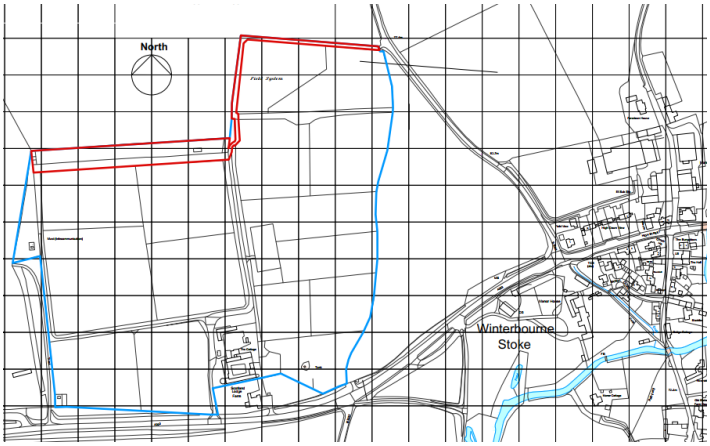
CASE OFFICER'S REPORT

Application Reference: PL/2022/06762
Date site notice posted: 30/01/2023
Date of press notice: 02/02/2023
Publicity expiry to revised plans: 20/02/2024

SITE CONSTRAINTS

The site is located within an area of woodland on the northern side of Scotland Lodge Farm with vehicular access from the B3083:





The site is in the parish of Winterbourne Stoke which is listed as a small village in the settlement hierarchy identified by the adopted Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP4 (Amesbury Community Area); but the site is some distance from the built-up area of the village and is outside a limits of development/settlement boundary. The site is therefore situated in designated countryside which is also designated a special landscape area (saved policy C6 of the Salisbury District local Plan).

The site is also situated within the catchment of the River Avon Special Area for Conservation (SAC), and within the 6.4km buffer zone of the Salisbury Plain Special Protection Area (SPA).

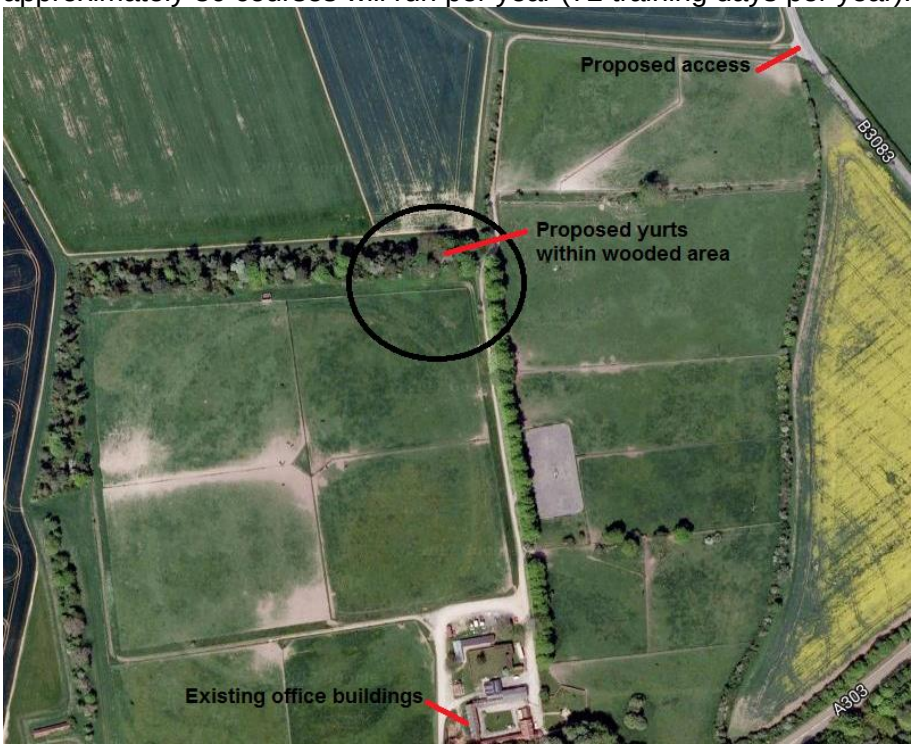
The site is in Flood Zone 1 and is at low risk of flooding from all sources.

The development site is also close to the Stonehenge part of the Stonehenge and Avebury World Heritage Site (WHS).

THE PROPOSAL/BACKGROUND:

Planning permission was granted under 17/07037/FUL for 5 yurts and an ablution block to be used as part of a team building and leadership enterprise that was based upon a learning programme of outdoor, experience based activity as part of the expansion and diversification of Waves Training Solutions. The area proposed for the yurts was in the eastern end of the strip of woodland. The report is attached at appendix A. This refers to the design and access statement (D&A) which explained that Scotland Lodge Farm is a 48 acre site and 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 (planning permission was granted for the offices *'Change of use of stables and grooms flat to offices with associated alterations'* under application reference 13/03865/FUL). The D&A explained that Waves Training Solutions was currently expanding resulting in 2/3rd of the business moving to new premises in Tidworth with the remaining 1/3rd being the company leadership and team building/leadership development enterprise. The D&A explained that each course would run from

the facility will be for an average of 12 delegates with a maximum capacity of 20 delegates per course and approximately 30 courses will run per year (72 training days per year).



That application was considered against saved policy E19 of the SDLP which supports proposals to redevelop or enlarge existing employment sites in the countryside where the development would take place within the existing boundaries of the site and Wiltshire Core Strategy Policy 35 (Existing Employment Sites) which also seeks to protect existing employment uses and allow for local business expansion as was proposed in that application. The officer report explained why the proposals were considered acceptable:

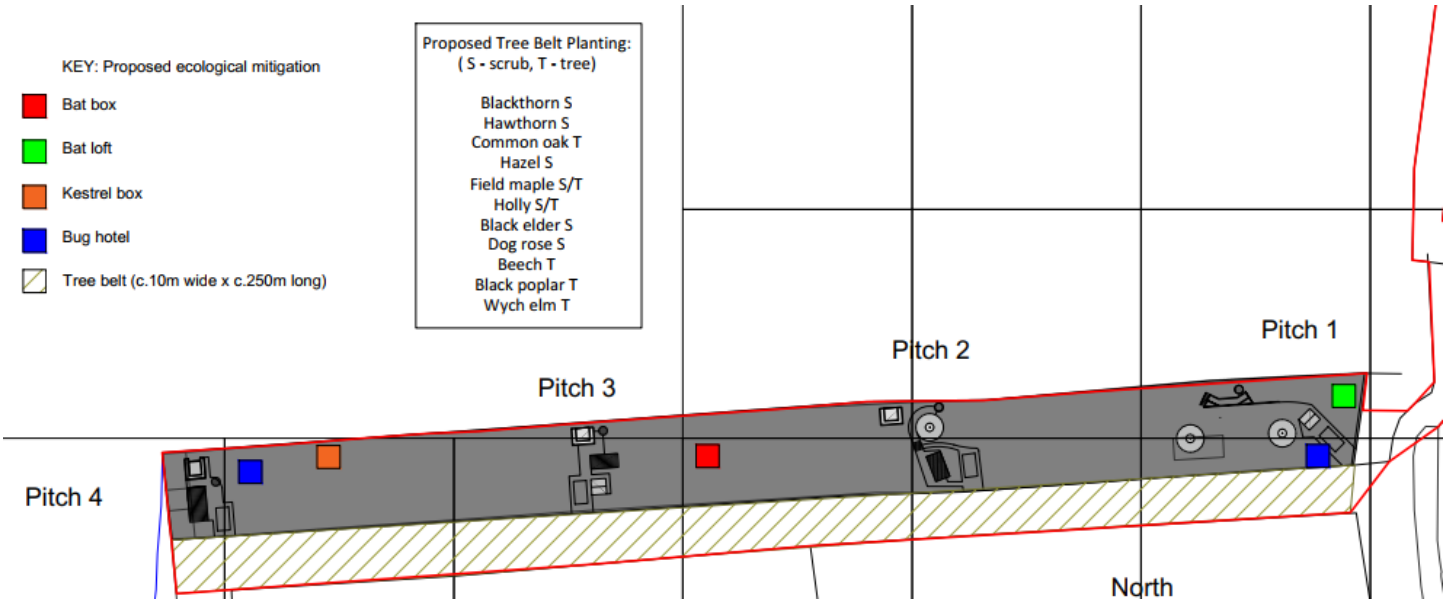
'This is an established existing employment site where the principle of redevelopment is acceptable and although the site is some distance to the north of the existing complex of buildings in use as offices, being located within a wooded area of the site it will not encroach into the open countryside and given the specific nature and requirements of the proposals to be an outdoor, experience based activity; it is considered reasonable for them to be sited in an isolated location way from the existing buildings.'

The approved scheme was part implemented. This application is for an alternative proposal to retain (some of the works outside of the original consent have already been undertaken) and expand the site into a 'glamping site' (including the addition of the area of woodland to the west). The D&A explains:

'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.'

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.'*

The application has been amended to include compensatory ecological mitigation including bat, bird and bug habitat creation and a 10m wide tree belt:



RELEVANT PLANNING HISTORY:

Application Reference No	Description	Decision
17/07037/FUL	Proposed 5 no. yurts, shower and toilet block and fire pit for use in conjunction with residential training business (company leadership and team building/leadership development courses)	Approved with conditions 7/11/2017 (see Appendix A)
17/01900/FUL	Proposed 5 no yurts, shower and toilet block and fire pit for use in conjunction with residential training business (company leadership and team building/leadership development courses).	Withdrawn
13/03865/FUL	Change of use of stables and grooms flat to offices with associated alterations	Approve with Conditions
S/1998/1595	Alteration and extension of existing stable building (part) to provide single storey dwelling	Approve with Conditions

POLICIES

Development Plan:

Adopted Wiltshire Core Strategy (January 2015):
Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy
Core Policy 3: Infrastructure
Core Policy 4: Spatial Strategy: Amesbury Community Area
Core Policy 35: Existing employment sites
Core Policy 39: Tourist Development
Core Policy 50: Biodiversity & Geodiversity
Core Policy 51: Landscape
Core Policy 57: Ensuring high quality design and place shaping
Core Policy 58: Ensuring the conservation of the historic environment
Core Policy 59: The Stonehenge, Avebury and Associated Sites World Heritage Site and its Setting
Core Policy 60: Sustainable transport
Core Policy 61: Transport and New Development
Core Policy 64: Demand Management
Core Policy 69: Protection of the River Avon SAC

Adopted Salisbury District Local Plan saved policies listed in Appendix D, of the Wiltshire Core Strategy:
E19 – Employment in the countryside
C6 – Special Landscape Area
C18 – Development affecting rivers and river valleys

Government Guidance:
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (PPG)
National Design Guide (NDG)

Supplementary Planning Documents/Guidance:

Wiltshire Local Transport Plan 2011-2026

Salisbury Plain SPA - HRA and Mitigation Strategy

Wiltshire & Swindon Visitor Accommodation Futures – Final Report 2014

Salisbury Hotel & Visitor Accommodation Study Update 2020

Stonehenge and Avebury World Heritage Site Management Plan (2015)

Adopted Supplementary Planning Document 'Creating Places Design Guide' April 2006

Wiltshire Design Guide (Draft)

Relevant statutes:

Convention Concerning the Protection of the World Cultural and Natural Heritage (UNESCO 1972)

Ancient Monuments and Archaeological Areas Act (1979) amended by the National Heritage Act (1983) and the National Heritage Act (2002)

Countryside and Rights of Way Act 2000

Wildlife and Countryside Act 1981 as amended

Environment Act 2021

Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019

Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations')

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI No. 2019/579) update and supersede the Conservation of Habitats and Species Regulations 2017 (SI2017/1012), 2010 (SI No. 2010/490) and the Conservation Regulations 1994 (as amended). The 2019 Regulations are the principal means by which the European Habitats Directive is transposed in England and Wales.

The Regulations provide for the designation and protection of a network of 'European Sites' termed Natura 2000, the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.

Regulation 43 relates to the protection of European protected species listed under Schedule 2 of the Regulations. Taken together it is an offence to undertake the following acts with regard to European protected species:
• deliberately capture, injure or kill any wild animal of a European protected species;
• deliberately disturb animals of any such species in such a way as to be likely to:
▪ impair their ability to survive, breed, rear or nurture their young, hibernate or migrate, or
▪ affect significantly the local distribution or abundance of the species to which they belong;
• deliberately take or destroy the eggs of such an animal; or
• damage or destroy a breeding site or resting place of such an animal.
The disturbance offence is generally taken to refer to a discernible effect at population level and biogeographic level, rather than simply to an individual animal. However, in certain circumstances the disturbance of one individual animal may have population level effects.

Regulation 63 of the Habitats Regulations 2017 states the responsibilities for competent authorities thus:
(1) A competent authority, before deciding to undertake, or give any consent, permission or other authorisation for, a plan or project which—
(a)is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and
(b)is not directly connected with or necessary to the management of that site,
must make an appropriate assessment of the implications of the plan or project for that site in view of that site's conservation objectives.
(2) A person applying for any such consent, permission or other authorisation must provide such information as the competent authority may reasonably require for the purposes of the assessment or to enable it to determine whether an appropriate assessment is required.

REPRESENTATIONS

Highways:

This proposal is to amend the former approval (17/07037/FUL) to allow 4 pitches of holiday glamping accommodation. Vehicular access will be from the B3083 Winterbourne Stoke to Shrewton road as per the previous permission. It is noted that all other activity at Scotland Lodge Farm takes access directly from the A303. Given that the access from the B3083 was considered acceptable for the previous proposal, subject to some improvements, I have no reason to object to the use of the access for the proposed use, subject to the same improvements. The proposed glamping accommodation is relatively low key and the associated vehicle movements are not considered significant.

It is essential that satisfactory visibility splays are provided from the access onto the B3083, the required splays have previously been agreed at 140m to the south and 160m to the north. I note that the splay to the south is currently obstructed by vegetation, trees and hedgerow on the verge. This vegetation will need to be lowered to 900mm (above carriageway level) and maintained and / or removed and replanted to at least 0.5m behind the visibility splay to allow for growth.

I recommend that no Highway objection is raised, subjection to the following conditions and informative being attached to any permission granted;

No development shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 140 metres to the South and 160 metres to the North from the centre of the access in accordance with the approved plans. If a hedge is to be replanted in the South this shall be located at least 0.5m back from the measured splay. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 900mm above the level of the adjacent carriageway.
REASON: In the interests of highway safety.

The development hereby permitted shall not be first brought into use until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.
REASON: In the interests of highway safety.

Any gates shall be set back 5 metres from the edge of the carriageway, such gates to open inwards only.
REASON: In the interests of highway safety.

Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway details of which shall have been submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of Highway safety.

No part of the development hereby permitted shall be first brought into use until the access and parking area have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.
REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

INFORMATIVE TO APPLICANT:

The proposal includes alteration to the public highway and the consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's 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 vehicle access team on telephone 01225 713352 or email vehicleaccess@wiltshire.gov.uk for further details.

National Highways: Offer no objection

Public Protection: Comment

I am writing regarding planning application PL/2022/06762 for the introduction of a nissen hut and shepherd hut to the glamping site at Scotland Lodge Farm, Winterbourne Stoke. We have no adverse comments to make regarding this application. It appears the site has been operating historically and this application is to change the site so there is some accommodation available when the yurts are packed away in the winter months. I am not aware of any complaints about noise from the site to date. Given the distance to the nearest residential properties and the limited number of family glamping units it is unlikely these changes will result in an adverse impact due to noise.

There are fire pits associated with each unit, but again, given the distance to the nearest dwellings it is unlikely smoke from these or the woodburners to heat water will impact on neighbours.

Although not a matter for the planning permission a suitable and sufficient health and safety risk assessment must be completed and reviewed as necessary for the site. We will be in touch with the owner regarding the private water supply which supplies water to the units.

Ecology: No objection subject to conditions

Revised comments received 04/03/2024 in blue text (incorporating earlier comments of objection 1/8/2023 in black text).

Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
Bats	Habs Regs, NPPF, CP50	1/8/23 Ecological Mitigation Strategy	**YES** 4991.3 Rev B Scotland Lodge Biodiversity Plan 12/1/2024 **And** BEN 0002: Glamping proposals and ecological mitigation 11/01/2024
"	"	1/8/23 Ecological Enhancement Plan	**YES** 4991.3 Rev B Scotland Lodge Biodiversity Plan 12/1/2024 **And** BEN 0002: Glamping proposals and ecological mitigation 11/01/2024

Earlier comments of objection:
Thank you for consulting me on the above application. I have reviewed the relevant supporting documents against OS maps and aerial photographs of the site and surrounding area, together with GIS layers of statutory and non-statutory designated sites, existing records of protected species and strategic ecological constraints.

This application is for an amendment to planning approval 17/07037/FUL which would see the number of yurts reduced from 5 (as permitted) to 3, plus the addition of a Nissen hut and one Shepherd's hut across three pitches.

I object to this application for the following reasons:
The currently proposed units, while being less in number, will be spread out further across the site. The site will effectively consist of four pitches, not three as proposed above.

Ecology were not consulted on the previous application, although if they had been it is likely that ecological survey and reporting would be requested at that time. Notwithstanding this, the permitted application took advantage of existing clearings between trees to site the 5 yurts and the whole application site was located within the eastern third of the woodland strip, thus not resulting in significant impact to the functionality of the habitat.

I note that no ecology survey report was submitted in support of the previous application (17/07037/FUL) nor has been submitted in support of the current application. However, our GIS layers indicate that survey was undertaken during 2017 of the wooded strip and recorded badger setts, badgers and at least seven species of bat, at least one being an Annex II bat species (one of the four rarest in the UK).

Although the site is not within or immediately adjacent to any designated site for nature conservation and therefore there is no mechanism for direct effect on the designated features of such as site, the existing species records and the current aerial photographs do suggest that the wooded strip at the northern end of the application site, contributes to primary connective habitat which may be important foraging and commuting habitat for badgers, bats and potentially a range of other wildlife species. While the permitted location of the 5 yurts in the eastern third of the woodland, using existing clearings, was low in its resulting impact to wildlife, location of the units currently proposed, throughout the entire length of the wooded area at the north of the site, will significantly reduce the functionality of the woodland for these species.

I note that the fire pits and foundations for plots 3 and 4 have already been installed, which from the photographs submitted, appears to have involved some clearance of at least the understorey and herb layer within the woodland and possibly some smaller trees. Significant reduction in the functionality of the woodland for wildlife species has already occurred as a result. It is unacceptable to simply destroy areas of habitat or make them less usable by wildlife due to disturbance (e.g. fires and human presence) and severance of connectivity that is vital for movement between different habitat areas.

I therefore object to this application as it will result in significant damage to protected species known to be present in the local area. In carrying out its statutory function, the LPA must be reasonably sure that proposals will not result in significant adverse effects on protected habitats and species. This application does not demonstrate any such assurance.

In order to address the issues above and make the application acceptable, resulting in lifting of this objection, I suggest one of the following two options should be explored:

1. Remove the recently installed fire pits and foundations in pitches 3 and 4, which I believe are not in compliance with the previous permission (17/07037/FUL). Make good the woodland structure by replacement planting like for like, plus an additional 10% planting to address recovery time of the woodland structure. Locate the units within the previously agreed area of woodland and prevent use of the western two thirds of the woodland for damaging activities such as lighting fires or use of lighting at night.

2. Produce a properly justified proposal for use of the whole woodland for the glamping pitches, that also includes compensatory woodland planting in an adjacent part of the site, preferably connecting the western and eastern boundary features. The compensation area should be 1.5 times the volume of existing woodland, in order to provide an alternative habitat for bats birds, badgers and other wildlife that will ensure functionality of habitats as close as possible to the existing availability. The volume is increased from and equal area to 1.5 times the volume in order to ensure provision of habitat while the newly planted woodland establishes and reaches sufficient maturity to offer full functionality.

River Avon (Hampshire) SAC Catchment

This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater.

However, since the number of units proposed in this development does not exceed that in the already permitted development under permission 17/07037/FUL, for which drainage and foul sewerage has already been agreed, there is no requirement to consider discharge of phosphates further, and this application can be screened out of Appropriate Assessment under the Habitats Regulations 2017 However, if the number of units were to increase under any future application, this would need to be taken in to consideration within the review of the planning application.

In Summary

A plan clearly presenting one of the two options above is required in order to demonstrate that the development will not result in adverse impacts to protected habitats and species. I suggest that the applicant engages the services of a suitably qualified ecologist to advise on the provision of compensatory habitat and how this will mitigate for the impacts caused. This should be presented as an Ecological Mitigation Strategy document. The ecologist should ensure that the strategy is based on sufficient knowledge of habitat and species presence within the site and surrounding area. If necessary, survey supported by a suitably detailed desk study may be required for this purpose.

All development is required to demonstrate a net gain for biodiversity under CP50 and NPPF. The site is relatively small, and I therefore consider that calculating Biodiversity Net Gain using the Natural England Metric 4 would be somewhat onerous. However, enhancement proposals for wildlife known to be present within the site and surrounding area would be appropriate and should be set out in an Ecological Enhancements

document. This could be included in the Ecological Mitigation Strategy; however a clear distinction should be made between mitigation (or compensation) and enhancement, with the former being fully addressed before the latter is considered.

Submission of the required information as set out above may be sufficient for me to lift my objection.

Revised comments:
A suitable Ecology Mitigation and Enhancement Strategy has now been submitted and approved by the LPA's Ecologists. This will help to ensure that wildlife species are not impacted by the operation of the tourism business within the northern woodland section. This completes the additional information requested in the table above.

I am therefore happy to lift my former objection to this application, if the following conditions can be applied:

Conditions

1 Landscape and Ecological Management Plan (LEMP)
Within three months of this permission, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.
The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.
REASON:
To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

2 Lighting
No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority.
REASON: In the interests of conserving biodiversity.

3 Compliance with submitted documents
The development will be carried out in strict accordance with the following documents: 4991.3 Rev B Scotland Lodge Biodiversity Plan 12/1/2024
BEN 0002: Glamping proposals and ecological mitigation 11/01/2024
REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

INFORMATIVE
For all protected species where minor development is located in a rural area The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2017) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Archaeology: No objection

Thank you for consulting Wiltshire Council's Archaeology Service regarding this application. Please note that my comments relate solely to the buried archaeological heritage and not to the historic built environment which is a matter for your Conservation Officer.

The site of the proposed yurts, Nissen hut and shepherd's hut lies within an extraordinarily rich archaeological landscape. However, this is a very modest proposal with very limited below ground impacts and located within a belt of trees, reducing the visual impact on the setting of archaeological monuments in the wider landscape. Also, the Archaeology Service did not raise any concerns with the original 2017 application and there is no new information to change that position.

I therefore have no archaeological concerns with this proposal and no further action is required as regards the buried archaeological heritage in relation to this application.

Winterbourne Stoke Parish Council: Comment

Frank Whiting of Scotland Lodge Farm contacted the Parish Council regarding his appeal to the rejection of the subject application. We have read his appeal letter and the environmental report and have come to the same conclusion. Winterbourne Stoke Parish Council are of the opinion that the planning department have misunderstood the environmental report regarding bat flight lines. The report notes that bat flight lines are close to the A303; the traffic on the A303 produces far more light, noise and disturbance than the small development of holiday accommodation that has been requested. Winterbourne Stoke Parish Council supports Mr Whiting's appeal.

ISSUES

- Principle of development
- Impact to the character and appearance of the area (including the setting of the WHS and special landscape area setting
- Potential impact to heritage assets with an archaeological interest
- Highway considerations
- Amenity considerations
- Ecology
    - Protected species
    - River Avon - Phosphate neutral development
    - Salisbury Plain SPA
- Drainage

ASSESSMENT:

Principle of development:

The NPPF confirms that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The proposals are therefore to be considered in the context of the National Planning Policy Framework (NPPF) which sets out Central Government's planning policies, and the adopted Wiltshire Core Strategy (WCS) which also includes some saved policies of the Salisbury District Local Plan (SDLP).

At the heart of the NPPF is a presumption in favour of sustainable development and the Adopted Wiltshire Core Strategy seeks to build resilient communities and support rural communities but this must not be at the expense of sustainable development principles.

The supporting text in the WCS explains that there a number of key principles which underpin the strategy to help build more resilient communities as follows:
1.3 • Providing for the most sustainable pattern of development that minimises the need to travel and maximises the potential to use sustainable transport.
• Creating the right environment to deliver economic growth, delivering the jobs Wiltshire's population needs locally, and taking a flexible and responsive approach to employment land delivery.

• Managing development to ensure that jobs and the right infrastructure are delivered at the right time to ensure that out commuting, in particular to areas outside of Wiltshire, is not increased and development does not have a detrimental impact on infrastructure.
• Working towards lowering Wiltshire's carbon footprint through the appropriate location of development, and through renewable energy and sustainable construction.
• Protecting and planning for the enhancement of the natural, historic and built environments, including maintaining, enhancing and expanding Wiltshire's network of green infrastructure to support the health and wellbeing of communities.
• Providing high-quality, well-designed development, and ensuring full local community involvement in planning for significant new proposals.
• Providing the framework to deliver appropriate community-led planning policy documents, including neighbourhood plans.

The Settlement and Delivery Strategies of the Core Strategy are designed to ensure new development fulfils the fundamental principles of sustainability. This means focusing growth around settlements with a range of facilities, where local housing, service and employment needs can be met in a sustainable manner. A hierarchy has been identified based on the size and function of settlements, which is the basis for setting out how the Spatial Strategy will deliver the levels of growth.

The site is within the Amesbury Community Area and Core Policy 4 confirms that 'Development in the Amesbury Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.'

Core Policy 1 of the WCS sets out the 'Settlement Strategy' for the county, and identifies four tiers of settlement - Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages. Only the Principal Settlements, Market Towns, Local Service Centres and Large Villages have defined limits of development/settlement boundaries. Settlement boundaries are essentially defined as the dividing line between areas or built urban development (the settlement) and non-urban or rural development (the open countryside).

Core Policy 2 of the WCS sets out the 'Delivery Strategy'. It identifies the scale of growth appropriate within each settlement tier, stating that within the limits of development/settlement boundary, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages and states *'Other than in circumstances as permitted by other policies within this Plan, identified in paragraph 4.25, development will not be permitted outside the limits of development, as defined on the policies map.'*

The site is outside the defined limits of development/settlement boundary and as such is located within open countryside.

Core Policy 2 states *'The limits of development may only be altered through the identification of sites for development through subsequent Site Allocations Development Plan Documents and neighbourhood plans.'*

The Council has undertaken a comprehensive review of the limits of development/settlement boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Wiltshire Housing Site Allocations Plan which was adopted in February 2020 amended settlement boundaries where necessary.

Proposed new development which does not comply with the Settlement and Delivery Strategies will be unsustainable, and so unacceptable as a matter of principle in this overarching context.

The site is therefore deemed to be within open countryside which is the most unsustainable location for new growth; where development is strictly controlled, and the presumption is against development unless there is an exceptional circumstance that provides an overriding justification for the encroachment of development.

Paragraph 88 of the NPPF 2023 supports *'b) the development and diversification of agricultural and other land-based rural businesses'* and '*c) sustainable rural tourism and leisure developments which respect the*

character of the countryside' and the Core Strategy does allow for carefully managed development outside of settlement boundaries in specific cases and a full list of exception policies is set out in paragraph 4.25:

- Additional employment land (Core Policy 34)
- Military establishments (Core Policy 37)
- Development related to tourism (Core Policies 39 and 40)
- Rural exception sites for affordable housing available for eligible households/qualifying persons on the Council's Housing Needs Register and provided by a Registered Provider of social housing (Core Policy 44)
- Specialist accommodation provision (Core Policies 46 and 47)
- Supporting rural life (Core Policy 48)

Core Policy 39 supports proposals for camping sites where they can be accommodated without adverse impact on the character and appearance of the landscape, amenities of residential areas; is served by adequate access and infrastructure and has reasonable access to local services and a local employment base.

Core Policy 39 also refers to tourism development in the open countryside being associated with a particular attraction which would not be the case here, although the site is in close proximity to the World Heritage Site and the NPPF supports all types of businesses in rural areas and sustainable rural tourism (section 6) subject to the development being sensitive to its surroundings and not having an unacceptable impact on local roads.

The Wiltshire & Swindon Visitor Accommodation Futures study (June 2014) and The Destination Management & Development Plan (January 2015) also identified a significant undersupply of camping accommodation across the county. A more recent study 'Salisbury Hotel & Visitor Accommodation Study Up-Date' January 2020 has identified that *'There is a good and growing supply of holiday cottages, touring caravan and camping sites, boutique inns and B&B accommodation in the rural areas surrounding Salisbury. Provision is limited in terms of other rural accommodation, such as country house hotels, holiday lodge parks, glamping, and more niche rural accommodation offers such as treehouses, holiday cottage complexes with leisure facilities, country house and barn wedding venues with accommodation, and wellness retreats.'*

There is an extant consent on the site (albeit for use in conjunction with a residential training business) and the revised proposals are also supported in principle by policy CP39 and NPPF guidance. However in addition to considering the acceptability of the proposals in principle; it is also necessary to consider the other relevant planning policies and the normal range of material considerations (including the NPPF, PPG and other relevant international obligations and statutory requirements) and site-specific impacts that have to be taken into account when determining a planning application and a judgement is necessary in terms of all the development impacts also considered below.

Impact to the character and appearance of the area (including the setting of the WHS and special landscape area setting):

The NPPF states that 'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.... Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'

The NPPF states that the planning system should also contribute to and enhance the natural and local environment by protecting and enhancing landscape and scenic beauty in valued landscapes, and that the scale and extent of development should be limited and sensitively designed and located to avoid or minimise adverse impacts.

Core Policy 57 requires a high standard of design in all new developments including through retaining and enhancing existing important features and being sympathetic to and conserving historic buildings and landscapes.

Core Policy 51 of the WCS seeks to protect, conserve and enhance Wiltshire's distinctive landscape character and development 'must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.

Landscape effects are generally defined as the effects of a proposal on the landscape as a shared public resource, with the quality and value of a landscape determining its capacity to absorb change. Visual effects relate to how people would be affected by changes to views and visual amenity at different locations. In the National Design Guide landscape is defined as the treatment of land for the purpose of enhancing or protecting the amenities of the site, the area in which it is situated and the natural environment.

The countryside in which the site lies is of high quality and contributes to the rural character and quality of the area. Saved policy C6 of the SDLP is relevant:

Within the Special Landscape Area, proposals for development in the countryside will be considered having particular regard to the high quality of the landscape. Where proposals which would not have an adverse effect on the quality on the landscape are acceptable, they will be subject to the following criteria;
(i) the siting and scale of development to be sympathetic with the landscape; and
(ii) high standards of landscaping and design, using materials which are appropriate to the locality and reflect the character of the area

The site is also within the setting of the World Heritage Site (WHS) – a designated heritage asset of the highest significance. The NPPF outlines government policy in respect of the historic environment (Section 16) and any harm or loss of significance of these assets needs clear and convincing justification (paragraph 206), and as a result any developmental change needs to be monitored carefully.

The NPPF defines the setting of a heritage asset as *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*

Historic England's The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition), which says in Part 1: Settings and Views:
'The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places….'

Core Policy 58 aims to ensure that Wiltshire's important monuments, sites and landscapes and areas of historic and built heritage significance are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life. The policy seeks to conserve designated heritage assets and their settings.

In addition, Core Policy 59 from the WCS underlines that precedence should be given to the protection of the WHS and Outstanding Universal Value (OUV). It also requires that the applicant demonstrate that full account has been taken of the impact of the proposal upon the WHS. The WHS Management Plan 2015 sets out to sustain the OUV of the WHS by ensuring the effective protection, conservation, and presentation of the WHS and its transmission to future generations. Accordingly, this proposal needs to demonstrate that the development will have no individual, cumulative or consequential adverse effect upon the WHS and its OUV. This includes the physical fabric, character, and appearance, setting or views into or out of the WHS.

Being located in a woodland strip, it is considered that the proposals will not be visible from the wider landscape or visible within the setting of the WHS.

However, (in addition to lighting being important in considering impacts to protected species), altered lighting is also a particular issue that has the potential for harmful cumulative impact on the WHS (Policy 1e of the

Management Plan refers to development proposals should aim to minimise the impact of light pollution on the WHS). The council's ecologist has recommended a condition stating that there should be no artificial external lighting 'unless otherwise agreed'. However, as changes cannot be agreed to planning consents without a formal process being followed, the tailpiece of this condition should be removed in the interests of the condition being compliant with the NPPF condition tests (paragraph 56). The biodiversity plan submitted with the application also states that *'there will be no artificial lighting operating within the entire glamping development. The existing artificial lighting has been uninstalled in September 2023.'*

Potential impact to heritage assets with an archaeological interest:

The supporting text to Core Policy 58 explains that heritage assets include non-designated heritage assets such as buildings and archaeological sites of regional and local interest and paragraph 200 of the NPPF 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.'*

The Council's archaeology service has advised that whilst the site is within an extraordinarily rich archaeological landscape; given that the proposals will have very limited below ground impacts and are located within a belt of trees (reducing the visual impact on the setting of archaeological monuments in the wider landscape); and that no concerns were raised to the previous scheme, that they have no archaeological concerns with this proposal and no further action is required as regards the buried archaeological heritage in relation to this application.

Highway considerations:

Core Policy 60 seeks to help reduce the need to travel, particularly by car, and support and encourage the sustainable, safe and efficient movement of people and good within and through Wiltshire through a series of initiatives and together with Core Policy 62 seeks to mitigate any adverse impact on the transport network on transport users, local communities and the environment.

Core Policy 61 requires proposals to demonstrate that the proposal is capable of being served by safe access to the highway network and states in the supporting text that transport impacts of new developments need to be assessed and connection to the highway should be safe for all road users. In promoting demand management measures, Core Policy 64 includes a requirement for traffic management measures to promote sustainable transport alternatives, reduce reliance on the car and lower the risks of accidents and improve the environment.

As part of the transport strategy for the county, the Wiltshire Local Transport Plan (3) 2011-2026 also contains a number of local strategic objectives, including:

- SO2 To provide, support and promote a choice of sustainable transport alternatives.
- SO3 To reduce the impact of traffic on people's quality of life and Wiltshire's built and natural environment.
- SO7 To enhance Wiltshire's public realm and streetscene.
- SO8 To improve safety for all road users and to reduce the number of casualties on Wiltshire's roads.
- SO11 To reduce the level of air pollutant and climate change emissions from transport.
- SO12 To ensure that new developments adequately provide for their sustainable transport requirements and mitigate their traffic impacts.
- SO13 To reduce the need to travel, particularly by private car.
- SO14 To promote travel modes that are beneficial to health.
- SO18 To enhance the journey experience of transport users.

The proposal is to use an existing farm track access from the B3083 which is the same access as was approved in the previous scheme (and followed an earlier proposal to use the A303 access to which Highways England [now National Highways] objected). The design and access statement explains that although a farm track, it is accessible for all types of motor vehicles.

The highways authority has raised no objections to the proposed use of this access for these proposals subject to the same conditions from the previous consent being carried forward including the maintenance of the visibility splay. This has been included in the red line of the application site and notice has been served on the owner.

The highways comments refer to the vegetation in the south visibility splay needing to be lowered to 900mm (above carriageway level) and maintained and / or removed and replanted to at least 0.5m behind the visibility splay to allow for growth, the hedge has been cut back and the recommended highways condition can be updated (from the previous consent) to also refer to any replacement hedge planting needing to be set back.



South visibility splay

Given the objections to use of the A303 access on a previous scheme, it is also considered necessary to add the condition added to the previous consent that access to and from the site should only be via the B3083.

As the development has been partly commenced, the triggers on the respective highways conditions will need amending to ensure that each matter is provided/addressed either prior to any further development commencing or first use of the respective pitches.

An additional condition is recommended for surface water details to be agreed to prevent its discharge onto the public highway. However, the access slopes down from the B3083 and it is not considered necessary for details to be agreed, but instead changed to a compliance condition that there shall be no discharge of surface water onto the highway.

Amenity considerations:

Core Policy 57 also requires that development should ensure the impact on the amenities of existing occupants is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself, confirmed by the NPPF (paragraph 135) which states that planning decisions should ensure that development provides *'a high standard of amenity for existing and future users.'*

The site is some distance from the nearest dwellings and vehicles would not need to drive past the existing dwellings on the wider Scotland Lodge Farm site to the south of the site.

The public protection team (comments attached in full above) have raised no objections to the proposals noting that the site has been operating historically, that they are not aware of any complaints above noise from the

site to date and given the distance to the nearest residential properties and limited number of family glamping units that it is unlikely that the revised proposals will result in adverse noise impacts.

Similarly, whilst the proposals include fire pits and woodburners to heat water (the use of which can lead to noise and disturbance and smoke); the site is located some distance from any residential dwellings, such that it is not considered that the proposals will affect neighbouring residential amenity.

The comments refer to the need for a suitable and sufficient health and safety risk assessment must be completed and reviewed as necessary for the site and that they would also be in touch with the owner regarding the private water supply which supplies water to the units. This can be added as an informative.

Ecology:

Core Policies 50 and 52 of the Wiltshire Core Strategy and the NPPF require that the planning authority ensures protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system.

Core Policy 51 also refers to development proposals needing to demonstrate how they protect features of nature conservation and there is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term.

Protected species and biodiversity:

Schedule 15 of The Environment Act 2021 introduced by Schedule 7A of the Town and Country Planning Act requires Biodiversity Net Gain to be a condition of planning permission, although this is not yet a requirement for non-major applications. However, Core Policy 50 requires all development to demonstrate no net loss of biodiversity.

Applications should also include biodiversity enhancement measures, in accordance with paragraph 180 of the NPPF. Section 40 of the Natural Environment and Rural Communities Act (2006) also states *'Every public authority must in exercising its functions have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'*. Section 40(3) of the same Act also states that *'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.*

The design and access statement explains that the proposed siting of the yurts will be within the existing woodland with there being no requirement to remove any existing trees (although for safety purposes dead and unsafe limbs will be removed). However, the council's ecologist comments attached in full above were originally an objection to the proposals as council species records included badger setts, badgers and at least seven species of bat, at least one being an Annex II bat species (one of the four rarest in the UK) using the site, and that the wooded strip contributed to the primary connective foraging and commuting habitat for wildlife species. The original consent permitted 5 yurts but in a smaller eastern third of wooded strip using existing clearings with resultant low impact to wildlife, whilst the revised proposals to locate the units throughout the entire length of the wooded area would significantly reduce the functionality of the woodland to wildlife species. The comments also referred to elements of the proposals also being retrospective such that this damage to the functionality had already been caused.

In carrying out its statutory function, the LPA must be reasonably sure that proposals will not result in significant adverse effects on protected habitats and species. The council's ecologist suggested ways this could be addressed including the provision of compensatory habitat, which is the option the application now proposes and includes a 10m wide woodland strip (which amended the red line and the application was accordingly 'restarted'). The council's ecologist has advised that the revised plans including the compensatory woodland strip are acceptable and will help to ensure that wildlife species are no impacted by the operation of the tourism business within the woodland.

An informative can also be added advising the applicant of the Wildlife and Countryside Act legislation (should any protected species be discovered during these works).

River Avon Special Area of Conservation - Phosphate Neutral Development:

This development falls within the catchment of the River Avon SAC. SACs are protected under The Conservation of Habitats and Species (Amendment) Regulations 2019. These are a network of sites designated for supporting habitats or species of high nature conservation importance in the European context. Any activity that has a detrimental effect on these European sites is made an offence under the Regulations.

When a European site is affected by a land use authorisation, it is necessary to consider whether the activity being authorised would impact on any of the designated features.

The River Avon SAC/SSSI encompasses the five rivers flowing into the River Avon at Salisbury; River Nadder, River Wylye, River Till, River Avon and River Bourne. The SAC has been designated because it contains populations of European importance of the following features:

- River habitat characterised by water crowfoot and starwort
- Atlantic salmon
- Bullhead
- Brook lamprey
- Sea lamprey
- Desmoulin's whorl snail

The first five features of the River Avon SAC occur within the river itself and are therefore vulnerable to changes in water hydrology and water quality and also to any activity which affects the river channel. The sixth is a tiny snail which lives on vegetation growing on the banks of the river and potentially other areas in flood zones.

Under the Habitat Regulations, any development with the potential to affect a SAC and its designated species must be subject to strict scrutiny by the decision maker, in this case the Local Planning Authority (LPA). The Authority should not permit any development, which would have an adverse effect on the integrity of the River Avon SAC, alone or in combination with other developments, unless certain rigorous tests are met.

Where a development is likely to have a significant impact on a European site, the Regulations require a rigorous assessment of the impacts, known as an Appropriate Assessment in order to demonstrate that any likely impacts are avoided or reduced to levels as to avoid adverse impacts upon the SAC.

Of particular relevance to development within the River Avon catchment area is the fact that elevated levels of phosphorous are preventing the conservation objectives from being achieved and causing the river to be in unfavourable condition. Developments within the river catchment have the potential to contribute to elevated phosphorous through foul water discharges.

As this site falls within the catchment of the River Avon SAC, the proposal has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. Any proposal for a net addition of overnight accommodation is affected. This includes housing, retirement homes, care home, overnight tourism (B&B, hotel, camping, glamping). However, as the number of units does not exceed the extant consent (and for which drainage and foul sewerage arrangements have already been agreed), the proposals will not result in an increase in phosphorus loading and the council's ecologist has screened the proposals out of needing Appropriate Assessment.

Salisbury Plain SPA:

The site also lies within the 6.4km buffer zone of the Salisbury Plain SPA. The qualifying features for the Salisbury Plain Special Protection Area (SPA) are non-breeding hen harrier and breeding populations Eurasian hobby, common quail and stone-curlew.

Conservation objectives for the SPA and supplementary advice for implementing them have been published by Natural England. The qualifying features for Salisbury Plain SPA are non-breeding hen harrier and breeding populations Eurasian hobby, common quail and stone-curlew. Development coming forward under the WCS is only anticipated to impact one of these species, the stone-curlew. This is a ground nesting bird species which research shows is particularly sensitive to disturbance by people and people with dogs.

The unique character of the Plain attracts many visitors, and a recent study has demonstrated 75% of these live within 6.4 km. Within this zone housing allocations from the Core Strategy, Housing Site Allocations Plan, Army Basing Programme and Neighbourhood Plans have the potential to lead to significant effects through their combined recreational pressure.

The Council's housing plans are mitigated through a project funded by the Community Infrastructure Levy (CIL) which records where stone-curlews breed and works with farm managers to maximise breeding success detailed in the Salisbury Plain SPA - HRA and Mitigation Strategy. The project was agreed with Natural England in 2012 and reviewed in 2018 and continues to provide an effective, timely and reliable means of mitigating any additional effects arising from new residential development.

As the proposals are for tourism accommodation and are not for new residential development (and can be conditioned as such), it is not considered that the proposals need to be screened for Appropriate Assessment as they will not have potential impact of recreational pressure on stone curlew (in-combination with other plans and projects).

Drainage:

In April 2015 the Development Management Procedure Order (DMPO) Schedule 4 was changed so the Environment Agency is no longer a statutory consultee for non-major development proposing non-mains drainage. This change means it is the local planning authority's (LPA's) responsibility to ensure proposals for non-mains drainage for non-major development complies NPPF and PPG without Environment Agency advice such that the LPA needs to be satisfied that foul drainage can be provided without adverse impact on the environment.

Paragraph 020 of the NPPG on water supply, wastewater and water quality indicates that any planning application that proposes non-mains foul drainage should be accompanied by sufficient information to understand the potential implications for the water environment.

The site is not served by mains drainage and the application documentation explains that *'The sewage system for the current yurt site consists of septic tank and soak away with a capacity for 5x yurts. With no more yurts being added; simply the site being spread out through the woodland, the new yurt pitches will be plumbed into the existing sewage system that is already in place up the southern edge of the glamping site wood line.'*

Given that it is proposed to connect to the existing system, it is not considered that the proposals would lead to an adverse impact on the environment.

RECOMMENDATION: Approve

(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) The development hereby permitted shall be carried out in accordance with the following approved plans:
Plan Reference: BEN 0001: Location Plan dated 11/01/2024, received by this office 12/01/2024
Plan Reference: BEN 0002: Glamping proposals and ecological mitigation dated 11/01/2024, received by this office 12/01/2024
Document Reference: 4991.3 Rev B Scotland Lodge Biodiversity Plan 12/01/2024, received by this office 12/01/2024

Plan Reference: 1:2500 scale Location Plan showing visibility splays, dated 18/01/2023, received by this office 17/01/2023
Plan Reference: 1:500 scale Visibility Splay North, dated 16/01/2022, received by this office 17/01/2023
Plan Reference: 1:500 scale Visibility Splay South, dated 16/01/2023, received by this office 17/01/2023
Plan Reference: Glamping Site in Detail 8 pages, received by this office 17/01/2023
REASON: For the avoidance of doubt and in the interests of proper planning.

(3) Landscape and Ecological Management Plan (LEMP)
Within three months of this permission, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.
The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.
REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

(4) Lighting
No new external artificial lighting shall be installed at the site.
REASON: In the interests of protected species, conserving biodiversity and the Conservation of Habitats and Species Regulations (as amended) to avoid illumination of habitat used by bats and in order to maintain the attributes of Outstanding Universal Value of the Stonehenge, Avebury and Associated Sites World Heritage Site.

(5) No further development shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 140 metres to the South and 160 metres to the North from the centre of the access in accordance with the approved plans. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 900mm above the level of the adjacent carriageway and any new hedging shall be located at least 0.5m back from the measured splay.
REASON: In the interests of highway safety.

(6) No further development shall commence on site until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be consolidated, surfaced and maintained in accordance with the agreed details thereafter.
REASON: In the interests of highway safety.

(7) There shall be no discharge of surface water from the site entrance onto the public highway (B3083).
REASON: To ensure that the highway is not inundated with private water in the interests of highway safety.

(8) Any gates at the site entrance with the B3083 shall be set back 5 metres from the edge of the carriageway, such gates to open inwards only.
REASON: In the interests of highway safety.

(9) No pitch hereby permitted shall be first brought into use until the parking area for the respective pitch has been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.
REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

(10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting or amending that Order with or without modification), vehicular access to the site shall only be via the B3083 and no vehicular access shall be made from the A303 to/from the site.

REASON: In the interests of highway safety.

(11) The use and development hereby permitted shall be in accordance with the approved site layout plan (Plan Reference: BEN 0002: Glamping proposals and ecological mitigation dated 11/01/2024, received by this office 12/01/2024 and as shown on Plan Reference: Glamping Site in Detail 8 pages, received by this office 17/01/2023). 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.

(12) Compliance with submitted documents
The development will be carried out in strict accordance with the following documents: 4991.3 Rev B Scotland Lodge Biodiversity Plan 12/1/2024
BEN 0002: Glamping proposals and ecological mitigation 11/01/2024
REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

(13) Notwithstanding Class C3 of the Schedule to the Town and Country (Use Classes) Order 1987 (as amended)(or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification), the use of the land shall be for holiday purposes only and the accommodation hereby permitted shall not be occupied as permanent, unrestricted accommodation or as a persons' sole or as a primary place of residence.
REASON: This site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit permanent residential accommodation.

INFORMATIVES TO APPLICANT:
Site licence:
Site licences are required and are in addition to the grant of planning permission. A suitable and sufficient health and safety risk assessment must be completed and reviewed as necessary for the site which will need to comply with the conditions of the licence which primarily relate to fire safety & amenity standards. Please see the following website for more details:
http://www.wiltshire.gov.uk/housing-park-home-touring-caravan-and-camp-sites

Private water supply:
The public protection team have also advised that they will be in touch with the owner regarding the private water supply which supplies water to the units.

External Lighting:
In addition to lighting being important in considering impacts to protected species (many species active at night (e.g. bats) are sensitive to light pollution and the introduction of artificial light might mean such species are disturbed and/or discouraged from their established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation), altered lighting is also a particular issue that has the potential for harmful cumulative impact on the Stonehenge and Avebury World Heritage Site (Policy 1e of the Management Plan refers to development proposals should aim to minimise the impact of light pollution on the WHS). If permission is sought for external lighting for essential purposes (such as safety and security purposes), the type of light appliance, the height and position of fitting, illumination levels and light spillage will need to be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), Guidance note GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Badgers Act:
The applicant should note that there may be badger setts in the vicinity of the site, and as a consequence compliance with certain requirements and provisions of the Badgers Act 1991 may be necessary. If this is the case the applicant is advised to contact Natural England who are responsible for issuing licences relating to development on the site of badger setts.

Wildlife and Countryside Act:
For all protected species where minor development is located in a rural area The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2017) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Works on the public highway:
The proposal includes alteration to the public highway and the consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's 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 vehicle access team on telephone 01225 713352 or email vehicleaccess@wiltshire.gov.uk for further details.

Appendix A: Case Officer Report to 17/07037/FUL

CASE OFFICER'S REPORT

Application Reference: 17/07037/FUL
Date of Inspection: 22/08/2017
Date site notice posted: 22/08/2017 (expiry date 14/09/2017)
Date of press notice: 24/08/2017 (expiry date 14/09/2017)

POLICIES

Adopted Wiltshire Core Strategy (January 2015):
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 4: Spatial Strategy: Amesbury Community Area
Core Policy 35: Existing employment sites
Core Policy 50: Biodiversity & Geodiversity
Core Policy 51: Landscape
Core Policy 57: Ensuring high quality design and place shaping
Core Policy 60: Sustainable transport
Core Policy 61: Transport and New Development
Core Policy 64: Demand Management

Adopted Salisbury District Local Plan saved policies listed in Appendix D, of the Wiltshire Core Strategy:
E19 – Employment in the countryside
C6 – Special Landscape Area

Wiltshire Local Transport Plan 2011-2026

Government Guidance:
National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

ISSUES

- Principle of development
- Impact on the character and appearance of the area and residential amenity
- Highway considerations

REPRESENTATIONS

Parish Council: No objections

Highways:
I note the planning history on this site and that I had previously raised concerns with the site access, for the development of 5 yurts as a training business. As vehicle speeds are likely to be lower than 60mph in the vicinity of the access, I have agreed to accept a splay of 140m to the south and 160m to the north, measured from 2.4m back from the carriageway edge. The submitted site plan now shows these splays either within the public highway or the red line site boundary. The northern splay does not appear to be obstructed, however, the southern splay does require the removal/ cutting back of a significant amount of hedgerow and I note that the owner of this hedge has confirmed that this is acceptable to him.

As a result, I feel that adequate visibility splays can be provided at the proposed site access and I therefore recommend that no Highway objection is raised, subjection to conditions and informative being attached to any permission granted.

Highways England: Offer no objection

Public Protection:
Amenity (noise, lighting, odour, smoke)
In terms of noise, it may be likely this proposal will cause noise issues during the construction phase and I would suggest hours of construction are adhered to, in order to protect any nearby residents from excessive noise intrusion.
1) No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

Finally I would recommend there is no burning on site during construction to protect nearby dwellings from smoke nuisance.

ASSESSMENT:

Principle:

The National Planning Policy Framework (NPPF) came into force on 27th March
2012 and makes it clear that planning law (Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004) requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 12 of the NPPF confirms that the 'NPPF does not change the statutory status of the development plan as the starting point for decision making' and proposed development that is in accordance with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

The proposals are therefore to be considered in the context of the National Planning Policy Framework (NPPF) which sets out Central Government's planning policies, and the adopted Wiltshire Core Strategy (WCS) which also includes some saved policies of the Salisbury District Local Plan (SDLP).

At the heart of the NPPF is a presumption in favour of sustainable development and the Adopted Wiltshire Core Strategy seeks to build resilient communities and support rural communities but this must not be at the expense of sustainable development principles. The Settlement and Delivery Strategies of the Core Strategy are designed to ensure new development fulfils the fundamental principles of sustainability.

This means focusing growth around settlements with a range of facilities, where local housing, service and employment needs can be met in a sustainable manner. A hierarchy has been identified based on the size and function of settlements, which is the basis for setting out how the Spatial Strategy will deliver the levels of growth.

Core Policy 1 of the Wiltshire Core Strategy sets out the 'Settlement Strategy' for the county, and identifies four tiers of settlement - Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages. Only the Principal Settlements, Market Towns, Local Service Centres and Large Villages have defined limits of development/settlement boundaries.

Core Policy 2 of the Wiltshire Core Strategy sets out the 'Delivery Strategy'. It identifies the scale of growth appropriate within each settlement tier, stating that within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

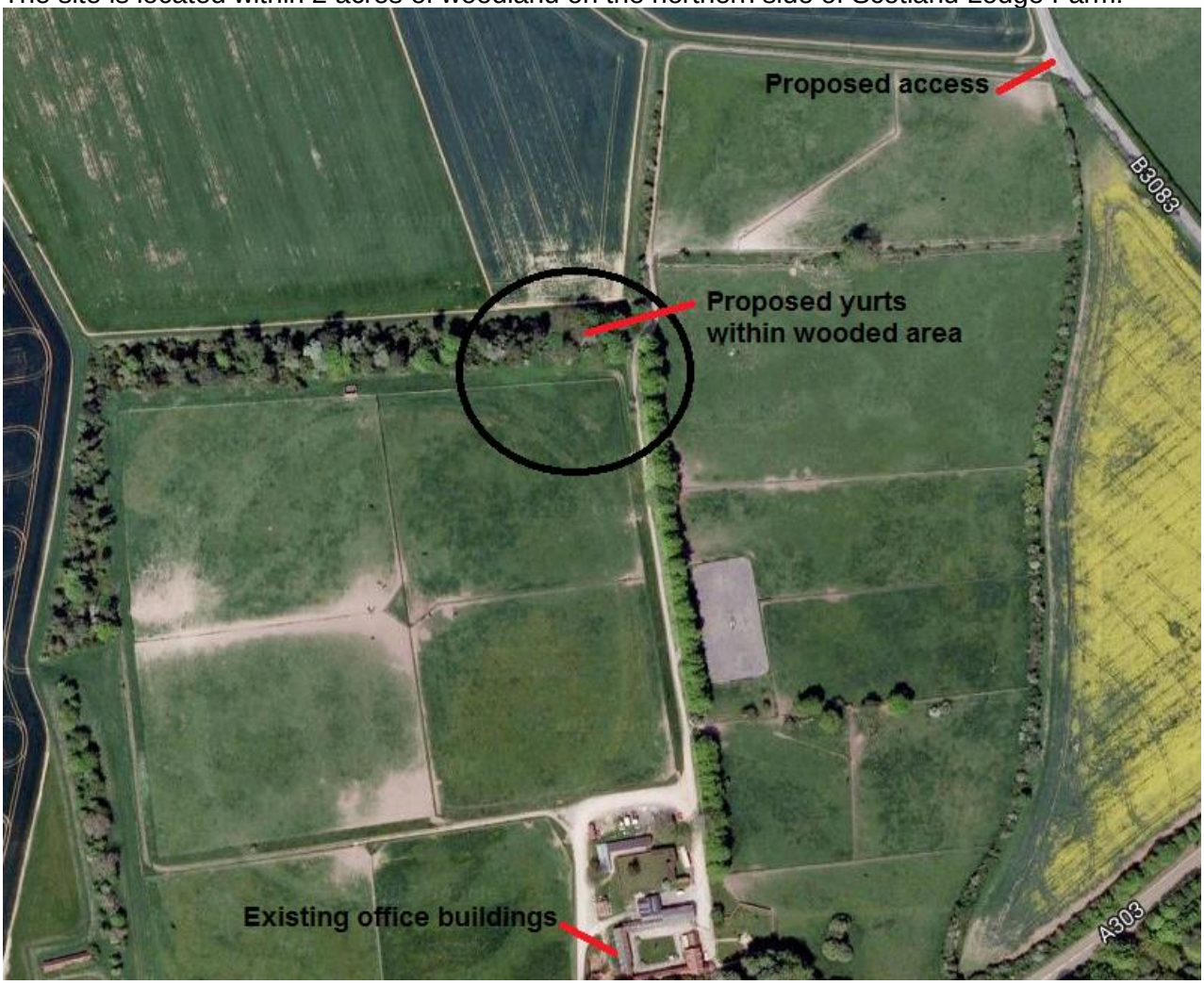
The site is outside the defined limits of development/settlement boundary and as such is located within open countryside.

The design and access statement explains that Scotland Lodge Farm is a 48 acre site and 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 (planning permission was granted for the offices *'Change of use of stables and grooms flat to offices with associated alterations'* under application reference 13/03865/FUL).

The design and access statement explains that Waves Training Solutions is currently expanding resulting in 2/3rd of the business moving to new premises in Tidworth with the remaining 1/3rd being the company leadership and team building/leadership development enterprise.

The site is located within 2 acres of woodland on the northern side of Scotland Lodge Farm:



The proposal is for 5 yurts and ablution block to be used as part of a team building and leadership enterprise that will be based upon a learning programme of outdoor, experience based activity as part of the expansion and diversification of Waves Training Solutions.

The design and access statement explains that the yurts will fit in and around the existing environment with no short, medium or long term impact on the environment.

The design and access statement explains that each course run from the facility will be for an average of 12 delegates with a maximum capacity of 20 delegates per course and approximately 30 courses will run per year (72 training days per year).

E19 is a saved policy of the SDLP and relates to existing employment sites in the countryside:

Countryside

E19 Except within the New Forest Heritage Area, proposals to redevelop or enlarge existing employment sites in the countryside will be permitted where the proposed development would take place within the existing boundaries of the site. Proposals involving land outside established boundaries will be considered if;

(i) the proposal would result in improved local employment opportunities;
(ii) the proposal will improve the operational efficiency of the enterprise;
(iii) there is no suitable alternative building in the immediate locality;
(iv) there is no adverse impact on the character of the surrounding landscape or biodiversity;
(v) there is no unacceptable increase in vehicular traffic or additional reliance on the private car; and
(vi) the environment of any nearby dwellings will not be adversely affected.

Saved policy E19 supports proposals to redevelop or enlarge existing employment sites in the countryside where the development would take place within the existing boundaries of the site.

Core Policy 35 (Existing Employment Sites) also seeks to protect existing employment uses. The supporting text explains that it is important to retain existing employment uses outside the Principal Employment Areas to maintain diversity and choice of sites for employers and allow for local business expansion.

This is an established existing employment site where the principle of redevelopment is acceptable and although the site is some distance to the north of the existing complex of buildings in use as offices, being located within a wooded area of the site it will not encroach into the open countryside and given the specific nature and requirements of the proposals to be an outdoor, experience based activity; it is considered reasonable for them to be sited in an isolated location away from the existing buildings.

In addition to considering the acceptability of the proposals in principle; it is also necessary to consider the other relevant planning policies and the normal range of material considerations that have to be taken into account when determining a planning application and a judgement is necessary in terms of all the development impacts considered below.

Impact on the character and appearance of the area and residential amenity:

Core Policy 57 requires a high standard of design in all new developments through, in particular, enhancing local distinctiveness, retaining and enhancing existing important features, being sympathetic to and conserving historic buildings and landscapes, making efficient use of land, and ensuring compatibility of uses.

Core Policy 51 seeks to protect, conserve and enhance Wiltshire's distinctive landscape character. The proposals will not be visible from the wider landscape (designated as a special landscape area), as can be seen in the view looking southwards towards the site from the B3083:



Core Policy 51 also refers to development proposals needing to demonstrate how they protect features of nature conservation and there is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term.

The design and access statement explains that the proposed siting of the yurts will be within the existing woodland with there being no requirement to remove any existing trees (although for safety purposes dead and unsafe limbs will be removed). An informative can be added advising the applicant of the Wildlife and Countryside Act legislation (should any protected species be discovered during these works).

The site is some distance from the nearest dwellings and vehicles would not need to drive past the existing dwellings on the wider Scotland Lodge Farm site to the south of the site, and it is therefore not considered that neighbours would be affected.

The public protection team have raised no objections to the proposal subject to conditions (hours of construction, and no burning of materials on site during construction). It is considered that given the distance from the site to the nearest dwellings that it is not necessary to condition hours of construction, and the comments referring to control of burning of materials during the construction are covered under separate legislation.

Highway considerations:

Following objections from Highways England to use the existing access to Scotland Lodge Farm from the A303; the proposal is to use an existing farm track access from the B3083. The design and access statement explains that although a farm track, it is accessible for all types of motor vehicles. The highways authority has raised no objections to the proposed use of this access subject to conditions including the provision of a visibility splay. This has been included in the red line of the application site and notice has been served on the owner (who has also written in confirming his acceptance of the creation of the visibility splay):

I have been approached by Mr FW G Whiting of Scotland Lodge Farm, Winterbourne Stoke, regarding his temporary planning application for the erection of five yurts and an ablution block on his property. The planning application details access to the yurt site from the northern end of Scotland Lodge Farm via existing access off the B3083 (Winterbourne Stoke / Shrewton Road). I believe that the Wiltshire Highways officer, Mr Christopher Mann, has visited the existing point of access off the B3083 onto Scotland Lodge Farm and has raised a minor concern over the field of view from the center of the access, looking south towards Winterbourne Stoke. I have been informed that Mr Christopher Mann has stated that in order for him to approve the access provision for the temporary planning application, he requires an unobstructed field of view north, up the B3083 towards Shrewton of 160m (already in place). In addition, he also requires an unobstructed field of view 140m to the south of the point of access towards Winterbourne Stoke.

I can confirm that achieving an unobstructed field of view to the south of the access is restricted as a result of a hedge, owned by me, having in recent years, grown to the edge of the road. As the owner of the hedge, I have agreed with Mr F W G Whiting that he can trim the hedge back in order that full visibility of 140m is achieved from the point of access south on the B3083 towards Winterbourne Stoke. In consultation with Mr F W G Whiting I have agreed that work to trim the hedge in order to achieve the required visibility can commence immediately.

Given the objections to use of the A303 access on the previous scheme, it is also considered necessary to condition that access to and from the site should only be via the B3083.

RECOMMENDATION: Approve

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 The development hereby permitted shall be carried out in accordance with the following approved plans:
Plan Reference: 1:500 Scale Visibility Splay, received by this office 07/08/2017
Plan Reference: 1:1250 Scale Site of Yurts, received by this office 07/08/2017
Plan Reference: 17010/2 1:100 Scale Plan Elevations, received by this office 07/08/2017
Plan Reference: 17010/1 1:200 Scale Site Plan, received by this office 07/08/2017
REASON: For the avoidance of doubt and in the interests of proper planning.

3 No development shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 140 metres to the South and 160 metres to the North from the centre of the access in accordance with the approved plans.
Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 900mm above the level of the adjacent carriageway.
REASON: In the interests of highway safety.

4 The development hereby permitted shall not be first brought into use until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). Provision shall also be made for the disposal of surface water so as to prevent its discharge onto the highway details of which shall have been submitted to and approved in writing by the Local Planning Authority.
The access shall be consolidated, surfaced and maintained in accordance with the agreed details thereafter.
REASON: In the interests of highway safety.

5 Any gates shall be set back 5 metres from the edge of the carriageway, such gates to open inwards only.

REASON: In the interests of highway safety.

6 No part of the development hereby permitted shall be first brought into use until the access and parking area have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.
REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

7 No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE, 2005)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional
external lighting shall be installed.
REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting or amending that Order with or without modification), vehicular access to the site shall only be via the B3083 and no vehicular access shall be made from the A303 to/from the site.
REASON: In the interests of highway safety.

9 Notwithstanding Class C3 of the Schedule to the Town and Country (Use Classes) Order 1987 (as amended)(or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification), the accommodation hereby permitted shall only be used in conjunction with the residential training business, and shall not be occupied as permanent, unrestricted accommodation or as a primary place of residence. An up to date register of names and main home addresses of all occupiers shall be maintained and shall be made available at all reasonable times to the Local Planning Authority.
REASON: This site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit permanent residential accommodation.

INFORMATIVE TO APPLICANT:
The proposal includes alteration to the public highway and the consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's 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 vehicle access team on telephone 01225 713352 or email vehicleaccess@wiltshire.gov.uk for further details.

INFORMATIVE TO APPLICANT:
The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.