Lydiard Millicent Parish Council Response to Planning Application PL/2023/04820

Lydiard Millicent Parish Council object to the planning application PL/2023/04820 for the same reasons as the objection to the previous application on this site in 2022, PL/2022/00943. Apart from a change in location on the site, nothing has changed from the previous application. The Ecological Appraisal submitted is dated April 2022.

1. **The Land was the subject of an Enforcement Notice Ref 14/00301/ENF for the removal of two caravans, which were being used for residential use**.

   There were two static caravans at the time, no day rooms or mobile caravans which make this development far more significant than the original use. The reasons given for not giving planning permission have not changed since 2018 which demonstrates for this application there is a conflict with other planning policies. As nothing has changed since this Enforcement notice then these Policies should still apply

   Reasons for enforcement included:

   - The Land lies within the open countryside and its continued residential use, which is unsupported by any rural employment need, is contrary to Core Policies 1, 2 and 48 of the Wiltshire Core Strategy (adopted January 2015) and paragraph 55 of the National Planning Policy Framework (2012) and no overriding exception to these policies has been demonstrated.
   - Core Policy 19 of the Wiltshire Core Strategy (adopted January 2015 — the Royal Wootton Bassett and Cricklade Area Strategy) in that the use takes place in an isolated unsustainable location.
   - Core Policy 51 of the Wiltshire Core Strategy (adopted January 2015) and paragraph 109 of the National Planning Policy Framework in that the unauthorised development has an adverse impact of the local landscape character area.
   - Core Policy 57 of the Wiltshire Core Strategy (adopted January 2015) and paragraph 56 and 64 of the National Planning Policy Framework in that the unauthorised development is unsympathetic to its natural landscape setting.
   - Core policies 60 and 61 of the Wiltshire Core Strategy (adopted January 2015) together with paragraph 32 of the National Planning policy framework in that the unauthorised development takes place in an unsustainable location encouraging the use of the private car.

   The final statement was that "The Council does not consider that planning permission should be given, because planning conditions could not overcome these objections to the development."

   The owner was given 6 months to complete the items below, most of which are still outstanding and as a result being used by the current owner as the basis for the layout in the application.

   - Permanently cease the residential use of the Land.
   - Permanently remove all caravans from the Land as well as any items associated with the residential use of the Land (including those within the stable building), these include but are not limited to, water containers, garden furniture, gas cylinders, household effects and general detritus.
   - Permanently remove all fencing on the Land, which were erected to sub-divide the Land into separate caravan plots.
   - Excavate the unauthorised gravelled hard surfaced area to the stable yard as well as the compacted hard-core paths leading to the caravans and remove all the resultant materials from the Land.

- Reinstate the land levels that result from this excavation to match the land levels on the immediately adjacent land using top soil sown with rye grass seed.

2. **Core Policy 47 – "Proposals for new gypsy and traveller pitches or travelling show people plots/yards *will only be granted where there is no conflict with other planning policies* and where no barrier to development exists. New development should be situated in sustainable locations, with preference generally given to previously developed land or a vacant or derelict site in need of renewal."**

   The proposed land is a greenfield site and does not conform to Core policy 47. There have been no new build houses in the road for many years apart from one with an agricultural tie on it and a second one to replace an existing dwelling. Applications have been refused consistently in the past.

   Lydiard Millicent currently has 2 applications under consultation within the Parish for Traveller sites. Planning permission has been granted in the last year PL/2021/06519 to extend a site in Wood Lane from 2 to 7 placements and just prior to that planning permission to extend a site in Hook from 2 to 6 placements (18/11379/FUL), less than a mile from the largest application below (PL/2022/00239) and less than a mile and a half from this application.

   PL/2022/00239 – 12 new placements on Lydiard Green
   PL/2023/04820 – This application 2 new placements in Greenhill

   The quota for sites/placements has already been met in our area of Wiltshire and there are already unoccupied placements in locations in the local area.

   It is also noted from the application form that the owner/tenant does not live locally so this does not appear to be a request to fulfil a local requirement.

3. **Wiltshire Core Policy 19 (RWB and Cricklade) states - "the long established policy of protecting the distinct character and identity of the villages and settlements remains a priority for local communities".**

   Greenhill is a narrow, single track, no through road with a variety of homes, predominately cottages, and a good community feel. There are no passing places or turning spaces for vehicles other than private drives. The only parking areas for non-residents are at the top of the road close to the crossroads. Since the pandemic there has been a considerable increase in the numbers of walkers using the road to access public rights of way at various points along the road - LMIL135/21/13/134/133/124/25/28 and 4 (which runs through this property). There is a blind bend at the point LMIL135 joins the road. This is already a dangerous part of the road for pedestrians without additional traffic. **We would request that the Highways Officer visits the road to see the problems in person.**

4. **Core Policy 61 of the Wiltshire Core Strategy states 'New development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives".**

   There is no direct footpath access to facilities in Lydiard Millicent, Purton, or Hook/Royal Wootton Bassett so all journeys have to be by road. This includes access the primary school in Lydiard Millicent where parking is already a problem at the start and end of the school day. The application mentions the bus stop at the top of Greenhill. The bus service from here runs between Swindon bus station and Cricklade. Buses are infrequent and to reach Royal Wootton

Bassett, one would need to travel from Greenhill into Swindon and then back out again on the RWB service.

The planning application shows parking for four vehicles. Previous applications from residents have met with resistance from Highways because of the additional traffic in the road, should this application be successful, traffic would increase more than implied by previous applications. Journeys reliant on private vehicles are contrary to Core Policy 60 Sustainable Transport and 61 Transport and Development and also contrary to climate strategy with the resulting increase in carbon emissions.

5. **Core Policy 1 states "Development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services, and facilities."**

   Greenhill is a hamlet on the edge of Lydiard Millicent and as such would come under the small village status of Lydiard Millicent. This application does none of these. The application is not for infill between existing properties, it is for a completely new site behind an existing property. Previous applications for new build properties in the road have been refused unless for agricultural purposes.

   Greenhill is included in the Neighbourhood Area of the Lydiard Millicent Neighbourhood Plan (The Neighbourhood Area 2.1) and as such comes under all the policies contained within that plan.

6. **Consultee List.**

   Drainage, Environment, Ecology and Waste Management should be included as a minimum. The land drops away from the entrance. Water etc draining down may affect the well at the edge of this land which is used for fresh water by the neighbouring dairy farmer and the stream which runs down through neighbouring woodland ultimately feeding into the Thames. The area is within an SSSI Impact Zone, Natural England should be consulted.