GreenPlanningStudio

RIBA Chartered Practice

Planning Department,
Wiltshire Council,
County Hall,
Bythesea Road,
Trowbridge,
BA14 8JN

Via Planning Portal only.

Date: 14th June 2023
GPS ref: 21_1167A
Planning Portal ref: PP-11929230

Dear Sir/Madam,

Re: Land at the Clay Pit, Green Hill, Swindon, SN4 8EH

An application at the above-mentioned address has been re submitted via Planning Portal for 'a material change of use of land for the stationing of caravans for residential purposes with dayrooms and hardstanding ancillary to that use'. The reference for the original planning application is PL/2022/00943.

The applicant seeks planning permission for two residential pitches to meet a recognised need in the area and to facilitate a gypsy lifestyle.

Following on from the recent refusal the sites layout has been re designed to minimise harm to the PROW. The pitches are now located closer to existing buildings on site. This new location is also adjacent to the settlement Green Hill. This new placement will minimise the visual impact of the development and the proposal will no longer introduce an arrangement of built form in an area currently free from development. The pitches will therefore not be visible when walking westward along the footpath which was the case before. They will on be visible when walking eastward where the view is already filled with buildings from the existing settlement.

The pitches have also been designed with reference to the standards in Designing Gypsy and Traveller sites: good practice guide, published 15 May 2008. Whilst this document has been withdrawn by the Government it has not been replaced and Green Planning Studio [GPS] use it as the starting point for designing gypsy and traveller pitches.

Wiltshire Council acknowledge there is demonstratable need for residential pitches in the area. The council laid out in their Wiltshire Council Gypsy and Traveller Accommodation Assessment (GTAA) 2022-2038 Final Report March 2022 that there was a need for 79 residential pitches and 25 transit pitches in Wiltshire to be provided in the period 2022-2027.

Under policy CP47 of the Wiltshire Core Strategy Adopted January 2015 the council establishes that new pitches will be granted if they do not conflict with other planning policies and where no barrier to development exists. In terms of the criteria of policy CP47, it is considered the development meets the criteria through its

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design and location. Further details on how the application will meet these criteria are set out in the application documents and forthcoming paragraphs.

The application site is located outside of the Green Belt in a small hamlet called Green Hill, north of the settlement of Royal Wotton Bassett. This town is situated 3.5km away. The nearest shop is Aldi, which is situated 3.8km away and the nearest school, Lydiard Millicent Primary School, is situated 2.7km away. The site itself is 1.3km from the nearest bust stop. The application site is accessed from an existing access on the west side of Green Hill.

The application site will be well landscaped by both existing and proposed mature trees, hedging and other vegetation as shown in the plans submitted with this application. As previously mentioned, an existing right of way runs through the application site. There is a particular focus of additional hedging and planting being provided in areas where the site is visible from the public footpath to help provide additional screening from the proposed pitches.

The proposal for each pitch incorporates one mobile home and one touring caravan, as well as a utility/dayroom in order to provide facilities that enable the occupants of the caravans to minimise the recognised hazards associated with cooking and fire in the close confines of caravans and provide facilities for washing and bathing and the maintenance of basic hygiene. The building will incorporate timber cladding, in keeping with the character of the surrounding structures and stable on site.

The proposed caravans will conform to the definition within Section 29(1) of the Caravan Sites and Control of Development Act 1960 and Section 13(1) of the Caravan Sites Act 1968 and therefore plans and elevations of individual units are not required.

If you have any further questions or queries regarding this application, please do not hesitate to contact us.

Yours sincerely,

Delilah Green
Assistant Planner
for and on behalf of Green Planning Studios Ltd