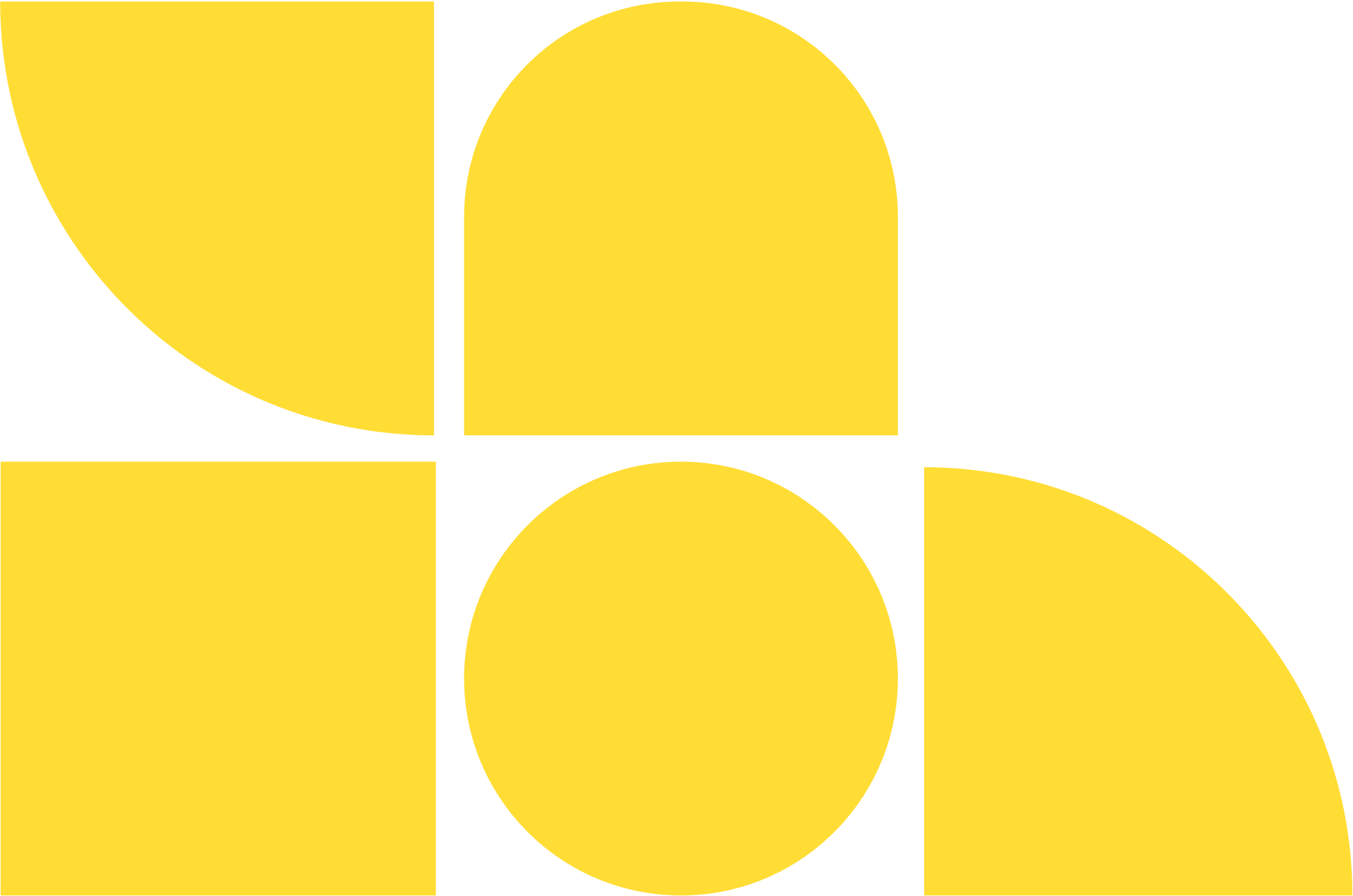




Document Management

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1.0 INTRODUCTION

1.1 Purpose of Report

This report has been prepared by NVB Architects on behalf of Longleat Estates to accompany a planning application for retrospective planning permission for the installation of parking equipment and signage.

1.2 Longleat Estate

The Longleat Estate (hereafter the Estate) is located on the western boundary of Wiltshire, approximately 8km south west of the town of Warminster and is accessed via a spur road from the A36.

The Estate is approximately 3,800 hectares across the parishes of Horningsham, Longbridge Deverill, and Corsley. It is predominantly within the county of Wiltshire, but with a small proportion along the western boundary in Somerset.

It is predominantly a mixture of farmland and woodland, but is best known for Longleat House the historic parkland and latterly the Safari Park and Attractions.

Longleat House is the seat of the Marquesses of Bath and is a leading and early example of an Elizabethan Prodigy House. It includes a range of listed buildings which are set in a Grade I registered landscape by Lancelot Brown and Humphry Repton.

Longleat Safari and Adventure Park was formed in 1966 as a collaboration with the Chipperfield Circus, and was the first safari park established outside of Africa. The adventure park is located immediately to the rear of the main house, and the safari park is located 500m north east of the main house.

The attraction has become a significant employer in the district providing a range of full-time and seasonal employment, to the largely rural economy and local towns of Warminster and Frome.

The commercial activities provide vital financial support to maintain the nationally important heritage assets on the Estate.

1.3 Description of Works

The proposals are as follows:

- Installation of a parking meter upon an existing private car park.
- Installation of an ANPR mast upon an existing private car park.
- Installation of signage displaying parking conditions upon an existing private car park.

Installations are described in detail on the submitted drawings.

1.4 Executive Summary

This application seeks retrospective planning approval for the installation of parking equipment to an existing private car park owned and operated by the Longleat Estate.

2.0 THE SITE & PROPOSAL

2.1 Site Location

The Longleat Estate is located approximately 7 km west of Warminster and 6 km south of Frome, as shown on the inset map below.

Heaven’s Gate is a popular visitor viewpoint within the Estate. Access to the viewpoint is provided via an existing car park, which is owned and maintained by the Longleat Estate and forms the subject of this application.

2.2 Application Boundary

See the accompanying site location plan showing the application site.



Site Location Plan showing boundary of the Estate (blue) and application boundary (red).



Extract from application drawings showing extent of the application area (red).

2.3 Planning Context

This retrospective application relates solely to the installation of a parking meter, ANPR mast, and parking conditions signage within an existing private car park. The car park is owned and operated by the Longleat Estate, and no change of use is proposed. Other than the aforementioned additions, no material alterations to the site or its operation are proposed.

2.4 Ecology and BNG

The site comprises an existing gravel car park with limited ecological value and potential. The proposals subject to this application are limited in scope and are unlikely to affect any protected species or habitats in the vicinity of the site.

As the application relates to an existing car park and the site area extends to less than 0.2 hectares, no biodiversity enhancements are proposed as part of the development. The works are restricted to the installation of a parking meter, ANPR mast, and associated signage, with no additional land take or alteration to existing habitats.

2.5 Trees and Vegetation

The site is bounded by existing deciduous woodland. However, vegetation within the application site itself is limited and will remain unaffected by the proposed development. No works are proposed that would result in the removal, pruning, or alteration of any existing trees, hedgerows, or other vegetation.

2.6 Artificial Lighting

No proposals to added lighting of any kind are proposed under this application.

2.7 Landscape Character

Longleat Estate is located at the northern edge of Cranborne Chase National Landscape. These were formerly called Areas of Outstanding Natural Beauty (AONBs) and are commonly still referred to informally by this name.

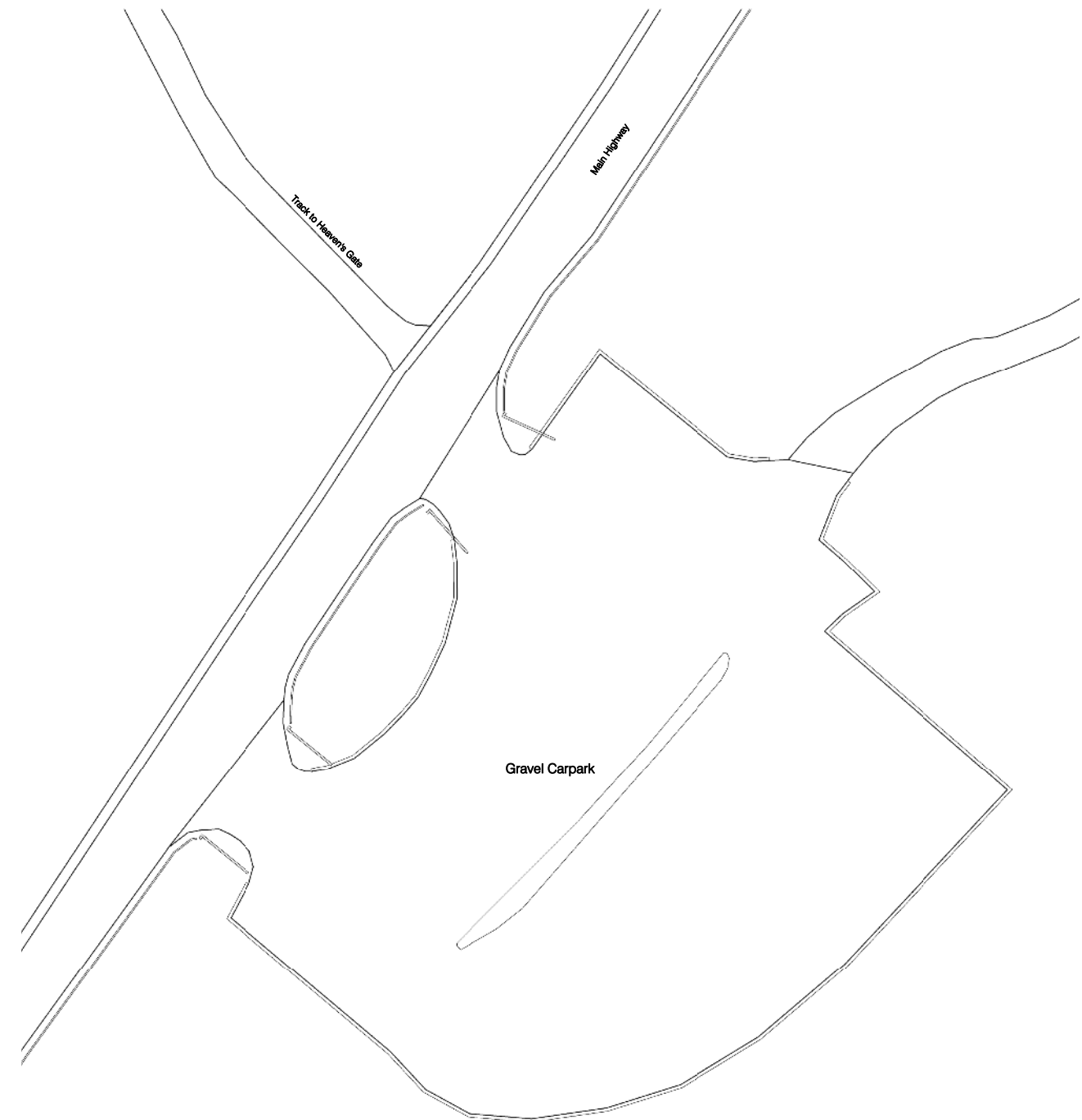
National Landscapes are important living and working landscapes which are protected through national legislation and local planning policies. As such, they are statutory consultees to the planning process.

Cranborne Chase is a beautiful and diverse landscape covering 981 square kilometres of countryside, spanning across the counties of Dorset, Wiltshire, Hampshire, and Somerset. The area is rich in history, with evidence of human habitation dating back to the Stone Age.

The landscape character is a combination of rolling hills, woodland, rivers, chalk downlands, and dry valleys. It is home to an array of wildlife, including rare species such as the European night-jar, the great bustard, and the barbastelle bat.

89% of the National Landscape is farmland of which about 50% is cropped, 30% grazed, and 20% woodland. The UK is moving away from untargeted direct payments towards a new system wherein funding is targeted towards improving the environment, improving animal health & welfare, and reducing carbon emissions.

In 2019 the whole of the National Landscape was designated as an International Dark Sky Reserve. These are intended to enhance wildlife, provide education and enjoyment, promote rural tourism, as well as reducing carbon production within the economy.



Extract from application drawings showing the existing site plan.



Photo 1
Parking Meter



Photo 2
Parking Conditions Signage



Photo 2
Entrance to Car Park with Parking
Conditions Signage



Photo 5
Entrance to Car Park with Parking
Conditions Signage and Meter
Visible



Photo 3
ANPR Mast



Photo 6
Entrance to Car Park with Parking
Conditions Signage, ANPR Mast,
and Meter Visible

3.0 SUMMARY

6.1 Conclusions

The following is noted by way of summary and in support of the proposal:

This retrospective application does not constitute a material change of use. It relates solely to the installation of a parking meter, an ANPR mast, and associated signage within an existing car park owned and operated by the Longleat Estate.

The works are necessary to ensure the continued effective management of the car park by the Estate. Revenue generated through the introduction of parking charges will contribute towards the ongoing maintenance and management of the site.

The proposed development is not expected to give rise to any adverse impacts on ecology, biodiversity, transport, dark skies, or existing vegetation.

