

Site Management Plan

Proposal: Siting of five caravans for short-term holiday accommodation, foul drainage connection to the public sewer and associated works.

Site: 51A Brook Drive, Corsham, SN13 9AX

Client: Foundrock Ltd

LPA: Wiltshire Council

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By	BN	Approved by	TW
Issue	Client Issue	Version	1.0

Introduction

1. This Site Management Plan has been prepared in support of the planning application for the Siting of five caravans for short-term holiday accommodation, foul drainage connection to the public sewer and associated works at Highlands, 51A Brook Drive, Corsham.
2. The site is bounded by Ladbrook Lane to the north and residential properties on Brook Drive and Broadmead to the south, with a band of established trees some 20 metres deep along the southern boundary. Additional native planting, hedgerow, woodland paths and a natural swimming pond will be introduced throughout the site to strengthen screening, reduce visual impact and integrate the development into the surrounding landscape.
3. A site operator or duty manager will normally be present on or near the site during the day. After 10:00pm, a dedicated emergency contact telephone number will be available within each unit.
4. Bookings will be taken via online booking platforms. Guests will check in on site and be directed to their accommodation. The site will cater primarily for families and couples. Stag parties, hen parties and large group bookings will not be permitted, except for limited, pre-arranged corporate packages managed directly by the operator.
5. This plan ensures that the development operates without unacceptable impact on neighbouring amenity and maintains high standards of site management.

Management

6. **Marketing** - The site will be marketed as a semi-rural retreat on the edge of Corsham, appealing to families, couples, walkers, cyclists and outdoor enthusiasts. The site will not be marketed for parties or events unless part of a pre-arranged corporate package.
7. **Accommodation, Security & Signage** - Accommodation is for short-term holiday use only. No permanent or long-term residential occupation will be permitted.

A welcome pack will be provided, including:

- Site access information
- Behaviour expectations
- Local amenities and attractions

All signage will be discreet and located within the parking area. The site will remain enclosed by existing trees and hedgerows together with new native planting.

8. **Noise Policy** - Guests will be required to comply with a noise management policy. Noise must be kept to a minimum at all times and particularly after 10:00pm.

Any sustained noise nuisance may result in loss of deposit and/or immediate removal from the site.

Unit orientation and landscaping will minimise noise transmission.

- 9. Light Policy** - Low-level, downward-facing LED lighting and motion-activated pedestrian lighting will be used to minimise light pollution and protect foraging and commuting bats. Lighting will be positioned to avoid spill beyond the site.
- 10. Pet Policy** - Pets will be permitted subject to strict conditions set out in the booking terms, including control at all times and limits on numbers.
- 11. Operational policy** - The site will be managed by a duty manager responsible for guest arrivals, site orientation and enforcement of site rules.
- Full terms and conditions will be issued prior to booking. A 24/7 contact telephone number will be provided. Cleaning and laundry services will be undertaken by a local professional company.
- 12. Recycling & Waste** - Waste and recycling arrangements will be clearly explained in the welcome pack. Dedicated bins will be located adjacent to the parking area.
- 13. Land Maintenance** - Maintenance will be carried out regularly during reasonable daytime hours to minimise disturbance, including the long-term management of the new planting and biodiversity enhancements.
- 14. General Rules** - The following are prohibited:
- Bonfires
 - Fireworks
 - Sky lanterns
 - Amplified music
 - Fire Pits

Each unit will be checked daily for housekeeping and weekly for maintenance purposes.