campsite/Red Land" or land notated as "Rally Fields/Blue Land" on drawing WGDP 01.

Reason: To prevent noise and disturbance to nearby residents of the site.

Policy: G2

4. No music to be played after 2300 hours on any day of the calendar year on the land notated "Campsite/Red Land" or land notated as "Rally Fields/Blue Land" on drawing WGDP 01.

Reason: To prevent noise and disturbance to nearby residents of the site at unsociable hours.

Policy: G2

5. The use of the land for tented camping shall be strictly limited to that part of the site within the area notated as "Rally Fields/Blue Land" on drawing WGDP 01 and shall be used only in connection with the use of the area notated as "Rally Fields/Blue Land" as a whole. No caravans, motorhomes, campervans or other vehicle or structure adapted for human habitation which would fall within the definition of a caravan shall be stationed or parked on this land, which shall not be used for any camping other than for tented camping purposes between 19th March and the 30th September inclusive within any calendar year. That part of the application land within the area notated "Rally Fields/Blue Land" on drawing WGDP 01 shall be used only in connection with the use of the area notated as "Rally Fields/Blue Land" as a whole for a maximum of 20 tents on any day within the time period specified above, save for 10 days when a maximum of 100 tents and also a maximum of 40 tents on 14 additional days can be stationed within the period prescribed above. For the avoidance of any doubt, any day or part thereof when a tent or tents are stationed on the land or when activities incidental to camping are continuing (for example, the stationing of portaloos) is to be regarded as a day's use for the purposes of this condition.

Reason: To protect the visual amenity and character of the area and also help to safeguard the living conditions of nearby dwellings.

Policy: G1, G2, C6, C2, CN11, T9

6. Notwithstanding the provisions of any Class of the Schedule to Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that order with or without modification), there shall be no stationing of any tents on any part of the land other than on the area referred to as Rally Fields/Blue

Land on drawing WGDP 01 or within the approved caravan site, and there shall be no stationing of caravans outside of the approved caravan site.

Reason: To protect the visual amenity and character of the area and also help to safeguard the living conditions of nearby dwellings.

Policy: G1, G2, C6, C2, CN11, T9

7. A maximum of 10 fire pits shall be permitted within the land notated as "Rally Fields/Blue Land" on drawing WGDP 01 within the site and no other fires (excluding domestic barbecues and domestic garden/maintenance fires) shall be lit within any part of the site.

Reason: To prevent noise and disturbance to nearby residents of the site.

Policy: G2

8. The applicant/site manager shall keep an up-to-date written record of all persons visiting the site for the purposes of recreation and the number of caravans and tents there on any day. The written record shall be maintained made available to the local planning authority for inspection at reasonable notice.

Reason: To support the other conditions.

9. There shall be no vehicular access and egress to and from the land used for tented camping from the southernmost vehicular access to the site (adjacent to Over the Hill).

Reason: To safeguard the living conditions of the occupants of Over the Hill.

Policy: G2

10. Within three months of the date of this decision, a scheme of external lighting shall be submitted to the local planning authority for approval in writing. Details shall include the type of light appliance, the height and position of fitting, illumination levels, details of measures to reduce light pollution including any external cowls, louvres or other shields to be fitted to the lighting and a programme for implementation. Development shall be carried out in accordance with the approved details and programme of implementation and maintained as such thereafter. Other than those agreed, there shall be no further lighting of the site, unless otherwise agreed through a new planning permission.

Reason: In order to safeguard visual amenity.

Policy: G1, G2, C6, C2, CN11, T9

11. All landscaping shall be carried out in accordance with the Stonehenge Campsite Landscape Management Plan 2009-2014 (dated 10th October 2012, reference WFG/TA/10.10.11) and the Detailed Planting Proposals 2009-2014 (dated 16/11/2012, reference 390-11 Rev A) accompanying planning application S/2012/1777 subject to the following amendments:

- a) Paragraphs 5.4, 5.5 and 5.6 are replaced as follows:

The first phase will be undertaken at some point between years 2 and 5 (where year 1 is 2009). The first phase will include removal of the 6 individual conifers along the eastern part of the boundary and 9 of the trees in the solid tree belt. This will open up gaps in the existing planting, allowing light in and allowing the establishment of broadleaf species.

In the longer term (that is, between years 10 and 12 unless otherwise agreed in writing by the local planning authority), the remaining conifers will be removed and the gaps will be planted with further broadleaf woodland planting.

- b) Paragraph 5.12 which refers to the woodland mix and the associated table is amended to exclude the use of non-native species of Scots Pine (*Pinus sylvestris*), Corsican Pine, Larch, Thuja or Evergreen Oak (*Quercus ilex*).
- c) The planting key on the Detailed Planting Proposals plan is amended to exclude the use of non-native species of Scots Pine (*Pinus sylvestris*), Corsican Pine, Larch, Thuja or Evergreen Oak (*Quercus ilex*).

The approved landscape management plan shall be implemented in full in accordance with the approved timetable.

Reason: To ensure adequate landscaping in order to safeguard visual amenity.

Policy: G1, G2, C6, C2, CN11, T9

12. The approved alarm system that has been fitted to the cesspit providing warning against overflowing and was agreed in writing by the local planning authority on the 21st October 2011 shall be retained and maintained.

Reason: To help prevent pollution to watercourses.

Policy: G2

13. The visibility splays of 4.5m x 75m across the site frontage measured from the centre line of the access adjacent to the northern site boundary shall be maintained permanently free obstruction above a height of 300mm.

Reason: In the interests of highway safety.

Policy: G2

14. The occupation of the wardens' accommodation units hereby approved shall be limited to persons solely or mainly employed as wardens in the Stonehenge Campsite business occupying the plot edged red on the attached plan.

Reason: The site lies within an area where planning permission would not normally be granted for development unrelated to the essential needs of the established business for which staff accommodation is now required and this permission is only granted on the basis of an essential need for residential accommodation in this location having been demonstrated.

Policy: H23, H27

15. The Wardens accommodation units can be either in the form of a motorhome, caravan or pod provided in the case of a pod that they meet the following criteria:
- They are under the size threshold not exceeding 18.9m (60 feet) in length, 6.10m (20 feet) in width and 3.04m (10 feet) in height
 - They are transported to the site in one piece
 - They will not be connected to a water supply or foul drainage (each structure can contain an electric hook up and possess their own oil filled heater and lamp)
 - Water and shower/WC facilities are provided on site by the existing facilities
 - They will sit on top of the ground surface and will not be attached.

Reason: For the avoidance of doubt and in order to safeguard visual amenity.

Policy: G1, G2, C6, C2, CN11, T9