APPLICATION FOR FULL PLANNING AUTHOURITY – SCOTLAND LODGE FARM GLAMPING SITE

1. **Introduction**. Scotland Lodge Farm is a 48 acre site that is located on the edge of Winterbourne Stoke, just off the A303. The activity within Scotland Lodge Farm, includes two residential premises, a horse livery business, a farm business, the storage of a mobile burger van and office accommodation for Waves Training Solutions.

2. **Background**. In 2017 Full planning was granted in the wood line on the northern edge of Scotland Lodge Farm (Application Reference Number 17/07037/FUL) for 5x yurts, shower and toilet block and fire pit for use in conjunction with residential training business (company leadership and team building/leadership development courses). Since 2017, 3x yurts, 2x fire pits and 2x ablution blocks, with a single biological digester and soakaway have been established on site. Unfortunately, prior and during the CoVID 19 pandemic the company leadership and teambuilding enterprise was not successful and therefore in order to utilise the investment made in the yurts, the site was adapted into a glamping site.

3. **Purpose of Planning Application**. This planning application takes the existing planning granted under 17/07037/FUL and requests the establishment of a tourist glamping site at Scotland Lodge Farm. This application takes the existing planning (17/07037/FUL and requests:

    a. Change of use from “company leadership and teambuilding/leadership development” to “tourism”.

    b. The dispersal of the 5x yurts authorised by 17/07037/FUL to b located in 4x individual sites spread throughout the woodland strip.

    c. The change in accommodation design from 5x yurts to 3x yurts, 1x Nissen hut and 1x Shepherd’s hut.

    d. Full planning is requested for a final configuration as follows:

        i. **Glamping pitch 1 (max occupancy 6x persons)**: Consisting of 2x yurts, 1x kitchen and ablution block, 1x fire pit and 1x hot trough. Pitch already established under 17/07037/FUL and constructed in 2019.

        ii. **Glamping pitch 2 (max occupancy 3x persons)**: Consisting of 1x yurt, 1x fire pit, 1x kitchen and ablution block and 1x hot trough. Pitch constructed in 2021/2022 – retrospective planning permission required.

        iii. **Glamping pitch 3 (max occupancy 2x persons)**: Consisting of 1x Shepherds hut, 1x kitchen and ablution block, 1x fire pit and 1x hot

trough. Pitch not established but water and sewage infrastructure already in place.

iv. **Glamping pitch 4 (max occupancy 2x persons):** Consisting of a Nissen Hut with attached kitchen and bathroom facilities, 1x fire pit and 1x hot trough. Pitch not yet fully established. Site currently consists of a concrete base, fire pit with water and sewage infrastructure, all constructed in 2021/2022.

4. **The Site.** The site is located in 2 acres of woodland on the northern side of Scotland Lodge Farm. The woodland site comprises of a lightly populated and relatively dispersed deciduous and coniferous trees. The proposed siting of the yurts, shepherds hut, ablution blocks, fire pits and hot troughs will be within the existing woodland plan with there being no requirement to remove any existing trees with the pitch sites located within existing clearings. For safety purposes, dead and unsafe limbs will be removed from in place trees in order that the risk of windfall in damaging the pitches or injuring personnel is reduced to an acceptable level.

5. **Justification**:

   a. **Change of Use to Tourism**. With the failure of the leadership and team building enterprise prior to the CVID pandemic and exacerbated by the CoVID lockdown, and having made a significant investment in the purchase of 3x yurts, it was essential that Scotland Lodge Farm endeavour to recoup its investment. Establishing a glamping enterprise was an obvious alternative with the enterprise targeted at filling an identified gap in the market of low cost, off grid (no electric), low carbon foot print, low density glamping experience within 2 miles of Stonehenge.

   b. **4 Pitches Rather than 1**. The 17/07037/FUL application saw all 5 yurts located in the same area/pitch. In order to create a remote, quiet and peaceful environment required for the glamping fraternity, the pitches require to be spaced out. Pitches should ideally be separated by at least 100m in order that activity on one pitch does not impact upon another and that the feel of rural isolation be re-enforced.

   c. **2x Yurts to be replaced by 1x Nissen Hut and 1x Shepherds hut**. Yurts are constructed of natural material (wool, cotton, canvas and wood). Although water resistant and warm, in persistent wet weather they tend to soak up moisture and therefore can become musty to live in and slightly damp. As a result, all the yurts at SLF are taken down over the winter months (November to April) in order to prolong their life and avoid a sub-standard guest experience. In addition, in order to broaden the appeal of the site it is essential to offer a variety of glamping experience and sites that accommodate different group sizes. Therefore, In order to lengthen the season and also provide more glamping variety, planning is requested for a Nissen Hut and a Shepherds hut.

i. **Nissen Hut**. The Nissen hut will be constructed of corrugated metal and wood and positioned on top of a shallow, low impact, concrete base.

ii. **Shepherds Hut**. The Shepherds hut will be of wood construction with a corrugated metal roof and metal wheels resting on shallow concrete, low impact concrete blocks to avoid subsidence.

6. **Usage**. The 4x pitches will be rented out as follows:

   a. **Yurt Pitches (Pitch 1, and 2)**. Rented out for 7 months of the year (01 April through to 01 November):

      i. **Pitch 1** – A family pitch containing 2x yurts with a maximum occupancy of 6x persons.

      ii. **Pitch 2** – A young family pitch containing 1x yurt with a maximum occupancy of 3x persons.

   b. **Pitch 3 (Shepherds Hut) and Pitch 4 (Nissen Hut)**. Rented out all of the year round:

      i. **Pitch 3 (Shepherds Hut)**. A couple's pitch with a maximum occupancy of 2x persons.

      ii. **Pitch 4 (Nissen Hut)**. A young family pitch with a maximum occupancy of 3x persons.

7. **Other Pitch Facilities**.

   a. **Ablution Facilities**. Each pitch will be equipped with its own small bespoke ablution and kitchen unit.

      i. **Pitch 1 and Pitch 3**. A shed style unit constructed of feather board walls, a corrugated steel roof sat on a shallow, low impact concrete base.

      ii. **Pitch 2**. A Nissen hut style unit constructed of corrugated metal with wood walls sat on a shallow, low impact concrete base.

      iii. **Pitch 4.** Ablution facilities will be built into the lean to of the Nissen Hut structure.

   b. **Fire Pits**. Each pitch will contain a fire pit that will be constructed of reclaimed sleepers and sunk into the ground in order to contain the fire.

c. **Hot Troughs**. Each pitch will contain a "hot trough" which are reclaimed concrete cattle troughs that are heated by reclaimed woodburning stoves with back boilers.

d. **Utilities:**

i. **Sewage.** All pitches' ablution facilities will be connected into the in place central sewage system granted planning permission 17/07037/FUL consisting of a septic tank and soak away. This system has been extended by the insertion of pipe that runs the full length of the wood line.

ii. **Water**. Each pitch is connected into an in-place cold-water supply that runs from the Scotland Lodge Farm borehole.

8. **Access**.

a. **General**. Access to the yurts will be from the northern end of Scotland Lodge farm from the B3083 (Winterbourne Stoke to Shrewton road) in accordance with planning permission 17/07037/FUL. The access is a farm track, tarmacked at the point of access onto the B3083. The farm track, is accessible for all types of motor vehicles with its ruggedness reinforcing the glamping experience of guests embarking upon a rural/natural glamping experience.

b. **Volume of Traffic**. Scotland Lodge Farm is a relatively busy hub of rural business activity with a number of residential and business enterprises taking place. All activity currently accesses Scotland Lodge Farm directly off the A303. All of the traffic generated by the glamping activity will access Scotland Lodge Farm via the B3038 (Winterbourne Stoke to Shrewton Road). With the original planning envisaging the site occupancy of upto 30 delegates. This glamping proposal will see no increase in the volume of traffic authorised under planning planning permission 17/07037/FUL. A summary of the likely vehicle movements are detailed below:

i. Front Gate (from the A303):

Activity	Vehicle Movements per day	Comments
SLF Liveries	34	8x pers visit horses 2x per day (32 movs per day) - Hay, straw, feed, blacksmith, vet visits (average of one visit per day) (2 movs per day)
Bungalow Rental	4	1x pers travel to and from work 1x per day (4 movs per day)
Farm House Residential Use	16	- 2x pers, 1x trip per day (4 movs per day) - 1x employee travel to and from SLF1x per day (2 movs per day) - school run 2x trips per day (4 movs per day) - General administration (postman, milkman, cleaner, deliveries (3x trips per day (6 movs per day)
Waves Training Solutions – Training Development Enterprise	8	Business visits and deliveries (average of 4x trips per day) (8x movs per day)
Office Rental	6	-2x pers, 1x trip per day (4 movs per day)

		-1x pers 1x trip per day for administration (2 moves per day)
Joseph's Burger Van	4	2 trips per day (4 movements per day)
Total Vehicle Movements per day	**70**	

ii. Rear Gate (from the B3038):

Activity	Vehicle Movements per day	Comments
4x Pitches	16 (summer) 8 (winter)	4x family units 2x trips per day (16 moves per day) (summer) 2x family units 2x trips per day (8 moves per day (winter)

c. **Car Parking**. Under planning permission 17/07037/FUL, the Car parking for delegates was immediately adjacent to the yurt site. Under this proposal, the car parking will be dispersed throughout the woodland with each pitch having its own parking for 2x cars immediately alongside each of the glamping pitches. Each parking area will constructed out of recycled bark.

9. **Wider Community Benefit**.

a. **Setting Up Costs**. Establishing the facility will cost approximately £15,000 per pitch with all works conducted by local businesses detailed below:

Activity	Company	Location
Site Survey	EDL	Salisbury
Ground Works	Kingsmere Surfacing	Gillingham
Tree Surgery	Dom Ridley	Berwick St James
Concrete Bases	Wiltshire Concrete	Devizes
Construction Materials	Sydenhams	Salisbury
Hot Troughs and plumbing	Aquatech	Salisbury
Gas installation	Liam Armstrong	Salisbury
Fencing and yurt base construction	TBC	Gillingham

b. **Jobs**. With the establishment of 4x pitches Scotland Lodge Farm will create 2x part time cleaning and maintenance roles.

c. **Support to Other Businesses**. With the yurts providing overnight accommodation for up to 14x persons during summer months and 5x persons during winter months, local hospitality venues and businesses will benefit from increased business. The local businesses likely to benefit include Jospeh's burger van in the layby on the A303, the Berwick St James Farm shop, the Shrewton Coop and the local public houses; The Bell (Winterbourne Stoke), the Boot Inn (Berwick St James) and the Bell (Wylye).

10. **Environmental Impact**. The environmental impact of the glamping site will be positive:

a. **Foundations**. The foundations of all the accommodation units and ablution/kitchen units will be shallow (10 inch thick) concrete pads that will be laid directly on the subsoil that requires no evasive excavation. These bases are easily removed leaving no long-term environmental impact.

b. **Construction Materials**. All materials will either be wood, metal or natural fibres (wool, cotton or canvas) that are easily removed at the end of life with no long-term impact on the environment. Wherever possible, recycled materials will be used throughout construction.

c. **Woodland Enhancements**. Each pitch will be enhanced by:

    i. The planting of a variety of native woodland, 2 meter-high saplings that will enhance the current woodland and create a more sustainable woodland.

    ii. Each pitch, located in natural clearings, will be enhanced by the planting of a native wildflower seed mix. The establishment of such areas will encourage the wider biodiversification of the site.

    iii. In order to encourage further biodiversification, each pitch will be enhanced by the inclusion of bird nesting and bat boxes.

11. **Conclusion**. This is an exciting diversification of farm business that will bring valuable additional revenue into the Winterbourne Stoke area without any short, medium or long term impact upon the natural environment. The four glamping pitches will be established in natural clearings within existing woodland, creating a unique glamping experience on the edge of the Stonehenge world heritage site.