Planning Statement

To be read in conjunction with the Planning Application, Drawing Numbers 23/BROKEN/01, 02, 03, 04, 05, and 06, and the Design and Access Statement.

Application for the Change of Use of land to provide 3No. Additional Gypsy and Traveller family pitches for an extended family, consisting of a 3No. Static Mobile Homes, parking for 6 vehicles 2 per pitch, turning area, passing places, together with the laying of other hardstanding's at:

Land between Open View and Little Acre, Main Road, Winterbourne Earls, Salisbury, Wiltshire, SP4 6DS on behalf of Mr L. Johnson.

This Planning Statement has been prepared on behalf of Mr L. Johnson, hereafter referred to as the 'Applicant' and should be read in conjunction with the Drawing Numbers 23/BROKEN/01,02, 03, 04, 05, and 06, the Design and Access Statement, and the Applicants Statement, in relation to the Planning Application for the Change of Use of land to provide 3No. Additional Gypsy and Traveller family pitches, for the extended family, consisting of a 3No. Static Mobile Homes, parking for 6 vehicles 2 per pitch, turning area, passing spaces, together with the laying of other hardstanding's.

The Location.

The site comprises a parcel of land that forms a long agricultural field between Open View and Little Acre on the southeast side of the A338 Main Road, running alongside the adjoining public highway. Site to be found at eastings 416980, northings 133173, consisting of approximately 0.23HA. The site lies to the south east of Salisbury, to the east of residential areas of Ford and Bishopsdown, and to the south of Winterbourne Earls and Winterbourne Dauntsey, the site has no special designation. Boundaries are formed by native species hedgerow and trees, access is gained via either Open View or Little Acre by way a timber field gates to the north and south of the site. The site will benefit from the presents of mains electric, water, and an existing sewage treatment plant located in Open View. There is an existing vehicular site access via Little Acre to the north and Open View to the south, it is intended to provide access to the development via the existing Little Acre access.
The 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, the previous 2 planning applications for Gypsy and Traveller sites were approved as they utilise an approved sewage treatment plant, this being the case I see no reason to refuse the application based on concerns over the SAC.

The Proposal.

This proposal seeks planning permission for the Change of Use of land to provide Additional 3No. Gypsy and Traveller family pitches for the extended family, consisting of 3no. Static Mobile Homes, parking for 6 vehicles 2 per pitch, turning area, passing places, together with the laying of other hardstanding's to comply with

Designing Gypsy and Traveller Sites - Good Practice Guide - May 2008 (Withdrawn).
Currently there a two existing lawful Gypsy and Traveller sites, Open View consisting of 3No. Static Mobile Homes, a Dayroom, and a Stable Block and Little Acre consisting of a Static Mobile Home, Dayroom, and Tourer all approved under Planning Applications:
PL/2022/05762 - Demolition of remaining stable block and the erection of a larger replacement stable block.
20/11667/FUL - Change of use of agricultural land for 1 Gypsy/Traveller family pitch with a Static Mobile Home, demolition of hay barn and tack room together with part of stable block, retention and conversion of existing stables to provide a new dayroom, vehicle parking and a treatment plant, the laying of hardstanding, replacement hedge and associated ancillary works.
19/08378/FUL - Change of use of agricultural land to create 2 additional Gypsy/Traveller Mobile Homes and Tourers with parking and associated ancillary development together with repositioning of existing Mobile Home – Approved.
16/05231/FUL - Discharge of Conditions 7, 10, 11, and 12 relating to planning approval 16/05231/FUL – Discharged.
16/05231/FUL - Change of use of land to use as a residential caravan site for one gypsy family – Refused (Appealed).
APP/Y39040/W/17/3169468 – Against Refusal of planning application 16/05231.FULL - Appeal Allowed.

Wiltshire Core Strategy.
Wiltshire Core Strategy Adopted January 2015 Core Policy 47: Meeting the needs of gypsies and travellers. Making provision for gypsies and travellers.
Provision should be made to help meet the accommodation needs of all of Wiltshire's communities, including the gypsy and traveller community and travelling showpeople, who normally reside in or travel through the county. In March 2012 the government published the National Planning Policy Framework and Planning Policy for Traveller Sites. These documents include the general principle of aligning planning policy on traveller sites more closely with that for other forms of housing. Core Policy 47 reflects this approach by introducing a set of criteria which define broad locations where sites would be appropriate and against which potential sites will be tested. The criteria have regard to local amenity, access to facilities and impact on the landscape in a similar way to policies for general housing.
Objective: Revise and update the existing Somerset Gypsy and Traveller Accommodation Assessment and increase the amount of available Gypsy and Traveller pitches across the County, exploring opportunities to use public sector land to make residential and transit site provision.

The Wiltshire Council Gypsy and Traveller Accommodation Assessment
Wiltshire Council Gypsy and Traveller Accommodation Assessment (GTAA) 2022-2038 Final Report March 2022 (GTAA by Opinion Research Services).
Item 7. Current and Future Pitch Provision.
Pitch Needs – Gypsies and Travellers that meet the Planning Definition.

7.34 The 140 households that met the planning definition were found on public sites, private sites, unauthorised sites, from in-migration/roadside, and in bricks and mortar in Wiltshire.

7.35 Analysis of the household interviews indicated that there is a current need from 16 unauthorised pitches; for 29 pitches from concealed or doubled-up households or adults; and from 6 households living in bricks and mortar. Future need has been identified for 23 pitches for teenage children who need a pitch of their own in the next 5 years; 5 from in-migration/roadside; and for 41 pitches as a result of new household formation, using a rate of 1.85% derived from the demographics of the residents.

*7.36 Therefore, the overall level of need for those households who met the planning definition of a Gypsy or Traveller is for **120 pitches** over the GTAA period.*

Figure 8 – Need for Gypsy and Traveller households in Wiltshire that met the Planning Definition (2022-38)

Gypsies and Travellers - Meeting Planning Definition	Pitches
Supply of Pitches	
Available supply from vacant public and private pitches	0
Available supply from pitches on new sites	0
Pitches vacated by households moving to bricks and mortar	0
Pitches vacated by households moving away from the study area	0
Total Supply	**0**
Current Need	
Households on unauthorised developments	16
Households on unauthorised encampments	0
Concealed households/Doubling-up/Over-crowding	29
Movement from bricks and mortar	6
Households on waiting lists for public sites	0
Total Current Need	**51**
Future Need	
5 year need from teenage children	23
Households on sites with temporary planning permission	0
In-migration/Roadside	5
New household formation	41
(Household base 167 and formation rate 1.85%)	
Total Future Needs	**69**
Net Pitch Need = (Current and Future Need – Total Supply)	**120**

Figure 9 – Need for Gypsy and Traveller households in Wiltshire that met the Planning Definition by 5-year periods

Years	0-5 2022-27	6-10 2027-32	11-15 2032-37	16 2037-38	Total
	79	18	19	4	**120**

Figure 15 – Need for Gypsy and Traveller households broken down by Local Plan Policy Type – ORS National %

Delivery Status	Gypsy & Traveller Policy	Housing Policy	TOTAL
Meet Planning Definition	120	-	**120**
30% Undetermined Need	5	-	**5**
Do Not Meet Planning Definition	-	61	**61**
70% Undetermined Need	-	13	**13**
TOTAL	**125**	**74**	**199**

Figure 16 – Need for Gypsy and Traveller households broken down by Local Plan Policy Type – Wiltshire %

Delivery Status	Gypsy & Traveller Policy	Housing Policy	TOTAL
Meet Planning Definition	120	-	**120**
49% Undetermined Need	10	-	**10**
Do Not Meet Planning Definition	-	61	**61**
51% Undetermined Need	-	8	**8**
TOTAL	**130**	**69**	**199**

8. Conclusions

8.1 This study provides a robust evidence base to enable the Council to assess the housing needs of the Travelling Community as well as complying with their requirements towards Gypsies, Travellers and Travelling Showpeople under the Housing Act 1985, Planning Policy for Traveller Sites (PPTS) 2015, the Housing and Planning Act 2016, the revised National Planning Policy Framework (NPPF) 2021, and Planning Practice Guidance (PPG) 2021. It also provides the evidence base which can be used to support Local Plan Policies.

8.2 Whilst the need evidenced at individual sites is not included in this report due to data protection requirements, additional evidence has been provided to the Council to enable them to allocate pitches and to investigate opportunities for the intensification or expansion of sites. Gypsies and Travellers

8.3 In summary there is a need for:

- *120 pitches in Wiltshire over the GTAA period to 2038 for Gypsy and Traveller households that met the planning definition.*
- *18 pitches for undetermined Gypsy and Traveller households that may meet the planning definition.*
- *61 pitches for Gypsy and Traveller households who did not meet the planning definition.*

8.4 In general terms need identified in a GTAA is seen as need for pitches. As set out in Chapter 4 of this report, the now withdrawn Government Guidance on Designing Gypsy and Traveller Sites recommended that, as a general guide, an average family pitch must be capable of accommodating an amenity building, a large trailer and touring caravan, parking space for two vehicles and a small garden area.

8.5 It is recommended that alternative approaches should be considered when seeking to address the levels of need identified in this GTAA, especially when seeking to meet the need through the intensification or expansion of existing sites.

8.6 The first approach to consider is in relation to single concealed or doubled-up adults and teenagers who will be in need of a pitch of their own in the next 5 years. In the short to medium term, it is likely that the accommodation need of these individuals could be met through additional touring caravans on existing sites which are, generally, each equivalent to the provision of a pitch, as opposed to more formally set out pitches.

8.7 The second approach to consider is for sites occupied by larger extended family groups. Again, sites like this may be able to meet the overall accommodation needs through a combination of shared static caravans, tourers and dayrooms on existing sites which are, generally, each equivalent to the provision of a pitch – as opposed to more formally set out sites with separate pitches. It is common for conditions in Decision Notices for Travellers sites to simply place limits on the numbers and types of caravans as opposed to placing limits on the number of pitches.

8.8 It is recommended that need for households that met the PPTS planning definition is addressed through new pitch allocations and the intensification or expansion of existing sites – considering some of the alternative approaches set out above. Given that the majority of identified need comes from households living on private sites it is likely that it will need to be addressed through the provision of private pitches or sites. As set out in Paragraph 8.2 the Council have been provided with additional information that will allow them to consider sites that are suitable for intensification or expansion.

8.9 The Council will need to carefully consider how to address any needs from undetermined households, from households seeking to move to Wiltshire (in-migration/windfall), or from households currently living in bricks and mortar. In terms of Local Plan Policies, the Council should consider the use of a criteria-based policy (as suggested in PPTS).

8.10 In general terms, it is the Government's intention that the need for those households who do not fall within the PPTS planning definition should be met as part of general housing need, as all Travellers that do not meet the planning definition will have been included as part of the overall Objectively Assessed Need (OAN). This is reflected in the revised NPPF (2021).

8.11 It is recognised that the Council are in the process of reviewing their Local Plan that sets out how overall housing need will be addressed. The findings of this report should be considered as part of future housing mix and type within the context of the assessment of overall housing need in relation to Gypsies, Travellers and Travelling Showpeople. Whilst the findings in this report are aggregated totals for the whole of Wiltshire due to data protection issues, the Council have more detailed data to enable accurate Local Plan allocation to be made.

within an existing environment that has successfully integrated into the local community.

Conclusion.

Wiltshire Council have a need for additional Gypsy and Traveller pitches to be provided within the County, The Wiltshire Council Gypsy and Traveller Accommodation Assessment (GTAA) clearly identifies a need to be provided, the

specific needs of the Applicant having being identified during interview as part of the GTAA process identifying a need for future accommodation for his extended family. The proposed development gives Wiltshire Council the opportunity to reduce their need for additional Gypsy and Traveller pitches within an existing environment that has successfully integrated into the local community.

National Planning Policy Framework.

National Planning Policy Framework July 2021 (NPPF), Saved Policy HC45.
One of the core planning principles of the National Planning Policy Framework (NPPF) – July 2021 is to recognise the intrinsic character and Landscape Character of the countryside. The objective of subsection 6 of saved LP Policy PD1 is to ensure landscape proposals are adequately addressed. However, the PPTS indicates that gypsy sites are acceptable, in principle, in rural areas, a position that has been well established at appeal. The NFPP seeks to ensure that proposals for gypsy sites within or outside existing settlements will be considered against the sustainable development, design and landscape policies of the Plan to ensure that the proposal has minimum impact on character, appearance and amenity of the area and are well located on the major road network. With this in mind it is proposed that a Landscape Enhancement and Mitigation scheme be implemented by way of planting new native tree and hedges supported by a Tree and Hedge Maintenance Plan. The new planting will consist of native trees and hedges to enhance the landscape character and appearance, together with the installation of 2No. bird and 2No. bat boxes, under advice from Wiltshire Wildlife Trust, all to improve the biodiversity value of the site.

Impact upon Visual Amenity and Landscape Character

One of the core planning principles of the National Planning Policy Framework (NPPF) 2021 is to recognise the intrinsic character and Landscape Character of the countryside. Section 15 Conserving and enhancing the natural environment***.***
The development will not compromise a nationally or internationally recognised designation nor have the potential for adverse effects on river quality, biodiversity or archaeology. The development is proposed to be located between the 2 existing Gypsy and Traveller sites.
The site is encapsulated by native species trees and hedgerows. The development represents a relatively modest traveller site, and it is recognised that it could have a detrimental impact on the landscape quality, character and appearance of the rural area, however, every effort has been made to mitigate the impact by proposing considerable new landscaping including planting native trees and hedges all as described hereafter. However, a landscape mitigation and enhancement proposal for the landscape scheme has been carefully designed to reduce the impact of the proposed development on the landscape character by incorporating additional landscape and biodiversity enhancement features which complement the sites existing landscape setting and the proposed site layout. Further, the proposed Landscape works are to incorporate the installation of 2No. bird and 2No. bat boxes.

Impact upon Highway Safety

The site is off the A338 Main Road that connects the village of Winterbourne Earls and Salisbury, and the highway network. The set speed limitation in the locality of the site is 40mph. Under planning application 20/11667/FUL the site access was improved receiving Highways approval. Further, it is proposed to provide a turning area and passing places within the development to maintain safety on site and onto the main highway. This being the case there would be no significant impact on highway safety.

Planning Policy for Traveller Sites (PPTS)

With respect to the supply of gypsy and traveller sites, the Planning Policy for Traveller Sites (PPTS) at paragraphs 4 and 9 sets out the national requirement for local planning authorities to plan over a reasonable timescale for an appropriate supply of suitable traveller sites, including private sites. The supply should comprise specific, deliverable sites for the first 5 years and developable sites or broad locations for later years. With respect to deciding specific planning applications, PPTS paragraph 22 cites the existing level of provision among relevant matters for consideration.

The Suitability of the Location/Sustainability

Whilst paragraph 23 of the PPTS advises that Local Planning Authorities strictly limit new traveller site development in open countryside that are away from existing settlements or outside areas allocated in the development plan.

However, the proposed development is to be located between Open View and Little Acre both current Gypsy and Traveller sites occupied by the Applicants dependants. The site is within close proximity of the following facilities which can be reach by cycling or by car, it is noted that a majority of families are car reliant regardless of their location:

Winterbourne Earls to the north is 0.5 miles 1 min. by car.
Winterbourne Dauntsey to the north is 0.7 miles 2 mins by car.
Gomeldon to the north is 1.1 miles/3 min. by car.
Hospitals in Salisbury 3.1 miles/10 min. by car.
GP Surgery's:
Bishopsdown GP Surgery
Three Chequers Medical Practice
There are further GP Surgery's within Salisbury 3.1 miles/10 min. by car.
Schools and Colleges:
Winterbourne Earls C of E Primary School is 0.5 miles/1 min. by car.
Winterbourne Earls Early Day Nursery and Pre School is 1 mile/2 min. by car.
Gomeldon Primary School is 1.1 miles/3 min. by car.
Laverstock St, Joseph's Secondary School is 1.5 miles/5 min. by car.
Laverstock St. Andrews C of E Primary School is 1.5 miles/5 min. by car.
Wyvern St. Edmunds is 1.5 miles/5 min. by car.
Busy Bees Nursery School
Bishopsdown Farm Pre School
Green Trees Primary School
There are further Schools and Colleges in Salisbury 3.1 miles/10 min by car.
Supermarkets/Stores:
One Stop Shop is 1.6 miles/8 min. by car.

Aldi is 1.5 miles/4 min. by car.
There are further supermarkets, shops and other outlets in Salisbury 3.1 miles/10 min. by car.
Public transport is available with a bus service between Winterbourne Earls and Salisbury.
Conclusion - That the development is sustainable.

This Planning Statement is prepared by Keith Smith Design Consultant
Dated 21/11/2023.