Benchmark

Benchmark Development Planning Ltd

Chartered Town Planners & Development Advisers

**Planning statement 30/11/23** final

**Stonehenge Campsite & Glamping, Berwick Rd,**

**Berwick St James, Salisbury SP3 4TQ**

**Proposed variation of conditions 1, 2 and 5**

**PL/2022/04655 granted 05/08/22**

1. The Stonehenge Campsite Ltd has operated under several planning permissions granted over the last 13 years or so. It is a multi-award winning tourist facility. Today, the campsite operates primarily under **Planning Permission** PL/2022/04655 granted 05/08/2022 (Appendix 1) for:

> "Use of land as a caravan/campsite and associated site facilities, access roads and parking and also to include 37 no. hardstanding pitches and 10 no. glamping pitches."

2. There is also the operator's site **licence** (201108PMN) for touring caravans and camping (Caravan and Sites Act 1960).

3. The planning permission (22/04655) is subject to 6 conditions and 3 Informatives. The Informatives are for guidance and, in law, are not enforceable.

4. The 6 conditions concern the:

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|---|---|
| 1. | **APPROVED PLAN:** The use and development to be in accord with plan LDS/10809.01-BD1. |
| 2. | **APPROVED USE:** Regulates the composition of the use of the campsite (more of which later). |
| 3. | **FESTIVALS:** Regulates the use of the land for festivals and events to 28 days a year. |
| 4. | **MUSIC:** No amplified music unless, beforehand, a Noise Management Plan has been approved. |
| 5. | **RECEPTION:** No reception accommodation allowed unless full details approved beforehand. |
| 6. | **ACCESS:** to be laid to tarmac (subject of a BCN requiring works to be completed by 14/01/24). |

5. The 3 Informatives advise:

| | |
|---|---|
| 1. | Need to appoint an **Acoustic Consultant** to discharge COND4 (noise). |
| 2. | This permission only allows the change of use of the land for a non-permanent **reception facility**, a permanent Reception needs planning permission. |
| 3. | A **roadworks licence** is needed from LPA's Vehicle Crossing Team before laying to tarmac the access (COND 6). |

6. Even though the permission was granted in August 2022, just over a year ago, Wiltshire Council has been in contact this summer and autumn ('23) with the owners of the campsite. There are several **planning matters** (see below) to be clarified, implemented, and resolved.

7. Individually and/or cumulatively, these planning permission PL/2022/04655 matters are not of more than local significance. The differences are modest. However, they do need resolving, hence the on-going discussions with Enforcement Officers.

8. It has been agreed to submit a planning application to vary the planning conditions, so the planning permission for the campsite matches the actual campsite 2024 and onwards.

9. **PLANNING MATTER 1: Conditions 1 and 5 and Informative 2: Reception:** The approved plan is quite rightly a blueprint. However, the plan included a number of, in retrospect, small errors (the fault falling squarely on 'our' shoulders; apologies). However, the changes occurred in 2023 because of our on-going drive to make this successful tourism business even more smooth running and as an even safer place for our guests.

10. **Improvements to the smooth-running of the campsite:** The reception facility was proposed (wrongly) in 2022 in an out-of-the-way location (near Plot 30); it should have been proposed to be sited at the first point of entry where new arrivals can immediately see the Reception and then park safely, and then register. Plot 21 is ideally located. The reception also is the best place for the shop and café. Putting the reception in this key location at Plot 21, also helps with security.

11. **Site security:** This is important. The Receptionist / Warden must be able to see who is coming and going and intercept any unwelcome person / groups of people. The Warden needs to see people coming and going as soon as they arrive at the end of the access track, or before they start to exit, up the access track – and away.

12. For these reasons The Reception, shop and cafe must be (and is and has already been) sited on Pitch 21. It is reasonable, necessary and serves a planning purpose.

13. We therefore need to vary Conditions 1 and 5 and make 'knock-on' amendments to the plan. LDS/10809.01-BD1 which is proposed to become **BD1 REV A** as a consequence of declaring Pitch 21 the Reception. The old café's plot is to become hardstanding for a guest. The old shop and café building is to be used for Campsite purposes. We therefore also need to re-number the pitches so they remain logical and in sequence, for the smooth day to day operation of the site, in 2024.

14. We are now including full details of The Reception Building. It is a timber lodge with sympathetic timber cladding with an awning to provide shade and shelter, for guests arriving, waiting to be served, or to sit down and eat a snack or drink, from the shop and cafe.

15. NB Neither Plans BD1 rev A, or BEN 10, increase (or decrease) the number of pitches.

16. Condition 1 therefore now needs to be proposed to be amended as follows:

> The use and development hereby permitted shall be in accordance with the approved site layout plan LDS/10809.01-BD1 **rev A**. No other operational development or infrastructure shall be provided other than as agreed by subsequent planning permission(s).
>
> REASON: For the avoidance of doubt and in the interests of proper planning.
>
> Benchmark: We trust Wiltshire Council will agree that this proposed variation is reasonable, necessary, serves a planning purpose and is enforceable.

17. Condition 5 is also proposed to be amended as follows:

> The proposed 'reception' accommodation and awning shall be ~~not~~ stationed on site ~~until details, including dimensions, external appearance and materials, have been submitted to and approved in writing by the Local Planning Authority~~ **in accordance with plan LDS/10809.01-BD1 rev A, BEN 10 and GBSJ//p/01.** Development shall be carried out in accordance with the approved details.
>
> REASON: In the interests of visual amenity and the character and appearance of the area.
>
> Benchmark: We trust Wiltshire Council will agree that this proposed variation is reasonable, necessary, serves a planning purpose and is enforceable.

18. Briefly, we note the second **Informative** discusses the reception. The existing reception structure is a timber lodge; it is a permanent structure. Therefore, it is proposed that Informative 2 should be deleted.

19. The Reception of any campsite of this size and importance needs a proper fit for purpose building, for the Wardens to work in.

20. A temporary structure is not appropriate or capable of offering the level of service and function expected or needed by staff and guests.

21. For example, all the site's computer-based records, and essential papers and licences, are in the Reception. These essential documents need to be close to hand in a secure and permanent building. The building needs to be able to be used for safety (including First Aid) and security, bookings, 'drop-ins', a place for guests to come to ask questions and report any issues and also to be a base for the café and shop. The food and drink stock and machines and fridges need to be secure and protected from theft.

22. **PLANNING MATTER 2: Condition 2: The Wardens:** The campsite is open 365 days of the year. However, a Warden's caravan or motorhome can only currently be lawfully stationed on PLOT 30 and occupied from 1st February to 30th November according to Condition 2.

23. The campsite cannot (and will not) be left without a 24/7 Warden for 2 whole months from 1st December to 31st January.

24. In the interests of safety and security, for all concerned on site and adjoining the campsite, we are seeking to vary Condition 2 to allow the Wardens to station their caravans and motorhomes on the campsite 24/7/365.

25. NB The Wardens usually comprise different couples working seasonally year-round. We employ full time wardens 365 days of the year round and have done so since 2009, some 14 years.

26. It is physically impossible to run a commercial campsite that is open all year with some 25,000 visitors without full time wardens, including two **summer warden couples*** at peak times in the warmer months, particularly June, July and August. (Our Wardens of course have normal holiday entitlements and also work on a roster of 5 days-on 2 days-off.)

27. ***Summer wardens:** We are finding that the main tourism season is getting longer and we need permission for two sets of wardens from 1st April to 31st October. And so, having just one plot is too limited.

28. Condition 2 is therefore now proposed to be amended as follows:

> The use of the land shall be for holiday purposes only. The use of land shall include touring caravans/camper vans/motorhomes/tents only, other than the glamping pitches identified in blue on the approved site layout plan which shall be 'pods', 'yurts' and one 'bus' as annotated on the plan. There shall be no static caravans or mobile homes stationed on the site at any time on any pitch. In addition, ~~a~~ up to two of either and in any permutation: touring caravans or campervans or motorhomes or pods are ~~is~~ permitted to be stationed on the ~~hardstanding pitch number 30~~ campsite for use/occupation of the site wardens ~~between 1 February and 30 November in any year~~.
>
> REASON: In the interest of the character and appearance of the locality.
>
> Benchmark: We trust Wiltshire Council will agree that this proposed variation is reasonable, necessary, serves a planning purpose and is enforceable.

Richard Greenwood BA (Hons) BPl MRTPI
Director

**END**

# 1

# appendix

Wiltshire Council

# The Town and Country Planning Act 1990

## Approval of Full Planning Permission with Conditions

## Application Reference Number: PL/2022/04655

## Decision Date: 05 August 2022

| | |
|---|---|
| **Applicant:** | Mr W Grant<br>c/o Allen Planning Ltd, The Old Fire Station EC, Salt Lane, Salisbury, SP1 1DU |
| **Particulars of Development:** | Use of land as a caravan/campsite and associated site facilities, access roads and parking and also to include 37 no. hardstanding pitches and 10 no. glamping pitches. |
| **At:** | Stonehenge Campsite, Berwick Road, Winterbourne Stoke, Salisbury, Wilts, SP3 4TQ |

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

**Conditions:** (6)

1 The use and development hereby permitted shall be in accordance with the approved site layout plan LDS/10809.01-BD1. No other operational development or infrastructure shall be provided other than as agreed by subsequent planning permission(s).

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

2 The use of the land shall be for holiday purposes only. The use of land shall include touring caravans/camper vans/motorhomes/tents only, other than the glamping pitches identified in blue on the approved site layout plan which shall be ‘pods', 'yurts’ and one 'bus' as annotated on the plan. In addition, a touring caravan, campervan, motorhome or pod is permitted to be stationed on the hardstanding pitch number 30 for use/occupation of the site warden between 1 February and 30 November in any year. There shall be no static caravans or mobile homes stationed on the site at any time on any pitch.

REASON: In the interest of the character and appearance of the locality.

3 The use of the land for festivals, rallies, weddings and other occasional shall be limited to 28 days in any calendar year.

REASON: In the interests of amenities of residential properties in the locality.

4 There shall be no amplified music played on site until a Noise Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Noise Management Plan should be based on a noise assessment which examines the impact of the use of indoor and outdoor events which include amplified music on existing residential properties. All events with amplified music will be carried out in accordance with the agreed Noise Management Plan.

The Noise Management Plan shall include undertakings and procedures for:

i. The number, frequency and duration of events to be held each year;
ii. Timings for music;
iii. Location of speakers;
iv. Target noise levels at specific monitoring points;
v. Procedure for sound level monitoring and recording results;
vi. Communication with local community;
vii. Noise complaints policy;
viii. The annual review of the approved Noise Management Plan and, if necessary, the submission and approval of a revised Noise Management Plan.

REASON: In the interests of residential amenity.

5 The proposed 'reception' accommodation shall be not be stationed on site until details, including dimensions, external appearance and materials, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

6 The first five metres of the access, measured from the edge of the B3083 carriageway shall be consolidated and surfaced (not loose stone or gravel), including a suitable scheme for the drainage of surface water from the access to avoid discharge onto the public highway within 6 months of the date of this decision. The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

**Informatives:** (3)

The applicant should engage an Acoustic Consultant to inform the production of the Noise Management Plan. The consultant should carry out a thorough background noise survey and noise assessment using noise criteria within the Code of Practice on Environmental Noise Control at Concerts (Noise Council).

The applicant is advised that, in respect of the new reception facility, this permission authorises the use of land for the stationing of a non-permanent structure only and does not authorise the construction of a permanent building which will require a separate planning permission for operational development to be submitted and approved.

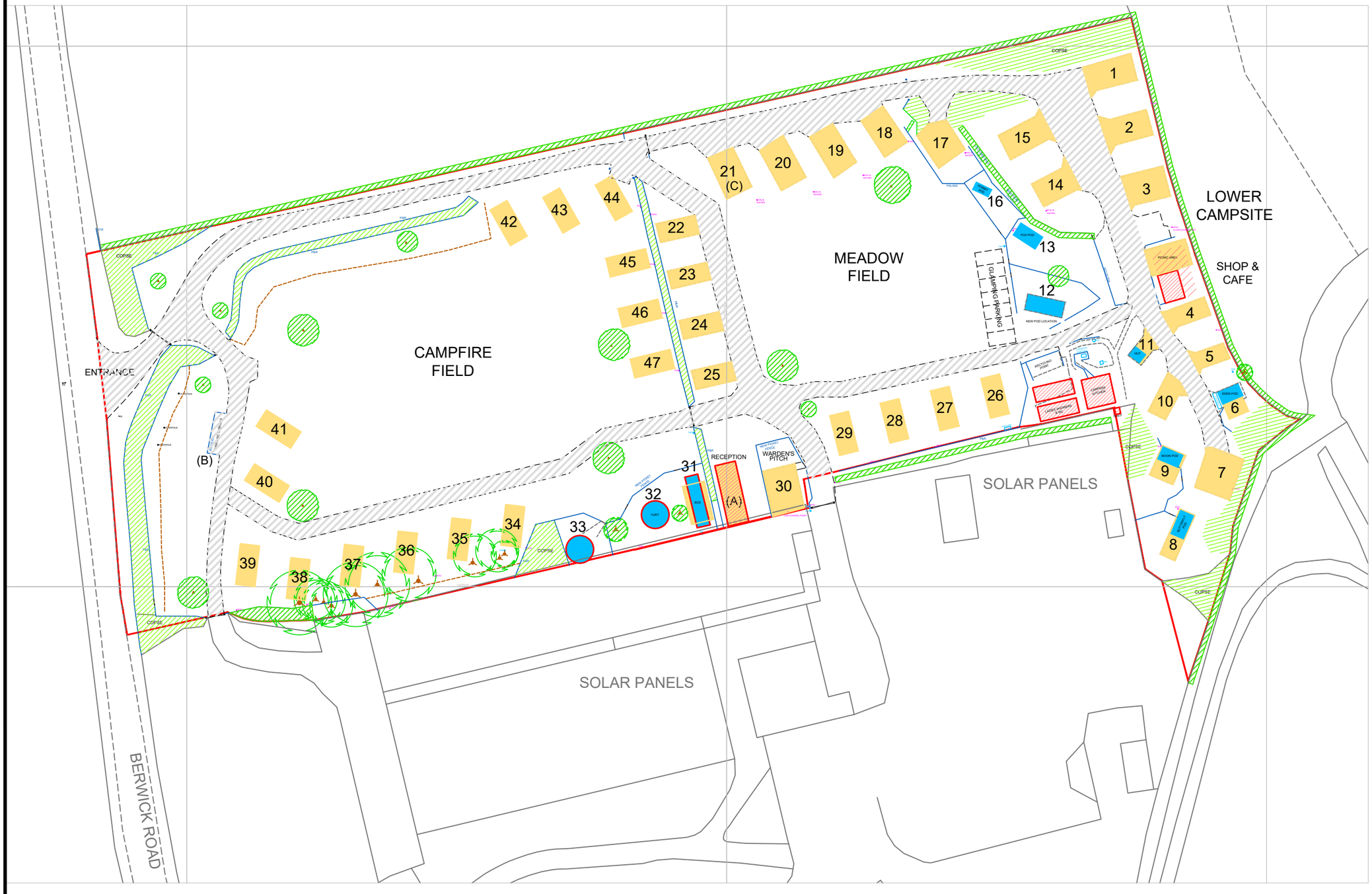
The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from the local highway authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact the Council's Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352.

*Parvis Khansari* - **Corporate Director, Place**

INDICATIVE

0 2 4 6 8 10 20 30 40 50
METRES

# STONEHENGE CAMPSITE & GLAMPING




## KEY

| | |
|---|---|
| LOWER FIELD | 1 - 17 |
| MEADOW FIELD | 18 - 30 |
| CAMPFIRE FIELD | 31 - 47 |

RECEPTION, SHOP CAFE, FACILITIES

GLAMPING

HARDSTANDING

TRACKS

LANDSCAPING

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RICS
THE SURVEY ASSOCIATION

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Apothecary House, Fowler's Road, Salisbury. SP1 2QU

Client:
**STONEHENGE CAMPSITE LTD**

Drawing Title:
**PROPOSED (AS OF 07/12/2021)**

Project:
**STONEHENGE CAMPSITE**
**BERWICK ROAD**
**BERWICK ST JAMES SP3 4TQ**

Scale:
**1:750**
Plotted on A3

Drawing No:
**LDS/10809.1-BD1**
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