

REPORT TO THE SOUTHERN AREA COMMITTEE

Date of Meeting:	7 th March 2013		
Application Number:	S/2012/1555/Full		
Site Address:	Stonehenge Campsite, Berwick St James, Salisbury, SP3 4TQ		
Proposal:	Retention of concrete base, construction of further concrete base and siting of two purpose built "Wessington" portakabin type shower blocks to be used as toilet/wash blocks in association with the existing campsite		
Applicant / Agent:	Mr Grant / Mr Allen		
City/Town/Parish Council	Winterbourne Stoke		
Electoral Division	Till and Wylve Valley	Unitary Member	Councillor Ian West
Grid Reference:	Easting:407378		Northing:140538
Type of Application:	Small Scale Major		
Conservation Area:	Cons Area: N/A		LB Grade: NA
Case Officer:	Mrs Lucy Minting		Contact Number: 01722 434 377

Reason for the application being considered by Committee

Councillor West has requested that the application be determined by Committee due to

- Scale of development
- Visual impact upon the surrounding area

1. Purpose of report

To consider the above application and to 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:

1. Planning appeal decision
2. 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
3. The effect on the living conditions of occupants of nearby dwellings
4. Archaeological considerations
5. Drainage and impact to SSSI/SAC
6. The Equalities Act 2010

The application has generated comments from 2 parish councils; and 8 letters of objection and 3 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 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

This application is for the retention of a concrete base, the construction of another and the siting on top of these bases of two purpose built portacabin type shower blocks to be used as separate male and female toilet/wash blocks in association with the campsite.

The proposed portacabins will be located alongside the south boundary of the campsite adjacent to the existing shower/wc block, which will be retained for laundry or additional washing facilities.

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

CN21 - Archaeology

Government Guidance:
NPPF

Good Practice Guide for Planning & Tourism.

7. Consultations

Wiltshire Council Landscape Officer

At the public inquiry it was established that the above site would, in time, be sufficiently screened by the proposed landscape planting described in the evidence given by Mark Gibbins of Indigo Landscape Ltd.

I therefore conclude that provided the landscape proposals are fully implemented in accordance with that evidence, which is now to be incorporated within the Landscape Management Plan for the site, then the proposed shower blocks should be screened.

Additional screen planting in the form of a native hedge immediately north of the proposed shower blocks, illustrated on *dwg no: 390-11 revision A 'Detailed Planting Proposals (2009 – 2014)'* that was submitted as part of application S/2012/1777, should be retained to ensure the protection of landscape character and local amenity.

Natural England

The application site lies in close proximity River Till SSSI and River Avon SAC.
Natura 2000 site – No objection

Natural England advises your authority that the proposal, if undertaken in strict accordance with the details submitted, is not likely to have a significant effect on the interest features for which the River Avon SAC has been classified. Natural England therefore advises that your Authority is not required to undertake an Appropriate Assessment to assess the implications of this proposal on the site's conservation objectives.

SSSI - No objection

This application is in close proximity to River Till SSSI. However, given the nature and scale of this proposal, Natural England is satisfied that there is not likely to be an adverse effect on this site as a result of the proposal being carried out in strict accordance with the details of the application as submitted. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(1) of the *Wildlife and Countryside Act 1981* (as amended), requiring your authority to re-consult Natural England. Natural England notes the comments of the Environment Agency on foul drainage, surface water drainage and pollution prevention measures and has no further comment on this aspect of the application.

Wiltshire Council Archaeology

The National Planning Policy Framework (NPPF) states that an application should describe the significance of heritage assets affected by an application. NPPF policy 128 states that 'Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require

developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.' I am not aware that this application included such an assessment and so I have had to make my recommendations based upon my understanding of the proposed development and the known and potential archaeology of the site.

As I have mentioned before with regard to this site, there are medieval settlement features on either side of the campsite, with earthworks extending right up to the eastern boundary. This means that the site has high potential to contain remains from particularly this period. That is not to say that there is not potential for remains from other periods to be present. As no archaeological works have ever been reported to us within the site boundary, I can only comment on the potential for remains to be present – absence of evidence is not, however, evidence of absence. The nearby remains take the form of both upstanding earthworks and below ground remains, so unless the topsoil is over 1m thick a dig to that depth would have had an impact upon any remains which might be present.

Whilst there is the potential for the development to impact upon archaeological remains, the new footprint of impact is small. I do not, therefore, consider that a pre-determination field evaluation is required in this case. In order to ensure that any remains upon which this development might impact are properly recorded, it is therefore recommended that a programme of works in the form of an archaeological watching brief, is carried out during construction and all associated works which involve a below ground impact.

Archaeological watching brief is the most 'light touch' form of archaeological monitoring that is available to me. I recommended that form of works due to the small footprint of proposed impact as I considered it the most proportionate response.

Environment Agency

No objections to the proposed development subject to the following informatives being included if the application is approved:

Foul drainage Informative

The foul drainage must flow to a suitably designed treatment system. If a discharge is sought this will require an Environmental Permit or a variation to an existing Permit from the Environment Agency. The applicant should contact our Customer Contact centre on 03708 506 506 for further information, or visit www.environment-agency.gov.uk. A permit (or exemption) must be obtained from us before any discharge occurs and before any development commences.'

If they are proposing to discharge to the existing cess pit this does not require an Environmental Permit. The cess pit levels are already monitored with the use of a flow level alarm which enables emptying when necessary. As the cess pit has an alarm to notify when it needs to be emptied, there will be no issue with the increase in discharge to it. Therefore we do not anticipate any issues.

Water Efficiency Informative

The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered.

Applicants are advised to refer to the following for further guidance

<http://www.environment-agency.gov.uk/homeandleisure/beinggreen/118941.aspx>
<http://www.savewatersavemoney.co.uk>

Surface Water Drainage Informative

The applicant proposes to direct all surface water to soakaways. This is the preferred option, providing ground conditions permit and percolation tests demonstrate that they are appropriate.

The surface water soakaways may require the approval of the Local Authority's Building Control Department and should be constructed in accordance with the BRE Digest No 365 dated September 1991 or CIRIA Report 156 "Infiltration Drainage, Manual of Good Practice".

Only clean, uncontaminated surface water should be discharged to soakaway.

Pollution Prevention During Construction Informative

Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site. Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and waste. We recommend the applicant refer to our Pollution Prevention Guidelines, which can be found at:

<http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>

Water Management Informative

Should this proposal be granted planning permission, then in accordance with the waste hierarchy, we wish the applicant to consider reduction, reuse and recovery of waste in preference to off site incineration and disposal to landfill during site construction. If any controlled waste is to be removed off site, then site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility. If the applicant requires more specific guidance if it available on our website

www.environment-agency.gov.uk/subjects/waste/

Wessex Water

The site lies within a non sewered area of Wessex Water. New water supply connections will be required from Wessex Water to serve this proposed development. Application forms and guidance information is available from the Developer Services web-pages at our website www.wessexwater.co.uk Further information can be obtained from our New Connections Team 01225 526 222 for water supply.

Wiltshire Council Ecology

I don't have any concerns with this application. I have completed a judgement of likely significant effects in relation to the River Avon SAC and have concluded there will be no risk of likely significant effects. The EA is responsible for permitting the discharge and, since it

too is a competent authority, it is reasonable for us to assume that it has taken the Habitats Regulations into account when forming its response below.

I presume the need for adjusting the frequency of emptying the cess pit to accommodate increased flows will be considered by the EA when the applicant submits his application to vary the existing permit. However just to ensure this will be covered, I'll ask by copy of this email for the Environment Agency to confirm this.

Private Sector Housing - Caravan Licensing

I would confirm that the licence conditions require a minimum level of facilities such as wc's, wash hand basins and showers for the benefit of caravanners and campers visiting the campsite. Improvements in the facilities outlined would provide benefit to the users of the site.

The existing sanitary block contains the following facilities:

Men	Women
1 WC	2 WC
1 wash hand basin	2 wash hand basins
1 shower	1 shower

The minimum numbers of sanitary items required given the licence and planning requirements (this of course does not reflect camper expectations) are as follows:

1. The year round campsite allows for a maximum number of 15 caravans on any day of the year and that the site owner is allowed to rent caravans etc on this area of the site. Following clarification of the letting aspect the licence was necessarily varied to include recommend minimal provision in the case of let caravan with reference to the 1989 Model Standards: Holiday caravan sites.

For the year round caravan site, taking in consideration these requirement given that there are 15 pitches some or all of which could be used for letting would give the following numbers:

Men	Women
1 WC	2 WC
1 urinal (a wc rather than a urinal is acceptable)	2 wash hand basins
2 wash hand basin	1 shower
1 shower	

This is stated in the licence as follows:

Men: 1 WC and 1 urinal per 15 caravans

Women: 2 WCs per 15 caravans

1 wash hand basin for each WC or group of WCs

1 shower or bath (with hot and cold water) for each sex per 20 caravans

Toilet blocks should be sited conveniently so that all site occupants may have reasonable access to one by means of a road or footpath.

2. From 19th March to 30th September the licence/planning permission allows for an additional 20 pitches. Based on the premise that each tent might be regarded as a pitch then the extra requirement for these would be:

Men	Women
1 WC	2 WCS
1 urinal	2 wash hand basins
2 wash hand basins	1 shower
1 shower	

This relates to the following requirement in the licence:

(a) Sanitary accommodation

Men: 1 WC and 1 urinal per 30 pitches

Women: 2 WCs per 30 pitches

(b) Washing Facilities

Men: 2 wash hand basins with hot and cold water per 30 pitches

1 Shower or bath with hot and cold water per 50 pitches

Women: 2 wash hand basins with hot and cold water per 30 pitches

1 Shower or bath with hot and cold water per 50 pitches.

3. In addition the licence and planning permission allows for additional camping at other times. A maximum of 100 tents for 10 days and a maximum of 40 tents for an additional 14 days. Based on the premise that each tent might be regarded as a pitch then the extra requirement for these would require proportionally more sanitary provision based on the ratios in 2.

The absolute maximum numbers were set out in the planning appeal which was 100 tents plus 15 caravans. From this you should be able to calculate minimum numbers when the site is fully occupied. Note that these are only minimum standards. The standard of the facilities provided do not match the quality of those in nearby sites.

Having viewed the facilities of other commercial sites in the area (Summerlands, Brades Acre, Stonehenge Touring, Coombe Park) I would have to conclude that those currently offered by Stonehenge are of a lesser quality and tired in comparison and they do not rely on portaloos to meet the standard.

Stonehenge Touring Site is mentioned for your comparison. The licence specifies maximum numbers of 30 touring and caravan pitches. The actual numbers of facilities are shown below

Men: 1 WC and 1 urinal per 30 pitches	2 WC's 2 Urinals
Women 2WC pre 30 pitches	3 WC's
Wash Facilities: Men : 2w/h/b with hot and cold water per 30 pitches	2 W/H/B
Wash Facilities: Woman: 2w/h/b with hot and cold water per 30 pitches	3 w/h/b
Men one bath or shower per 50 pitches	2 showers
Woman one bath or shower per 50 pitches	2 showers
Laundry facilities shall be provided in a separate room not entered via the toilet block on a scale of not less than one deep sink with running hot and cold water properly connected to the foul water drainage system for every 30 pitches	2 sinks plus washing machine and drier and spin drier
Facilities for washing, cooking and eating utensils consisting of a sink with hot and cold water and a draining surface to be provided on a scale of 1 set of amenities per 20 pitches	1 sink . Note this condition is not on licence

Wiltshire Council Public Protection

We have no objection concerning this application. However, the area has very low levels of background noise and is therefore sensitive to the introduction of noise sources. I note that the two "Wessington" portakabins incorporate hair drying and hand drying machines. With the doors to the portakabins closed I am very confident that these sources wouldn't be audible at the nearest neighbours. However, in the event that the doors are left in an open position I am not certain that that would be the case and given that they might be used at any time during the night this is not a desirable situation.

I would therefore recommend that a condition be attached to any approval requiring the doors to the portakabins be fitted with automatic door closing devices and that the doors are kept in a closed position except for access and egress.

Winterbourne Stoke Parish Council

Support the application subject to the production of a suitable sewage management plan.

8. Publicity

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

8 letters of objection received (including from CPRE). Summary of key relevant points raised:

- The unspoiled area surrounding Stonehenge attracts visitors to the area.
- The construction of a concrete bases and two purpose built shower blocks will have a detrimental visual effect on the surrounding countryside/special landscape area which will outweigh any benefit and ultimately deter visitors
- Size, shape, colour and shiny finish doesn't enhance the countryside and will not be screened by landscaping (banks or vegetation).
- Suggest another planting scheme is required/high fencing around the perimeter of the site and matt finish to the block avoiding unnecessary reflection
- May impact adversely on drainage and odours in a SSSI location comprising the River Till, water meadows and affect flora and fauna (already in a delicate position through excess water extraction and flooding)
- The Environment Agency need to confirm drainage arrangements are acceptable.

- Space required around a sewage treatment plant may limit the number of pitches possible and reduce the need for facilities (tents are not allowed within 7m)
- Potential for leakages has not been addressed - shower facilities should be set within a bunded floor
- The site and proposed facilities will be seen from public footpaths and the main road
- Cutting bases into bank will not obscure units to any great extent
- Work has already commenced without archaeological watching brief/monitoring
- Facilities are not required as the site licence and tourist board requirements have already been met.
- Facilities are in excess of licence requirements for 15 caravans
- Caravans often have built in showers and toilets. Permanent facilities should only be provided for the 20 tents allowed 19th March – 30th September not for the 15 caravans or the 10 days when a maximum of 100 tents and also a maximum of 40 tents on 14 additional days can be stationed
- Facilities should be no more than the minimum required for the day to day use of the campsite – or will be more visible than necessary, produce more effluent and potential for further applications to intensify the use as the facilities/concrete hard standings are already in place.
- Temporary facilities have been provided for the times when a greater number of tents are allowed on the site.
- Existing facilities are being retained (for laundry)
- Why not a single block for all facilities
- Improvements in facilities may benefit users but will result in increased charges
- No provision for the disabled
- New sewage disposal arrangements if necessary should be part of the application
- Site is too small to accommodate any further development
- Increased disturbance from increase in movement of visitors between accommodation and shower block
- The site has been in operation in breach of conditions on the appeal permission. Any decision on the showers blocks should be delayed until this issue is resolved.
- CPRE specifically stated 'Although this may improve facilities for site users, it is an increase in the site as a whole, thus detrimental to the SLA, notwithstanding decisions made by the LPA and Planning Inspectorate in the last 2-3 years'

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

The campsite generates jobs and income back into the area (tourists generate income for other local businesses)

The camping/caravan and 'glamping' market is growing at rapid pace

Campsites make very little impact on their natural surroundings and need facilities such as toilet blocks

Shower block will enhance the facilities and site

Position of shower block will blend into background and will not adversely impact landscape

Berwick St James Parish Council supports the application subject to conditions:

The Village Meeting voted unanimously in support of such improve facilities in principle. However, should the Local Planning Authority be minded to Grant Planning approval in respect of this application then we would request that the application be amended to increase screening to the shower blocks such that they are not visible in either winter or summer from beyond the boundaries of the site. The design should be amended so that these units are appropriate to their location in the countryside as we consider green prefabricated boxes are a poor design solution. The proposals should be limited to the

minimum number of WCs, wash hand basins and showers required for accreditation for the normal summer usage (15+30) and the building size adjusted accordingly.

It is suggested that the Council advises Mr Grant that when he installs his sewage treatment plant, he retained and utilises the existing cesspit as an overflow/emergency use facility, and that he obtains a generator to operate the sewage treatment plant in the vent of power failure. This to ensure that every possible precaution is taken against potential for pollution of the river Till and the surrounding countryside.

Bearing in mind the comments above, we believe that this should be debated and dealt with by the Southern Area Planning Committee, and not under Delegated Powers.

9. Planning Considerations

9.1 Planning Appeal decision

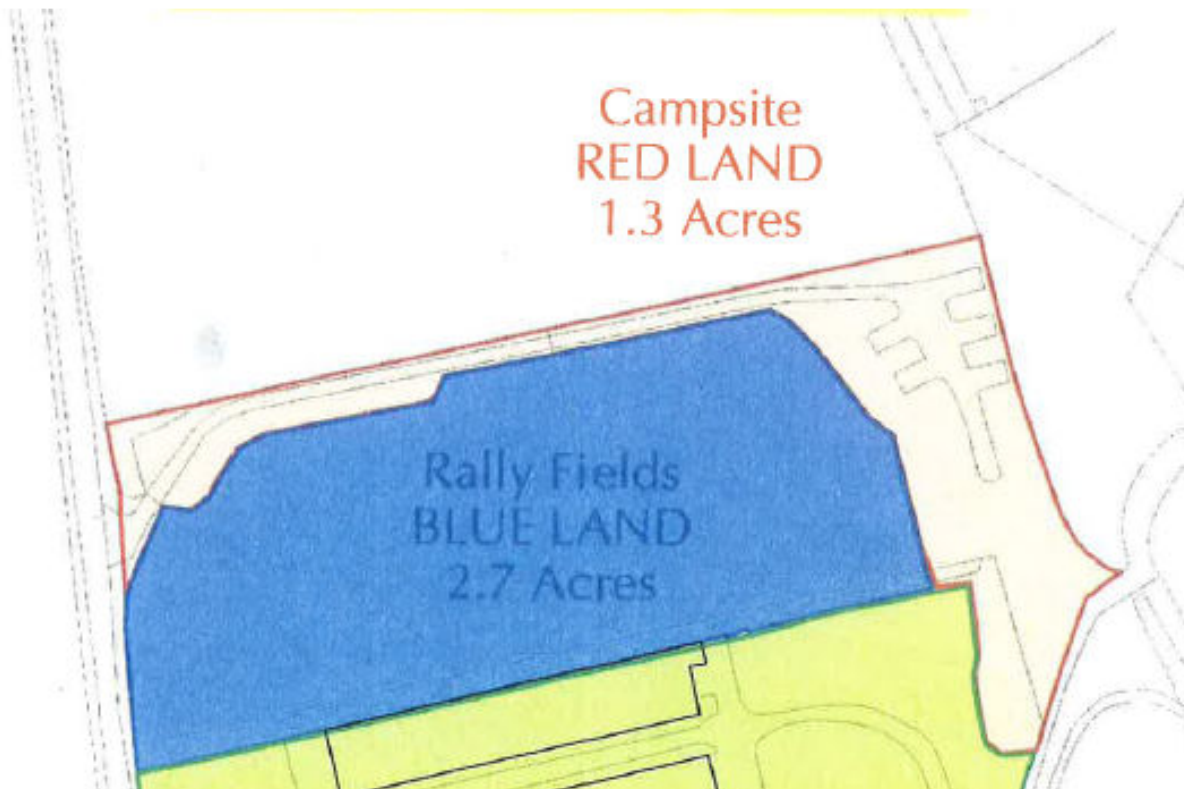
The Inspector's decision to S/2010/0007 is attached at appendix A to the committee report for application reference S/2012/1603.

Condition 5 of the planning permission restricts the number of caravans and tents on the upper and middle paddocks as follows:

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" (referred to in this report as the upper and middle paddocks) 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.

Condition 2 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 (please see extract from drawing WGDP 01 attached below for location):



Objections have been raised that the proposed WC and shower provision is excessive for the site and may lead to future applications to intensify the use.

The council's caravan licencing officer has provided details of the current facilities and the minimum requirements for the caravan site licence. The minimum requirements are listed in the table below for each of the scenarios:

15 caravan pitches year round – campsite/red land (referred to in this report as the levelled lower section)	
Men	Women
1 WC	2 WC
1 urinal (a wc rather than a urinal is acceptable)	2 wash hand basins
2 wash hand basin	1 shower
1 shower	
19 th March to 30 th September – additional requirements for 20 tent pitches	
Men	Women
1 WC	2 WCS
1 urinal	2 wash hand basins
2 Wash hand basin	1 shower
1 shower	
Total requirements 19 th March – 30 th September (15 caravan pitches plus 20 tent pitches)	
Men	Women
2WC	4 WC
2 urinal (a wc rather than a urinal is acceptable)	4 wash hand basins
4 wash hand basin	2 shower
2 shower	

Maximum 100 tents for 10 days – Additional requirements to 15 caravan pitches	
Men	Women
5 WC	10 WCS
5 urinal	10 wash hand basins
10 wash hand basins	5 shower
5 shower	
Maximum 40 tents for additional 14 days – Additional requirements to 15 caravan pitches	
Men	Women
2 WC	4 WCS
2 urinal	4 wash hand basins
4 wash hand basins	2 shower
2 shower	
FULLY OCCUPIED SITE 100 tents plus 15 caravan pitches (conditions 5 and 2) for 10 days per year	
Men	Women
6 WCS	12 WCS
6 urinal	12 wash hand basins
12 wash hand basins	6 shower
6 Shower	

Each proposed block contains 2 wet/shower rooms each with wash hand basin, 3 further wash hand basins and 4 WCs.

The proposed facilities will therefore meet the licence requirements between 19th March – 30th September when the campsite has permission for 15 caravan pitches plus 20 tent pitches. The facilities will not meet the fully occupied site for 10 days per year when the owner will still need to provide additional facilities. On these occasions, planning permission would not be required for additional temporary facilities (e.g. portaloos) which are entirely self contained and are not attached to the ground but sit on top of the existing ground surface.

In assessing the appeal, 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; and the effect on the living conditions of occupants of nearby dwellings.

It is therefore appropriate for these issues to be examined in light of the current proposals.

9.2 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 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 proposed portacabin units are 7.3m long, 2.8m wide and 2.6m high with flat roofs and it is proposed to site them in the south eastern corner of the campsite field (referred to as "Rally Fields/Blue Land" in the planning appeal decision). The concrete bases are excavated into the ground with wooden retaining walls to the south and west. There is an established hedgerow to the south with Summerfield House and a native hedgerow has been planted to the north of the site of the proposed units.

The council's landscape officer has raised no objections to the application subject to retention of the native hedgerow to the north. Subject to this being conditioned, it is not considered that the units will have a significant impact upon the character or appearance of the locality.

9.3 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.'

The public protection officer has noted that the area has very low levels of background noise and is therefore sensitive to the introduction of noise sources. He has recommended a condition to require the portacabins to have automatic door closing devices to ensure that the hair drying and hand drying machines within the portacabins are not audible to neighbouring properties. Subject to this condition, it is not considered that the units will have a harmful impact to the living conditions of nearby dwellings.

9.4 Archaeological considerations

The council's archaeologist has advised that the site has high archaeological potential with medieval settlement features on either side of the campsite and earthworks extending right up to the eastern boundary. Although the footprint of the development is small, there is the potential for the development to impact upon archaeological remains and the council's archaeologist has recommending an archaeological watching brief as a condition.

9.5 Drainage and impact to SSSI/SAC

The site is within 80-100m of the River Avon Special Area of Conservation and Site of Special Scientific Interest. Initially the shower blocks will be linked into the existing cess pit which is currently discharged by tanker on a weekly basis. The Environment Agency has advised that the applicant also has a permit to install a new sewage treatment facility. Both foul treatment systems will lead to no significant effects to the River Avon SAC/SSSI.

9.6 The Equalities Act 2010

There are obligations on service providers to make reasonable adjustments to try to provide equality of access for disabled persons under the Equality Act 2010.

It is essentially a matter for the operator of a business to ensure that he or she complies with the relevant requirements of the Equalities Act 2010, in terms of providing equality of access to the services that he/she is providing.

The Council, as a public body, also has a duty to have due regard to the need to promote equality of opportunity for disabled persons when exercising its functions.

The proposal is to provide an amenity facility to members of the public using the site and the council has asked for details on whether the issue of disabled access has been considered by the applicant. The planning agent has confirmed that it is proposed to have a step free access from ground level into the new shower block as part of the development.

The land already has extant permission for use as a touring caravan and camping site which includes the existing shower/wc block which do not have a step free access.

In light of the applicant's proposals to have step free access into the proposed shower block, this is considered to be an improvement on the existing situation and can be conditioned.

10. Conclusion

Subject to conditions, the development will not cause any significant demonstrable harm to interests of acknowledged importance, in this case, the impact on the character and appearance of the area or the living conditions of nearby properties.

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
- CN21 – Archaeology

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 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) No further development shall commence 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 by the Local Planning Authority; and
- b) The approved programme of archaeological work has been carried out in accordance with the approved details.

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

Policy: CN21

(3) No further development shall take place until a scheme for the automatic closing of the external doors to the shower blocks has been submitted to and agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed scheme and prior to the first use of the toilet/wash blocks.

Reason: In the interests of residential amenity.

Policy: G2

(4) No further development shall take place until an external lighting scheme for the toilet/wash blocks has been submitted to and approved in writing by the local planning authority. The scheme shall include the type of light appliance, the height and position of fitting, illumination levels and details of measures to reduce light pollution including any external cowls, or other shields to be fitted to the lighting. Development shall be carried out in accordance with the approved scheme and prior to the first use of the units. Other than those agreed, there shall be no further lighting.

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

Policy: G1, G2, C2, C6, CN11

(5) No further development shall commence until a scheme to provide a step free access from ground level to the toilet/wash blocks has been submitted to and approved in writing by the local planning authority. The approved scheme shall be completed prior to the first use of the portacabins.

Reason: To promote equality of opportunity for disabled persons

Policy: G2

(6) The native hedgerow to the north of the toilet/wash blocks shall be retained (as illustrated on drawing no: 390-11 revision A 'Detailed Planting Proposals 2009-2014 that was submitted as part of application S/2012/1777).

All hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason: To ensure the protection of landscape character and local amenity.

Policy: G1, G2, C2, C6, CN11

(7) This development hereby permitted shall be carried out in accordance with the following approved plans:

Plan reference Stonehenge Campsite, Berwick St James, Planning Application 25.10.2012 block plan, received by this office 7th November 2012

Plan reference Wash room with showers West End, dated 06/11/2012, received by this office 7th November 2012

Plan reference Wash room with showers South Side, dated 06/11/2012, received by this office 7th November 2012

Plan reference Wash room with showers North Side, dated 06/11/2012, received by this office 7th November 2012

Plan reference Wash room with showers Floor Plan, dated 06/11/2012, received by this office 7th November 2012

Plan reference Wash room with showers East End, dated 06/11/2012, received by this office 7th November 2012

Plan reference Stonehenge Campsite Section B-B West-East, received by this office 7th November 2012

Plan reference Stonehenge Campsite Section A-A South-North, received by this office 7th November 2012

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

INFORMATIVE: Environment Agency

Foul drainage Informative

The foul drainage must flow to a suitably designed treatment system. If a discharge is sought this will require an Environmental Permit or a variation to an existing Permit from the Environment Agency. The applicant should contact our Customer Contact centre on 03708 506 506 for further information, or visit www.environment-agency.gov.uk. A permit (or exemption) must be obtained from us before any discharge occurs and before any development commences.'

If they are proposing to discharge to the existing cess pit this does not require an Environmental Permit. The cess pit levels are already monitored with the use of a flow level alarm which enables emptying when necessary. As the cess pit has an alarm to notify when it needs to be emptied, there will be no issue with the increase in discharge to it.

Water Efficiency Informative

The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered.

Applicants are advised to refer to the following for further guidance

<http://www.environment-agency.gov.uk/homeandleisure/beinggreen/118941.aspx>

<http://www.savewatersavemoney.co.uk>

Surface Water Drainage Informative

The applicant proposes to direct all surface water to soakaways. This is the preferred option, providing ground conditions permit and percolation tests demonstrate that they are appropriate.

The surface water soakaways may require the approval of the Local Authority's Building Control Department and should be constructed in accordance with the BRE Digest No 365 dated September 1991 or CIRIA Report 156 "Infiltration Drainage, Manual of Good Practice".

Only clean, uncontaminated surface water should be discharged to soakaway.

Pollution Prevention During Construction Informative

Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site. Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and waste.

We recommend the applicant refer to our Pollution Prevention Guidelines, which can be found at:

<http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>

Water Management Informative

Should this proposal be granted planning permission, then in accordance with the waste hierarchy, we wish the applicant to consider reduction, reuse and recovery of waste in preference to off site incineration and disposal to landfill during site construction.

If any controlled waste is to be removed off site, then site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility. If the applicant requires more specific guidance if it available on our website www.environment-agency.gov.uk/subjects/waste/

INFORMATIVE:- Wessex Water

The site lies within a non sewerred area of Wessex Water.

New water supply connections will be required from Wessex Water to serve this proposed development. Application forms and guidance information is available from the Developer Services web-pages at our website www.wessexwater.co.uk

Further information can be obtained from our New Connections Team 01225 526 222 for water supply.