

Deadline:	08/04/10		
Application Number:	S/2010/0007/FULL		
Site Address:	STONEHENGE CAMPSITE BERWICK ROAD BERWICK ST. JAMES SALISBURY SP3 4TQ		
Proposal:	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		
Applicant/ Agent:	MR A M ALLEN		
Parish:	WINTERBOURNE STOKETILL/WYLYEVALLE		
Grid Reference:	407430 140420		
Type of Application:	FULL		
Conservation Area:		LB Grade:	
Case Officer:	Charlie Bruce-White	Contact Number:	01722 434682

### Reason for the application being considered by Committee

The Head of Development Services does not consider it prudent to exercise delegated powers due to the degree of local interest shown within the application.

### 1. Purpose of Report

To consider the above application and the recommendation of the case officer to APPROVE the development subject to conditions.

### 2. Main Issues

- Principle of development;
- Character & appearance of the area;
- Highways safety;
- Amenities of the occupiers of nearby property and other recreation users;
- Sewerage & waste water disposal;
- Nature Conservation;
- Archaeology.

### 3. Site Description

The site relates to 0.7ha of land situated adjacent to the former Wisma Poultry Farm buildings, off Berwick Road, to the south-west of Winterbourne Stoke. The site comprises approximately one half of a former larger field of agricultural pasture, occupying its eastern end, as well as an access track running along the field's northern side. This field gently slopes down from the Berwick Road towards the River Ebble, and is currently divided into three distinct parts comprising an upper

paddock, closest to the Berwick Road and outside of the application site, a middle paddock, and levelled lower section closest to the river. The field is now used in connection with the 'Stonehenge Campsite', although the two paddocks are put to grazing for the majority of the year.

The lower section contains 5 hard surfaced standings, currently used as caravan pitches, as well as various associated facilities in connection with the campsite, as detailed within Section 5 below. The applicant is currently certified by the Caravan Club to use this part of the site for 5 caravan pitches, which does not require planning permission, although the hard standings and associated facilities including access alterations are currently unauthorised.

This lower part of the field formerly contained a variety of modest agricultural buildings, believed to have been used as pig houses, which have now been substantially demolished. Part of the walls and hardstanding of one of these buildings remain, however, which are now used in connection with a wash up and waste/recycling point. There is direct access from this lower part of the field onto a public footpath which leads into the village of Winterbourne Stoke, some 200 metres to the east. The village includes a modest range of local services including a public house, petrol station and bus stop. This lower section is the closest part of the site to the river, although the land is raised above the flood plain and separated from the river by a 50 metre strip of grass and woodland. The River Ebble is designated as a Site of Special Scientific Interest and a Special Area of Conservation.

The middle paddock is separated from the lower section by post and rail fencing and is currently put to grazing for the applicant's horses. The upper paddock, which does not form part of the application site, is referred to by the applicant as the 'rally field' and is understood to be used for temporary touring and camping events which do not require planning permission. These include, for instance, 5 day meetings held by 'exempted organisations' such as the Caravan Club or the use of land for not more than 28 days in a year for tented camping (as permitted under The Town and Country Planning (General Permitted Development) Order 1995 and the Caravan Sites & Control of Development Act 1960). It is understood that the applicant has taken advantage of these rights to use the upper paddock for accommodating campers' tents over the popular Summer Solstice period.

The site falls within the Special Landscape Area and is adjacent to the Winterbourne Stoke Conservation Area.

#### **4. Planning History**

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

#### **5. The Proposal**

The description of the development has been amended during the course of the application, in order to include retrospective works which were not referred to in the original description.

Consent is sought to change the use of the land to a touring caravan and camping site and for the

retention of the following retrospective works:

- Alterations to the field access and access track (including widening, resurfacing and landscaping);
- 5 hard standings for use as caravan pitches;
- 3 electric hook-up points;
- WC/shower block and associated hardstanding;
- Chemical toilet disposal area;
- Cess pit.

The number of pitches is unspecified although the applicant indicates a preferred split of 11 touring caravan pitches and 14 camping pitches, with 10 of the camping pitches being seasonal (Easter to September). The number of pitches and their respective mix are open to consideration, however, and a planning condition could potentially control their number to a lesser or higher extent should there be sound grounds to do so.

It should be noted that this application cannot consider the implications of caravan and camping activities outside of the application site, such as the use of the upper paddock for temporary events which do not require planning permission, and there are separate planning enforcement procedures available should any unauthorised activity occur within this area.

## **6. Planning Policy**

The following development plan policies and national planning guidance are considered relevant to this proposal:

- Local Plan policies G1, G2, G5, CN11, CN22, C2, C6, C18, C19, T9
- PPS1, PPS4, PPS5, PPS9, PPG13

Other material guidance includes:

- Good Practice Guide on Planning for Tourism
- Planning Circular 03/99 (Non-Mains Sewerage in New Development)
- Salisbury District Landscape Character Assessment
- South Wiltshire Tourism Strategy

Emerging policy:

- South Wiltshire Core Strategy

## 7. Consultations

<b>Highways Officer</b>	No objection in highway safety terms.
<b>Highways Agency</b>	No objection to affect upon the A303 trunk road.
<b>Wessex Water</b>	The site is not within a Wessex Water sewered area.
<b>Environment Agency</b>	Advise that guidance within Circular 03/99 is adhered to.
<b>Landscape Officer</b>	Object. The application has been developed without consideration of a Landscape and Visual Impact Assessment and no Landscaping Plan has been submitted. The earth bunds and fencing are not in keeping with the local landscape character, being out of scale and inappropriate on the flat valley bottom. In addition it would be prudent to establish what imported material has been used to construct the bunds to ensure that there is no risk of pollution.
<b>Ecologist</b>	Concludes that the proposal is unlikely to have a significant effect on the River Avon SAC, subject to controls on the number of pitches, the appropriate disposal of waste water and sewerage, and controls on external lighting.
<b>Environmental Health</b>	No objection.
<b>Archaeologist</b>	Note that site is close to the remains of the medieval settlement of Winterbourne Stoke. An archaeological watching brief should be undertaken during any excavation works to form the additional hard surfaced caravan pitches. The applicant should be informed that there may be concerns over any further uncontrolled ground disturbance in this archaeologically sensitive area.
<b>Tourism Officer</b>	Note that there is a need for additional capacity for touring vans during the main summer season, and especially during the school holidays.
<b>Winterbourne Stoke Parish Council</b>	Object on the grounds of increased traffic, detriment to highways safety, landscape impact, additional noise, inadequate village infrastructure to cope with the extent of development, potential problems associated with camping and the Solstice.
<b>Berwick St. James Parish Council</b>	Object

## 8. Publicity

The application was advertised by neighbour notification and site notice.

Original publicity expiry date 11/02/10, extended to 02/04/10 due to amended description.

33 letters of objection/concern were received, together with 6 further letters in relation to the publicity of the amended description. A summary of the grounds of objection are listed below:

- Out of keeping with the character of the area due to the visibility of caravans from public vantage points, light pollution, and the appearance of earth bunds;
- Additional traffic on local roads, making use of unsafe access, and increased congestion/accidents on the A303;
- Sewerage disposal needs to be appropriate for the expected level of use, and any discharge should not affect the natural environment;
- Loss of privacy to neighbouring dwellings;
- Potential for noise, smells, trespassing and other anti-social behaviour;
- Potential threat to wildlife and the SSSI;
- Erosion to local footpaths;
- Works are unauthorised;
- Loss of business to existing nearby campsites;
- The application is based upon questionable supporting information;
- Approval could lead to further expansion which would exacerbate harmful affects.

1 letter of support was received by the applicant who lives next to the site, citing the following reasons:

- A large investment has been made to landscape the site so that it will be barely visible;
- Campsite would support local businesses and the rural economy;
- There is a high demand for this facility;
- Campsite users are well behaved.

## **9. Planning Considerations**

### ***9.1 Principle of development***

Policy T9 of the Local Plan deals with the establishment of new sites for touring caravans and tents which are outside of the Area of Outstanding Natural Beauty. The policy states that such sites will be permitted where they are located within, or adjacent to, settlements or adjacent to the main holiday routes (such as the A303), and subject to criteria concerning landscape impact, nature conservation, highways safety and affects upon neighbouring residents.

PPS4 is the Government's planning statement on economic development, and states that planning authorities should support the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres, carefully weighing the objective of providing adequate facilities or enhancing visitors' enjoyment or improving the financial viability of the facility with the need to protect landscapes and environmentally sensitive sites. The guidance goes on to state that planning authorities should ensure that new or expanded holiday and touring caravan sites are not prominent in the landscape and that any visual intrusion is minimised by effective, high-quality screening.

The Good Practice Guide for Planning Tourism recognises the contribution that touring and camping accommodation can make towards the economy, and echoes the advice contained within Local Plan policy T9 and PPS4 with regards to siting such facilities close to existing settlements and protecting landscapes and environmentally sensitive sites.

### ***9.2 Character and appearance of the area***

The site is situated within an area of open and low lying land at the bottom of the Till Valley. Almost immediately to the east, and providing the backdrop to the site, exists a belt of woodland which lines the river corridor. Further to the east, and also to the west of the site, the valley sides rise moderately steeply up towards open chalk downland.

The main vantage point where the largest portion of the site can be seen is provided along the Berwick Road, from around its junction with the A303 to near the site access, where the site is viewed from higher ground across the adjacent open agricultural field, from distances of approximately 300 to 100 metres. There are close range views (<20 metres) into the lower section of the site from the public footpath that runs immediately to the rear of the site, and also seasonal filtered views (from approximately 200 to 250 metres) into parts of this lower section through the woodland belt from the footpath which runs along the east side of the river corridor. Longer distance views into the site are more limited, however, due to topography and tree cover, where the lower part of the site is obscured from view.

The visual impacts of the development, including both retrospective 'operational development' and the proposed campsite use, are considered as follows:

### **9.2.1 Access alterations**

There is some conflict between the applicant and a number of local residents over the former state and appearance of the access prior to the new works being carried out. Evidence suggests, however, that there was a field access in the general position of the proposed one and that some form of track, albeit possibly unmade or with any underlying surface having been substantially overgrown with vegetation, lead down to the former agricultural buildings towards the lower section of the site.

The most significant and visible alteration made to the access comprises its formalisation through its widening and resurfacing with crushed stone, together with the creation of earth banks and new fencing along the road frontage. The widening and resurfacing of the access point has created a reasonably large expanse of hardstanding, although such accesses are not untypical of those serving agricultural fields in rural areas, and the proposed crushed stone finish is not considered to be obtrusive.

The Council Landscape Officer has stated that "the earth bunds and fencing are not in keeping with the local landscape character, being out of scale and inappropriate on the flat valley bottom". Whilst it is noted that the bunding does contrast with the open and low lying nature of the surrounding landscape, due to its reasonably gentle gradient, limited height, grassed nature and position adjacent to the Berwick Road, where a sense of enclosure is already provided by roadside hedging of a similar height on the opposite side of the carriageway, it is not considered that the bunding would cause unacceptable harm to the character of the landscape. Furthermore, the bunding would effectively comprise a continuation of that already created and permitted to the roadside frontage at the adjacent redevelopment of Wisma Poultry Farm.

It is also noted that the majority of the roadside bunding is outside of the application site, and therefore not strictly subject to consideration under the proposed development. It is understood that the applicant will shortly be addressing the unauthorised nature of this section of bunding through a separate application relating to amendments to the approved redevelopment at Wisma Poultry Farm (application reference S/2006/2122). With regards to the proposed fencing this would comprise timber post and rail which is considered typical of rural locations.

### **9.2.2 Access track and hard standings**

The access track itself has a similar crushed stone finish and would run along the northern edge of the field to the lower section of the application site, where it turns at right angles providing direct access onto 5 separate pitches which are finished in contrasting limestone chippings. From outside of the application site, the topography of the land prevents any significant views of the track and hardstandings, other than from a small section of the public footpath which runs towards the rear of the site. However, even here, only a relatively small section of the access track is seen, and new landscaping proposed would be likely to completely obscure this section over time.

### **9.2.3 WC/Shower block**

This is situated at the lower section of the application site, and comprises a portable type structure, measuring approximately 5m by 2m in footprint and 2.5m in height, painted in a dark green colour. The structure is visible from the main views identified above, although given its low height, dark green colour and siting adjacent to several tall conifer trees, its visual impact is not considered to be significant. The continuation of native hedge planting already planted along the eastern boundary of the site, which could be secured through a planning condition, would assist in obscuring the short distant views of the structure from the nearby footpath to the rear of the site.

It is also noted that the WC/shower block includes a light fitting, secured to the wall of its north elevation. Some modest form of external lighting to this facility is considered reasonable, although any such lighting should be the minimum necessary to serve its purpose. Given that the applicant has not provided details of the type of lighting fitted, and there is currently no shield/hood/louvre to limit light spill, it is considered necessary to impose a condition requiring the submission and agreement of further details to ensure that any approved lighting is acceptable.

### **9.2.4 Other paraphernalia**

This includes 3 electric hook-up points and a chemical toilet disposal area. There is also a cesspit although its externally visible elements are limited to a man-hole cover and modest venting pipe. Overall these elements are of modest size and visual impact, and are not considered to have an adverse impact upon the character of the area. The electric hook-up points have light fittings and, for similar reasons to the lighting on the WC/shower block, it is considered appropriate to impose a condition requiring the submission and agreement of further details to ensure that any approved lighting is acceptable.

### **9.2.5 Visual impact associated with the proposed use**

The baseline for considering the application is the current authorised use of land for 5 Caravan Club certified touring pitches. The applicant indicates a preference for providing an additional 6 touring caravan pitches and a further 14 pitches for tents. A site layout plan has been submitted by the applicant indicating the potential position of the pitches. This shows all 11 touring caravan pitches being sited within the northern half of the lower section of the site. Also within the lower section, but to the south side, is shown 4 pitches for tents. Within the middle paddock, the applicant indicates that this would only be used for the remaining 10 tent pitches and, furthermore, this part of the site would only be used between Easter and September.

In terms of landscape sensitivity, the lower section of the site is the most appropriate location for several reasons. Firstly, it has the benefit of a backdrop of woodland which helps reduce the visual impact of caravan and tents within the otherwise open landscape. Secondly, it is the lowest part of the site and consequently the least prominent. Nevertheless, this part of the site is still

visible or partially visible from the main vantage points already identified.

Landscaping can potentially provide an appropriate means to effectively screen such development, as advised by PPS4, and it is noted that the applicant has already undertaken significant new planting. This is detailed within the indicated site layout plan, and includes native species hedge planting to the northern boundary of the site and along approximately half of the eastern boundary. This hedge planting to the boundaries is interspersed with intermittent tree planting, including a mix of oak, sycamore, beech, lime and horsechestnut. Some smaller tree specimens have also been planted intermittently within the lower section of the site to strategically screen individual pitches or other paraphernalia. Such native planting would be generally appropriate to the landscape character, and in particular the hedge planting, which is a specific management objective for the Till Valley Landscape Character Area (Salisbury District Landscape Character Assessment). Less appropriate landscaping undertaken includes the planting of a row of 8 thuja atop the earth bank to the northern boundary of the lower section of the site. Whilst these may provide a successful 'quick fix' to screen the caravan pitches from the Berwick Road / A303, and already do help break up the profile of the existing 5 Caravan Club pitches, such planting is not characteristic of the local landscape.

The landscaping could be improved through the continuation of the native hedgerow across the remainder of the eastern boundary to the site, which would greatly assist in screening the close distance views of the site from the public footpath. The thuja planting could also be removed over time, when other slower growth planting has taken hold, and it is noted that more appropriate native species including field maple have already been planted behind the row of thuja. It would also be necessary for further planting to be carried out towards the northern boundary of the site, since the planting already undertaken has been done outside of the application site, within the edge of the adjacent field which is not within the applicant's ownership. This landscaping is critical to the appropriate screening of the proposed development and, being outside of the applicant site, limited control could be imposed by the planning authority upon its retention should the landowner wish to remove it at a later date. Consequently, it is considered that additional landscaping should be planted along the northern boundary, within the application site, with the most appropriate available location being along the inside edge of the existing access track. Such landscaping could be secured through conditions requiring planting and management plans.

It is noted that the Council's Landscape Officer has criticised the proposed development on the grounds that a Landscape and Visual Impact Assessment (LVIA) and comprehensive Landscape Plan have not been submitted. However, this is not an essential requirement of planning applications and does not prevent assessments by planning authorities being made upon the landscape impact of such developments. The site has been viewed from the main landscape vantage points, including those identified within third party representation letters and the LVIA that was commissioned by the applicant for the redevelopment of the adjacent Wisma Poultry Farm. The applicant has also subsequently clarified the planting undertaken, which has been substantially undertaken very recently and during the course of the application. Furthermore, the determination of planning applications require that issues such as landscape impact are considered in relation to other factors including any associated benefits, such as to tourism and the rural economy, as well as the principle of imposing conditions to make any potentially detrimental impacts acceptable, such as through conditions to secure appropriate screening or controls over the siting and intensity of development.

In the short term it is acknowledged that landscaping to screen the site would have a relatively modest affect, and therefore the creation of additional pitches would increase the visual impact of the campsite over the existing use for 5 Caravan Club pitches. However, at the level of increase and in the position indicated by the applicant, it is considered by Officers that the economic



benefits of the proposal would outweigh the additional short term landscape impact. The proposed use would bring additional visitors and tourist spend within the area, benefitting the local economy and particularly those local businesses which are easily accessible from the site. This would accord with one of the strategic objectives of the Council's Core Strategy to establish tourism as a major sector of the economy. The Council's Tourism Officer indicates that there is demand for additional caravan pitches within the holiday period and the proposal would meet this demand in an easily accessible location, nearby to major tourist attractions within the area. The applicant further confirms that there has been significant enquires and demand for pitches beyond the current authorised use of the land for 5 Caravan Club pitches.

Once taken hold, the new and additional planting would provide an effective screen which would secure the visual quality of the landscape. It is noted that the middle field is a more sensitive location within the landscape, due to its higher level and more open character, and therefore tighter controls on its use and development are considered appropriate. A seasonal use for a limited number of 10 tented pitches only would help secure this, together with the removal of permitted development rights to use this field for uncontrolled temporary camping events. Furthermore, this part of the site should be left free of any associated permanent paraphernalia such as lighting, hardstandings, paths and electric hook-ups, so that the land can be fully restored to its former appearance outside of the permitted main holiday season.

To control the level of additional development within the lower section of the site, conditions can be imposed to ensure that any additional hardsurfacing and electric hook-ups for the caravan pitches are designed to limit their visual impact. It is noted that the pitches indicated as numbers 13, 14 and 15 within the applicant's site layout plan would also benefit through modest excavating operations to bring the level of the land down to the same as the existing and other caravan pitches, and details of this can also be agreed through a condition.

### **9.3 Highways safety**

It is noted that concern has been expressed over the highways implications of the development, including the safety of using the access onto the Berwick Road, the safety of its junction with the A303, and the potential for increased traffic and congestion. However, the professional advice given by the Council Highways Officers and the Highways Agency is that the development would not have an adverse affect upon highways safety on either the Berwick Road or the A303. Consequently it is not considered that this planning authority could substantiate a reasonable objection on highways safety grounds.

### **9.4 Amenities of the occupiers of nearby property and other recreation users**

Other than the applicant's own dwelling at Summerfield House, the nearest neighbouring residential property to the site relates to Till Cottage and Keepers Cottage. The next nearest dwellings are situated within the main body of the village on Church Road or further to the south of Summerfield House along Berwick Road. The affects on these neighbouring dwellings and recreation users are considered as follows:

#### **9.4.1 Keepers Cottage**

This dwelling is situated approximately 60 metres to the south-west of the nearest part of the site, which comprises the area earmarked for 4 tent pitches within the lower section of the site, although the curtilage of the dwelling is separated from this part of the site by only the width of the public footpath. However, this nearest part of the curtilage comprises the driveway, a vegetable garden and paddock, with the main amenity space being situated closer to the dwelling and to its

far southern side.

The occupants of the dwelling have raised concerns over matters of privacy and disturbance caused by the proposed use. They note that the site is situated at a higher level, which permits views into their property, and that the proximity of the tent pitches will cause disturbance. The applicant has formed modest height bunding to enclose the nearest part of the site to this property, and planted native hedging atop. The neighbour's own property includes reasonably mature tree planting to its facing boundary. Given this level of screening, together with the distance of the neighbouring dwelling and its main amenity space from the application site, it is not considered that loss of privacy and any potential disturbance arising from the proposed use would have an unacceptable affect upon living conditions. Neither are there any significant reasons to presume that activities associated with a campsite use would cause undue noise. Furthermore, the proximity of the applicant's own dwelling to the campsite will help ensure a reasonably high level of management and supervision of the campsite.

#### **9.4.2 Till Cottage**

This dwelling is situated approximately 80 metres to the north of the nearest part of the site, which comprises the area currently used for the existing 5 Caravan Club pitches. Between the dwelling and the site exists its main garden area, separated by a 25m strip of grassy land to the rear of the site.

The occupants of the dwelling have raised similar concerns to those also cited by Keepers Cottage, including loss of privacy, disturbance, noise, and in addition concerns relating to light pollution and the lighting of open fires. However, similar to Keepers Cottage, existing and recent planting, together with physical distance, would allow a reasonable level of privacy to remain, and it is not considered that disturbance associated with a campsite use would be significant. Such screening, together with controls that can be imposed upon the design of lighting within the site through a planning condition, would also serve to prevent harmful light spill from the site.

With regards to the lighting of open fires, this is not a matter which can be controlled through the planning system, although the Council could evoke environmental legislation should such fires become a statutory nuisance.

#### **9.4.3 Other nearby dwellings**

The concerns identified above would be less applicable to other nearby dwellings given their greater distance of separation from the site. Several residents have raised concerns over anti-social behaviour, such as littering, trespassing and rowdy behaviour when travelling to and from the village. However, there are separate controls outside of the planning system which regulate against such behaviour, and there are no significant reasons to presume that permitting a campsite will facilitate anti-social behaviour.

#### **9.4.4 Recreation users**

Concerns have been raised over the unauthorised use of footpaths, their littering and fouling, and increased erosion. However, as above, there are separate controls outside of the planning system relating to public footpaths, and the aim of planning guidance is to encourage the use of sustainable travel which includes walking on public footpaths.

### **9.5 Sewerage & waste water disposal**

Wessex Water have confirmed that the site is not within a sewered area, and the applicant's assertion that connection to the mains is not practical is accepted by Officers. A cesspit has been provided on the site to collect sewerage and grey water from the WC/toilet block and chemical toilet disposal area into a sealed 7000 litre unit. The applicant also confirms that the wash-up area will also be connected to the cesspit to collect grey water. Advice within Circular 03/99 is therefore applicable to the development, which provides guidance on the use of non-mains sewerage systems. On the use of cesspits, this guidance states:

*Whilst this Circular primarily deals with septic tank drainage systems, the attention of developers and local planning authorities is drawn to the implications of the use of cesspools. In principle, a properly constructed and maintained cesspool, being essentially a holding tank with no discharges, should not lead to environmental, amenity or public health problems. However, in practice, it is known that such problems occur as a result of frequent overflows due to poor maintenance, irregular emptying, lack of suitable vehicular access for emptying and even through inadequate capacity. These problems can be exacerbated by unsuitable conditions, such as some of those listed in paragraph 6 above. When considering a scheme proposing the use of cesspools, therefore, the local planning authority may wish to adopt the same process of considering the possibility of significant problems arising as described in paragraph 6 above, and whether these problems can be overcome by the attachment of suitable conditions to a planning permission.*

It is not considered that the site is subject to unsuitable conditions, such as flooding, which could result in problems from using such a system. However, the risks of overflow events is acknowledged, which could be particularly harmful given the topography and proximity of the site to the River Till. The applicant confirms that a contract has been entered into which will ensure the regular emptying of the cesspit on a monthly basis. In addition to this, it is considered appropriate to impose a condition to require the installation of an alarm which provides adequate warning of when full capacity is being approached, and this is considered to provide adequate precautions.

## **9.6 Nature Conservation**

The site itself is of limited potential for wildlife habitat, being well kept grassland/pasture. The adjacent riverside habitat, outside of the application site, is of more significance, particularly the River Till SSSI and SAC. The proposed development would not encroach directly upon this, and suitable controls on the disposal of potential sewerage and grey water run-off can be appropriately secured, as detailed above. Conditions concerning lighting within the site, already recommended for visual amenity reasons, can also ensure that lighting is designed in such a way to minimise harmful light spill which could affect wildlife associated with the nearby riverside habitat.

At the scale of development envisaged within the application, effectively an additional 20 pitches, the Council's Ecologist is satisfied that there will be no significant affects upon the River Till SSSI or SAC, and appropriate consideration has been given to the Habitats Regulations. New planting undertaken and proposed by the applicant also has the opportunity to enhance wildlife habitat within the site.

## **9.7 Archaeology**

The site is outside of the World Heritage Site but within an area designated for its high archaeological potential. The Council Archaeologist notes that the site is close to the remains of the Medieval settlement of Winterbourne Stoke, and therefore recommends that, if approval is granted, an archaeological watching brief is undertaken for works involving excavation, such as

the formation of the additional hardsurfaced caravan pitches.

## 10. Conclusion

The proposal would be acceptable in principle, representing the development of a site for touring caravans and tents within a location that is adjacent to a settlement and main holiday route. On balance, given the economic benefits deriving from this tourism related proposal, together with the capacity to successfully screen/landscape the site and control the number and siting of pitches, it is considered that the proposal would not result in unacceptable harm to the character and appearance of the area. Given the distance of the nearest neighbours and screening to the site boundaries, there would be no significant impact upon neighbours. Subject to conditions controlling the intensity of development, proposed lighting within the site and the means of sewerage and waste water disposal, there would be no harm to nature conservation interests. Highways Officers have raised no objection and the development is therefore considered acceptable in highway safety terms. Subject to a condition requiring appropriate investigation during any ground works, there would be no harm to archaeological interests.

## RECOMMENDATION

### ***It is recommended that this application is approved for the following reasons:***

The proposal would be acceptable in principle, representing the development of a site for touring caravans and tents within a location that is adjacent to a settlement and main holiday route. On balance, given the economic benefits deriving from this tourism related proposal, together with the capacity to successfully screen/landscape the site and control the number and siting of pitches, it is considered that the proposal would not result in unacceptable harm to the character and appearance of the area. Given the distance of the nearest neighbours and screening to the site boundaries, there would be no significant impact upon neighbours. Subject to conditions controlling the intensity of development, proposed lighting within the site and the means of sewerage and waste water disposal, there would be no harm to nature conservation interests. Highways Officers have raised no objection and the development is therefore considered acceptable in highway safety terms. Subject to a condition requiring appropriate investigation during any ground works, there would be no harm to archaeological interests. The proposal would therefore accord with the aims and objective of the development plan and other material Government planning guidance, having particular regard to saved Local Plan policies G1, G2, G5, CN11, CN22, C2, C6, C18, C19, T9; and PPS1, PPS4, PPS5, PPS9, PPG13, The Good Practice Guide on Planning for Tourism, and Planning Circular 03/99.

### ***And 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 Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2) The number of touring caravans and/or motor homes occupying the site shall be limited to a maximum of 11 at any one time and shall be restricted in siting to the lower (easternmost) part of the site only, as identified within the Landscape Plan received on 29/03/10 as the pitches

numbered 1 to 8 and 13 to 15. The number of tent pitches occupying the site shall be limited to a maximum of 14 at any one time, and the area identified within the Landscape Plan received on 29/03/10 as the "Livestock Paddock and Overflow Field" shall only be occupied by a maximum number of 10 tent pitches at any one time from the period of the Good Friday Bank Holiday through to the end of the month of September.

Reason: To limit the extent and siting of pitches in the interests of minimising landscape impact, and to control the overall intensity of development in the interests of nature conservation.

Policy: T9, C6, G2

- 3) The development hereby permitted shall not be brought into use until an alarm has been installed to the cesspit to provide warning against overflowing, in accordance with details which shall have first been submitted to and agreed in writing by the local planning authority.

Reason: To reduce the risk of overflow events to prevent pollution of the adjacent water course.

Policy: G5, T9, C18

- 4) The dish wash up area shall not be brought into use until it has been connected to the cesspit hereby approved, in accordance with details which shall have first been submitted to and agreed in writing by the local planning authority.

Reason: To prevent pollution of the adjacent water course.

Policy: G5, T9, C18

- 5) No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- (a) indications of all existing trees and hedgerows on the land;
- (b) details of any to be retained, together with measures for their protection in the course of development;
- (c) details all species, planting sizes and planting densities in relation to the proposed planting;
- (d) finished levels and contours;
- (e) means of enclosure;
- (f) hard surfacing materials to any footpaths, tracks or pitches;

Reason: To ensure a satisfactory landscaped setting for the development.

Policy: T9, C6, G2

- 6) All soft landscaping comprised in the approved details of landscaping shall be carried out in the next planting and seeding season; All shrubs, trees and 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.

Reason: To ensure a satisfactory landscaped setting for the development.

Policy: T9, C6, G2

- 7) No development shall commence on site until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out in accordance with the approved details.

Reason: To ensure the proper management of the landscaped areas in the interests of visual amenity.

Policy: T9, C6, G2

- 8) No ground works to alter the level of land within the site, as agreed within the details of condition 5, shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: The site is within proximity of the known location of the Medieval settlement of Winterbourne Stoke, and therefore any disturbance by ground works should be appropriately monitored in the interests of archaeology.

Policy: CN22

- 9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Schedule 2, Part 4 or Part 5 shall take place within the part of the site identified as the "Livestock Paddock and Overflow Field" within the submitted Landscape Plan received on 29/03/10.

Reason: To maintain control over the character and appearance of the more landscape sensitive part of the site.

Policy: T9, C6, G2

- 10) No development shall commence on site until details of all external lighting, including any existing, of the site have been submitted to and agreed in writing by the local planning authority. Details 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, louvers or other shields to be fitted to the lighting. Development shall be carried out in accordance with the approved details 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: To control the level of lighting within the site in the interests of the character and appearance of the area.

**Informatives:**

**1. APPROVED PLANS**

This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Plan Ref....Stonehenge Campsite Planning Plan 23.12.09...	Date Received....30.12.09....
Plan Ref....Landscape Plan 2010...	Date Received....29.03.10....

**2. CARAVAN SITE LICENSE**

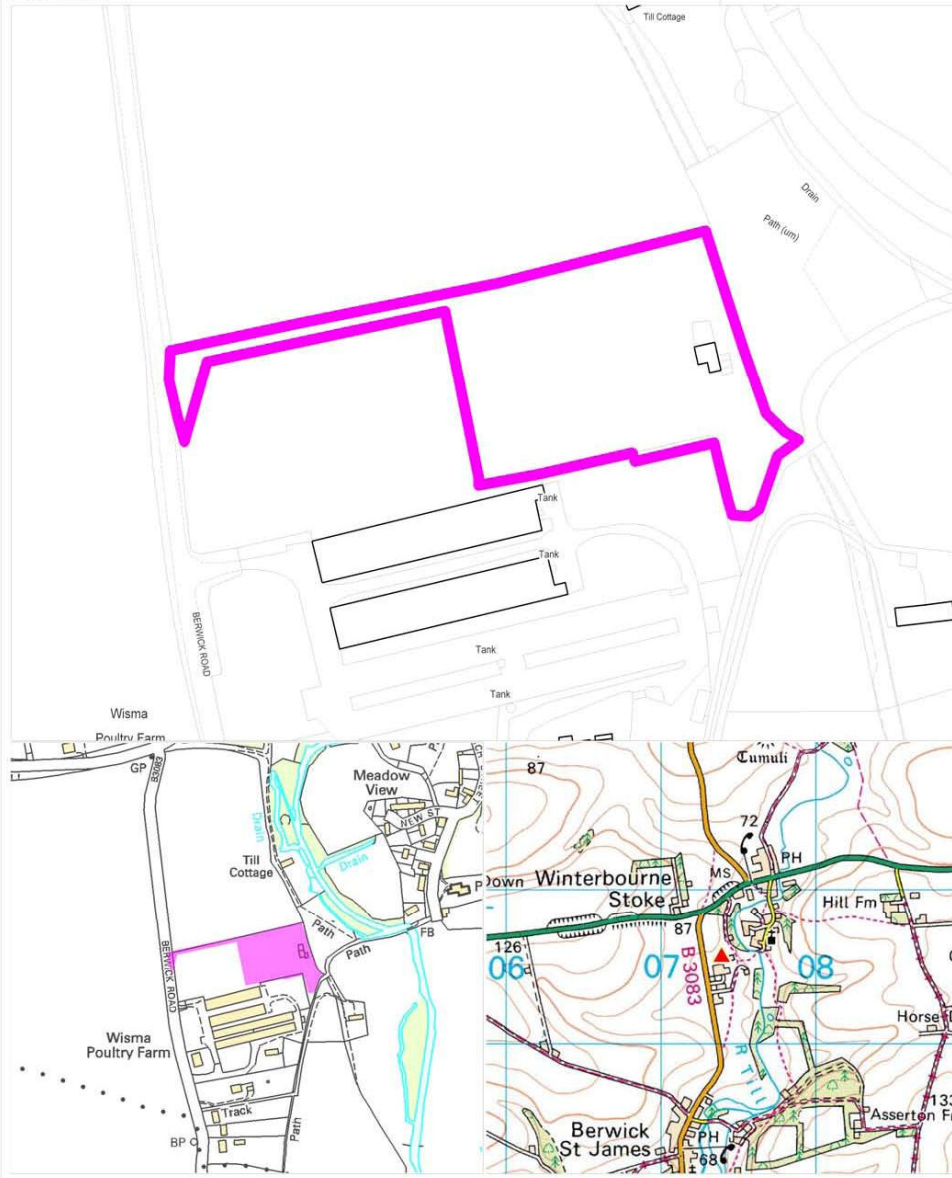
The applicant should be made aware of the requirements to obtain a Caravan Site License from the Council for the proposed use, which is in addition to planning permission. This can be obtained from the Council's Environmental Health Department.

**3. LAND OUTSIDE OF APPLICATION SITE**

The applicant should note that this planning permission does not grant consent for those bunds which are situated outside of the application site. Furthermore, any campsite use outside of the application site, such as within the upper paddock closest to the Berwick Road, should be carried out strictly in accordance with the requirements of The Town and Country Planning (General Permitted Development) Order 1995 and the Caravan Sites & Control of Development Act 1960. If in doubt the Planning Department should be contacted.

Site Visit:

S/2010/7



**Wiltshire Council**  
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### STONEHENGE CAMPSITE, BERWICK ST. JAMES

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