

PLANNING STATEMENT

EXTENSION TO EXISTING CARAVAN STORAGE

**GABLES CARAVAN STORAGE, THE GABLES, BALLARDS
ASH, ROYAL WOOTON BASSETT, SN4 8DT**

OCTOBER 2025



**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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CONTENTS:

	Page No:
1. INTRODUCTION	1
2. THE APPLICATION SITE AND SURROUNDINGS	2
3. THE APPLICATION PROPOSALS	5
4. RELEVANT PLANNING POLICIES	6
5. PLANNING ASSESSMENT	10
6. SUMMARY AND CONCLUSION	14

1. INTRODUCTION

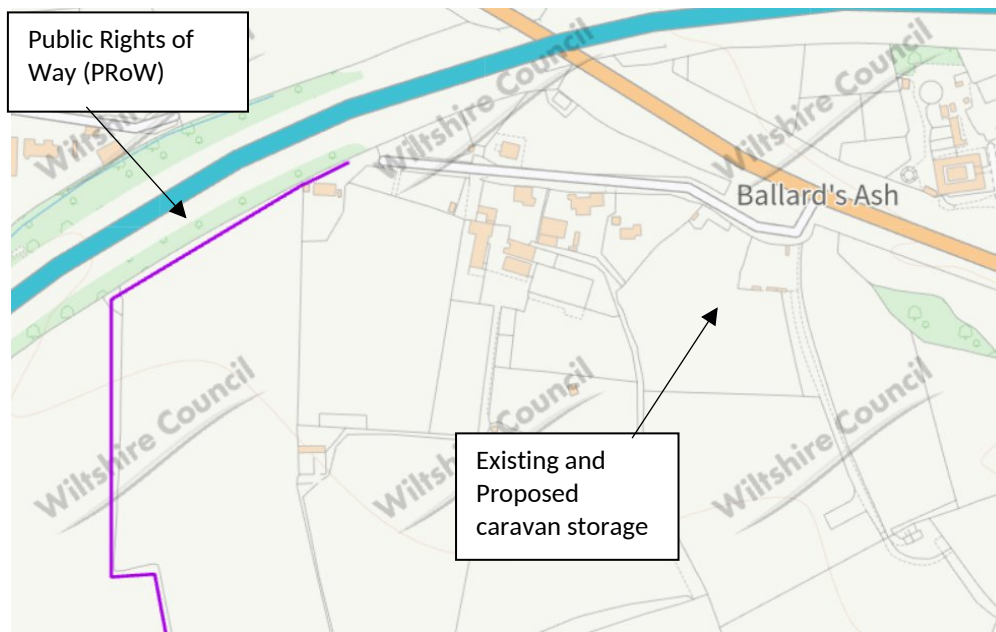
- 1.1 This Planning Statement has been prepared by RAW Planning Ltd to accompany a planning application which is submitted on behalf of Mr and Mrs Newman of Gables Caravan Storage ("The Applicant"). The application relates to land adjacent to an existing caravan storage site at The Gables, Brinkworth Road, Royal Wootton Bassett, SN4 8DT (the "Application Site").
- 1.2 The application seeks planning permission for the extension of the existing caravan storage site, through the change of use of land, laying of hardstanding and erection of perimeter fencing and lighting. Planning permission (LPA ref: PL/2022/00826) was originally granted for the existing caravan storage site on 14th June 2022. The site has been built and is fully occupied with a waiting list.
- 1.3 This Planning Statement is submitted in support of the application and provides a summary overview of the application proposals as well as identifying the Planning Policy Framework within which it should be considered.
- 1.4 Section 2 provides a description of the application site and the surrounding area. Section 3 sets out the development proposals. The Planning Policy Framework that is applicable to the application is provided in Section 4. Section 5 provides a reasoned justification for the development being proposed and Section 6 sets out a summary and conclusions.

2. THE APPLICATION SITE AND SURROUNDINGS

- 2.1 The application site is located circa 1km north west of the market town of Royal Wootton Bassett to the south of Brinkworth Road just before it passes under the M4 motorway as shown in the aerial photo below.



- 2.2 The existing caravan storage facility has planning permission to store up to 57 caravans although the Applicants have advised they limit storage to 53 caravans to ensure there is sufficient space for caravans to be safely manoeuvred. The application site lies immediately south of the existing caravan storage area and is enclosed by a recently formed bund with hedgerow and tree planting (planted as part of the original planning permission).
- 2.3 To the north west of the application site and existing storage area is the residential property of The Gables, within which the Applicants live. To the west again are a number of agricultural buildings. The Gables is a modest working farm extending to approximately 11 hectares and is home to a flock of 200 breeding ewes. The Applicants operate an agricultural engineering business from the barns closest to their property.
- 2.4 The application site is not subject to any statutory or local landscape, ecology or heritage designations and is located within flood zone 1 which has the lowest probability of flooding. The nearest public rights of way (PRoW) to the application site are WBAS4 and WBAS5 which are circa 300m to the west of the application site as shown on the map insert below.



2.5 Photographs of the application site and the existing storage facility are inserted below.



Application site with existing caravan storage to the left (photo to the left)

Access to caravan storage with existing storage in the foreground (photo to the right)



3. THE APPLICATION PROPOSALS

- 3.1 Planning permission is sought for the change of use of the application site for additional caravan storage together with the laying of hardstanding and erection of fencing and lighting.
- 3.2 The hardstanding would provide storage for an additional 53 caravans. As shown on the proposed site layout below the caravans would be positioned in two rows identical to the existing arrangement.



- 3.3 The site would be accessed via the existing access and entry barrier and a gap would be created in the existing southern boundary fence to provide access into the additional area. The formation of the access would reduce the number of caravans that can be stored on the existing area by 2. The new area would be capable of accommodating up to 53 caravans with the original storage area then capable of accommodating 51 caravans.
- 3.4 The existing boundary fencing would remain between the existing and proposed storage areas so as to provide a barrier between caravans and protect them from accidental damage (i.e. reversing into one

another). The boundary fencing (2m high and dark green in colour) would then be extended around the perimeter of the new site. The existing recently formed bund with hedgerow and tree planting would remain. Two new security lights are proposed towards the centre of the additional storage area along the east and west sides consistent with those previously approved.

- 3.5 It is also proposed to extend the existing layby to the east of the access track. The layby allows for vehicles to pass in the unlikely event that vehicles are arriving and departing at the same time. However, it is also required to facilitate the servicing or repair of caravans. The Applicants do not permit servicing or maintenance of caravans within the storage area due to the potential risk for damage to other parked vehicles. It is therefore necessary for owners to move their vehicles outside the parking courtyard which at present results in the blocking of the layby. The extended layby will also facilitate the turning of caravans following servicing which at present need to be towed out to the road, turned and brought back in.

4. RELEVANT PLANNING POLICIES

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is considered to be a material consideration which attracts significant weight.

4.2 This section refers to relevant national planning policy and guidance as well as Development Plan policies that provide planning policy framework for this appeal that should be considered. It deals with the following layers of policy and guidance:

- National Planning Policy Framework (NPPF)
- The Development Plan (including Neighbourhood Plans)

National Planning Policy Framework (NPPF)

4.3 The NPPF outlines national guidance and the Government's policies on the many different aspects of planning. The latest version was published in December 2024.

4.4 Paragraph 2 explains that planning law requires applications for planning permission to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

4.5 Paragraph 10 confirms that at the heart of the Framework is a presumption in favour of sustainable development.

4.6 Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development and for decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.

4.7 Section 6 deals with building a strong, competitive economy. Paragraph 85 states that significant weight should be placed on the need to support economic growth and productivity. Paragraphs 88 and 89 provide support for a prosperous rural economy stating that planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings and the development and diversification of agricultural and other land-based rural businesses.

The Development Plan

4.8 The Statutory Development Plan covering the application site comprises the:

- Wiltshire Core Strategy (adopted January 2015)
- Wiltshire Site Allocations DPD (adopted February 2020)
- North Wiltshire Local Plan 2011 (Adopted June 2006) – There are no saved policies relevant to this application

Wiltshire Core Strategy (WCS) and Wiltshire Site Allocations DPD

4.9 The application site is identified as lying within the designated countryside although it is not subject to any statutory or local landscape, ecology or heritage designations.

4.10 The most relevant policies in the consideration of this application are as follows:

4.11 **Core Policy 34 (Additional Employment Land)** is primarily concerned with the delivery of additional employment land in Principal Settlements, Market Towns and Local Service Centres. Outside the Principal Settlements, Market Towns and Local Service Centres the Policy states that developments will be supported that:

- i) Are adjacent to these settlements and seek to retain or expand businesses currently located within or adjacent to the settlements; or
- ii) Support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification; or
- iii) Are for new and existing rural based businesses within or adjacent to Large and Small Villages; or
- iv) Are considered essential to the wider strategic interest of the economic development of Wiltshire, as determined by the Council.

Where they:

- a. Meet sustainable development objectives as set out in the policies of this Core Strategy
- b. Are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity and

-
- c. Are supported by evidence that they are required to benefit the local economic and social needs and
 - d. Would not undermine the delivery of strategic employment allocations and
 - e. Are supported by adequate infrastructure.
- 4.12 **Core Policy 51 (Landscape)** requires development to protect, conserve and where possible enhance landscape character and to not have a harmful impact upon landscape character with any negative impacts mitigated as far as possible through sensitive design and landscape measures.
- 4.13 **Core Policy 57 (Ensuring High Quality Design and Place Shaping)** requires a high standard of design in all new developments with development expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

5. PLANNING ASSESSMENT

Principle of Development

- 5.1 The application site comprises a parcel of land immediately adjacent to an existing caravan storage site which was granted planning permission in June 2022 and is now fully occupied with a waiting list. When considering the principle of development the Officers report for the adjacent permission stated:

“The site is located within the countryside and outside of the settlement boundary. The NPPF tasks local planning authorities to promote the development and diversification of agricultural and other land-based rural businesses. The scheme currently under consideration is for the diversification of an existing agricultural practice and as such is supported by the National Planning Policy Framework.

The Core Strategy for Wiltshire further supports such development subject to criteria contained within CP34 subject to considerations of sustainability and landscape impact”.

- 5.2 Core Strategy Policy 34 allows for additional employment land in Wiltshire. Outside the Principal Settlements, Market Towns and Local Service Centres the Policy allows for new or existing rural based businesses where they support farm diversification.
- 5.3 As set out above The Gables is a modest working farm extending to approximately 11 hectares and is home to a flock of 200 breeding ewes. In addition to the agricultural use of the land the Applicants operate an agricultural engineering business. The existing caravan storage site provided a way of the farm diversifying providing additional income to support the wider farm business. The caravan storage facility is well used and is currently operating a waiting list and as such the Applicants are seeking to expand the site which would not only help to meet demand but would also support the ongoing diversification of the farm.
- 5.4 Core Policy 34 sets out 5 criteria which proposals that are supported by the principal of Policy 34 must meet. The proposals would meet these criteria as follows:
- a) In respect of sustainability, a caravan storage site will always be reliant on private vehicles, however the site is located within close proximity of the settlements of Royal Wootton Bassett, Swindon and Chippenham as well as being easily accessible from the M4. When considering the nature of the proposed use the application site is considered to be a sustainable location and to meet the sustainability objectives of the Plan.
 - b) The proposed extension would be consistent in terms of size and scale with the existing caravan storage site and would occupy a parcel of land that is visually well connected to the

existing caravan storage site and well contained by an existing bund with tree and hederow planting. The closest neighbours to the application site (other than the Applicants property) are Folly Farm circa 120m to the north west, a number of residential properties at Ballard Ash Farm circa 200m to the north east and Baynards Ash Farm circa 300m to the east. The application site would be entirely screened by existing buildings from Folly Farm to the north west and given the distance and that the proposed caravan storage would be viewed in the context of the existing site and wider farm complex the proposals are not considered to detract from the residential amenity of properties at Ballard Ash Farm or Baynard's Ash Farm.

- c) As set out above the existing storage facility is fully occupied and the Applicants are operating a waiting list. The proposals will therefore help to meet the social needs of the local community by facilitating caravan ownership which in turn supports the tourism industry and the health and well-being of the local population. The proposals also support the local economy by providing employment for the Applicants and indirectly supporting local mechanics and caravan suppliers etc.
- d) The nature, scale and location of the proposals will not undermine the delivery of strategic employment allocations.
- e) The local road network is suitable to cater for caravans and the application site itself is already served by a dedicated access and security system for the existing caravan storage facility.

5.5 The proposals are therefore considered to fully comply with Core Policy 34 in so far as the application proposals will support the ongoing diversification of the farm at The Gables and they satisfy the above 5 criteria.

Design and Appearance

5.6 The application site is not located within a protected landscape and it is noted that the Council's Landscape Officer raised no objection to the planning application for the original caravan storage area. The application site is immediately adjacent to the existing storage area and forms part of an area that is enclosed by trees planted as part of the previous permission. The extended area will therefore visually appear as part of the existing storage area and will be viewed in the context of this and the neighbouring agricultural buildings and residential properties. As the trees continue to grow and mature they will also provide additional screening around the caravan storage area.

- 5.7 The Officers Report for the previous permission assessed the impact of the proposals on views from the nearest public rights of way highlighting that while views would be possible these would be taken at a distance and would be viewed in conjunction with the wider built development and land uses surrounding the site. This includes another caravan storage site to the west (outside the Applicants ownership), a storage yard to the east and a range of agricultural buildings some of which are now in commercial use to the west. The Planning Officer therefore concluded that the proposals would not result in harm to the landscape or PRoW. As part of the previous permission a 1m high bund around the south and east boundaries of the site (extending to 108m in length) with a native species hedge and trees was permitted and this has been planted. The bund and planting encloses the application site and as such the extension to the caravan storage would not extend development into the open countryside but would rather provide a natural and contained extension which would continue to be viewed in the context of surrounding development.

Lighting

- 5.8 Two security lights are proposed along the east and west sides of the application site. The lighting specification will be as approved under the previous permission with Drayton 50W LED Flood Lights proposed (details of which are attached at Appendix 1 of this Statement). Lighting would be used for security reasons only and would only come on if activated. The site will not therefore be lit throughout the night.

Impact on Neighbouring Amenity

- 5.9 As set out above the closest neighbours to the application site (other than the Applicants property) are Folly Farm circa 120m to the north west, a number of residential properties at Ballard Ash Farm circa 200m to the north east and Baynards Ash Farm circa 300m to the east. The application site would be entirely screened by existing buildings from Folly Farm to the north west and given the distance and that the proposed caravan storage would be viewed in the context of the existing site and wider farm complex the proposals are not considered to detract from the residential amenity of properties at Ballard Ash Farm or Baynard's Ash Farm.

Highway Impact

- 5.10 The application site will be accessed from the public highway from the B4042 and an unclassified section of Brinkworth Road which currently serves the Applicants property and neighbouring Folly Farm. The proposed caravan storage will be accessed via the existing access that was provided as part of the original application. The Highway Authority raised no objection to the original application on the basis of 57 caravans and the proposed addition of a further 53 caravans (although 49 in practical terms given the reduction to the lawful area in order to provide access) is not considered to cause any adverse

highway impacts. The nature of a caravan storage facility is that people only visit to collect and return their caravan and for an occasional service meaning that trips are infrequent. Furthermore, the local road network is capable of dealing with a small increase in vehicle movements with good visibility onto the B4042.

- 5.11 The extension to the layby will also deliver highway benefits as it will allow caravans to be turned within the site following servicing rather than going onto the road to turn and re-enter. It will also allow for the passing of vehicles in the event a caravan is being serviced in the layby.

Archaeological Impact

- 5.12 Planning permission ref: PL/2022/00826 for the original caravan storage was subject to an archaeological condition. A programme of archaeological monitoring and recording was subsequently undertaken by Cotswold Archaeology. The report prepared by Cotswold Archaeology concluded that despite the archaeological potential of the then application site the monitoring only identified pits and deposits dated to the post-medieval period and north-west/south-east aligned plough furrows. The absence of archaeological deposits could indicate that any archaeological remains associated with nearby prehistoric and Roman activity does not extend as far as the development groundworks. The limited presence of medieval pottery within the site and the identification of ridge and furrow cultivation evidence also suggests that the area of the site was part of the agricultural hinterland of Ballard's Ash and Wootton Bassett during the medieval and post-medieval periods.
- 5.13 Given the proximity of the application site to the area recently surveyed and the conclusions made it is considered unlikely that anything of archaeological significance would be identified and as such it is not considered necessary to undertake any further archaeological work.

Biodiversity Net Gain

- 5.14 A Biodiversity Net Gain Report is submitted as part of the application setting out the BNG baseline value of the application site. It is proposed that offsite credits will be purchased in order to meet the 10% BNG requirement.

6. SUMMARY AND CONCLUSION

- 6.1 The application seeks planning permission for the extension of the existing caravan storage site, through the laying of hardstanding and erection of perimeter fencing and lighting. Planning permission (LPA ref: PL/2022/00826) was originally granted for the existing caravan storage site on 14th June 2022. The site has been built and is fully occupied with a waiting list.
- 6.2 The proposals are therefore considered to comply with Core Policy 34 in so far as the application proposals will support the ongoing diversification of the farm at The Gables and they satisfy the Policy criteria, including that the proposals are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area, do not detract from residential amenity, will benefit local economic and social needs and are supported by adequate infrastructure.
- 6.3 The application site is well related to the existing caravan storage and is well contained by an existing bund and hedgerow and tree planting. The site is also well related to existing properties and agricultural buildings and a caravan storage facility outside the Applicants control. The proposals will not therefore extend development into the open countryside and will be viewed in the context of existing development from the PRoW's to the west. The proposals will not therefore result in any landscape harm.
- 6.4 The application site is served by an existing access from an unclassified road off of the B4042 and benefits from good visibility. The nature of the proposed use means that vehicular movements will be infrequent and as such the proposals will not cause any adverse highway impacts.
- 6.5 The proximity of the proposals from neighbouring residential properties together with the scale and nature of the proposals will mean there is no adverse harm to residential amenity.
- 6.6 10% biodiversity net gain will be delivered through the purchase of off-site credits.
- 6.7 Following a programme of archaeological monitoring and recording for the adjacent site it is not considered necessary to undertake any further archaeological work.
- 6.8 In summary, the application proposals will further support the diversification of Gables Farm in accordance with Core Strategy Policy 34 whilst ensuring development is well related to the existing caravan storage facility and wider buildings, not extending into the open countryside. It has been demonstrated that the proposals are acceptable in all technical respects, including highways, residential amenity, landscape impact, ecology and archaeology and as such it is respectfully requested that planning permission is approved.

APPENDIX 1



The Drayton 50W is an IP65 / IK08 robust and durable LED Flood Light.

Manufactured with a die-cast aluminium body, 4mm thick toughened glass panel and pre-wired with 700mm of cable.

Available In CCT 3000K or 4000K and with a choice of 3 optics types offering Symmetrical and Asymmetrical light distributions. Nema socket option available for dusk to dawn switching.



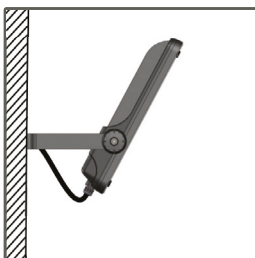
Drayton 50W - LED Flood Light

Flood Lighting

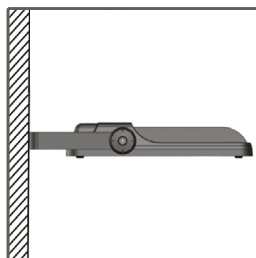


Features & Benefits

- LED rating 6,920lm (4K).
- LED rating 5,845lm (3K).
- Luminaire flux 6,574lm (4K).
- Luminaire flux 5,555lm (3K).
- Total wattage 50W.
- Warm White (3K) & Neutral White (4K) colour temperature options.
- IP65 / IK08 rated.
- -20 to +40 operating temperature.
- LED life span > 65,000hrs.
- Universal bracket for T/Bar bracket and wall fixing.
- 4mm thick toughened glass panel.
- Pre-wired with 700mm of cable.
- 3 optics types offering Symmetrical and Asymmetrical light distributions.



Symmetrical Optic 1.

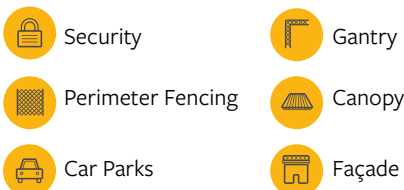


Asymmetrical Optic 2 & 3.



Nema Socket*. To order, change xxxx-xxx-00x-xx to xxxx-xxx-05x-xx.

Applications



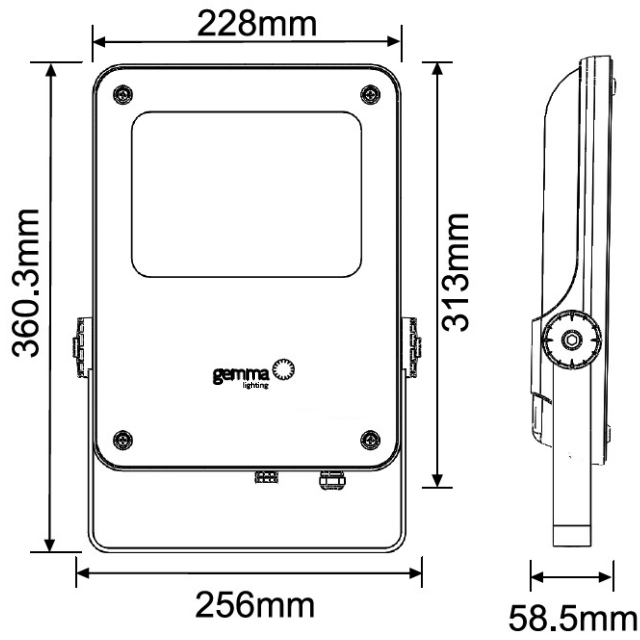
Kelvin Options



Painted Options



Dimensions



Specifications

Drayton 50W

Item Number	Description	Light Source	LED Rating (lm)	Total Wattage (W)	CCT(K)	CRI	Voltage (VAC)	Driver Current (mA)	Luminaire Flux (lm)	Luminaire Efficacy (lm/W)	Kg	Unit Colour
Standard - Optic 1												
DR50-AN-00B-1	Drayton-50W-LED-AC-4K-Std-Black-Optic 1	LED	6,920	50	4K	Ra>70	220-240	-	6,574	131	3.5	Black
DR50-AW-00B-1	Drayton-50W-LED-AC-3K-Std-Black-Optic 1	LED	5,845	50	3K	Ra>80	220-240	-	5,555	111	3.5	Black
Standard - Optic 2												
DR50-AN-00B-2	Drayton-50W-LED-AC-4K-Std-Black-Optic 2	LED	6,920	50	4K	Ra>70	220-240	-	6,574	131	3.5	Black
DR50-AW-00B-2	Drayton-50W-LED-AC-3K-Std-Black-Optic 2	LED	5,845	50	3K	Ra>80	220-240	-	5,555	111	3.5	Black
Standard - Optic 3												
DR50-AN-00B-3	Drayton-50W-LED-AC-4K-Std-Black-Optic 3	LED	6,920	50	4K	Ra>70	220-240	-	6,574	131	3.5	Black
DR50-AW-00B-3	Drayton-50W-LED-AC-3K-Std-Black-Optic3	LED	5,845	50	3K	Ra>80	220-240	-	5,555	111	3.5	Black

(table continued overleaf)

Specifications (Continued)

Drayton 50W

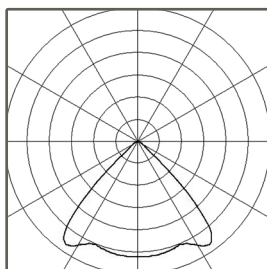
Item Number	Description	Light Source	LED Rating (lm)	Total Wattage (W)	CCT (K)	CRI	Voltage (VAC)	Driver Current (mA)	Luminaire Flux (lm)	Luminaire Efficacy (lm/W)	Kg	Unit Colour
Standard - Nema Socket - Optic 1												
DR50-AN-05B-1	Drayton-50W-LED-AC-4K-Std-NemaSocket-Black-Optic 1	LED	6,920	50	4K	Ra>70	220-240	-	6,574	131	3.5	Black
DR50-AW-05B-1	Drayton-50W-LED-AC-3K-Std-NemaSocket-Black-Optic 1	LED	5,845	50	3K	Ra>80	220-240	-	5,555	111	3.5	Black
Standard - Nema Socket - Optic 2												
DR50-AN-05B-2	Drayton-50W-LED-AC-4K-Std-NemaSocket-Black-Optic 2	LED	6,920	50	4K	Ra>70	220-240	-	6,574	131	3.5	Black
DR50-AW-05B-2	Drayton-50W-LED-AC-3K-Std-NemaSocket-Black-Optic 2	LED	5,845	50	3K	Ra>80	220-240	-	5,555	111	3.5	Black
Standard - Nema Socket - Optic 3												
DR50-AN-05B-3	Drayton-50W-LED-AC-4K-Std-NemaSocket-Black-Optic 3	LED	6,920	50	4K	Ra>70	220-240	-	6,574	131	3.5	Black
DR50-AW-05B-3	Drayton-50W-LED-AC-3K-Std-NemaSocket-Black-Optic3	LED	5,845	50	3K	Ra>80	220-240	-	5,555	111	3.5	Black

Legend: **Std** = Standard.

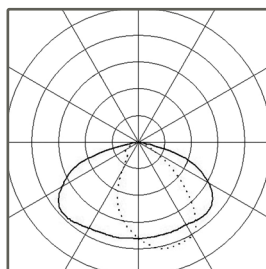
3K = Warm White (3000K). **4K** = Neutral White (4000K). **WW** = Warm White. **NW** = Neutral White.

NB: Nema Socket supplied with 700mm cable. Nema Photocell not included, to order separately, use code: LIT-0010.

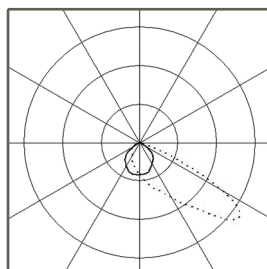
Photometric Data



Optic 1 - Symmetrical 90 x 90° beam.



Optic 2 - Asymmetrical beam for wide distance between luminaires.



Optic 3 - Asymmetrical forward-throw beam for wide area lighting.



Scan the above to access our photometric data or visit: bit.ly/3BaSfio.



Gemma Lighting Ltd,
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Portsmouth, Hampshire, UK, PO6 1RX.

www.gemmalighting.com
+44 (0) 2392 315 911

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