

CASE OFFICER'S REPORT

Application Reference:	PL/2021/06991
Application Type:	Full planning permission
Site Inspection:	
Consultation ends:	31 August 2021
Case officer:	Raymond Cole

Site Address:	Land adjacent B4040, Minety, North Wiltshire, SN16 9RQ
Proposal:	Extension of existing Gypsy/Traveller site with 4 no. additional pitches including 4 no. day rooms, 4 no. mobile homes, 4 no. touring caravans, and associated works
Recommendation:	Refuse

SITE DESCRIPTION

The application site comprises approximately 0.4 hectares of land on the north side of Sambourne Road (B4040), about 1.5 km east of the village of Minety. It forms part of a larger parcel of land, measuring 1.22 hectares in total.

The larger parcel of land is bordered by trees and hedges on all sides. It is accessed through an opening on the southern boundary with the B4040. Ground levels fall across the land in a northerly direction. A public right of way (Footpath MINE36) crosses the land diagonally, to the north of the application site.

Planning permission (16/05720/FUL) has been granted for two Gypsy/Traveller pitches on land immediately south of the application site, but this has not been fully implemented. Rubble has been spread over the surface of the land. Hardly any other works appear to have been carried out.

A 1.8m high close-boarded fence has been erected from west to east across part of the current application site and screens a touring caravan when viewed from the south. The application form describes the site as being vacant and its last use as agricultural.

There is a 16-pitch travellers' site (Sambourne Park) approximately 100m west of the site.

The application site is in open countryside and lies within Flood Zone 2 on the Environment Agency's Flood Map for Planning.

POLICIES AND GUIDANCE

- Wiltshire Core Strategy 2015 (WCS): Core Policies 1 – Settlement Strategy, 2 – Delivery Strategy, 13 – Spatial Strategy for the Malmesbury Community Area, 47 – Meeting the Needs of Gypsies and Travellers, 50 – Biodiversity and Geodiversity, 51 – Landscape, 57 – Ensuring High

Quality Design and Place Shaping, 60 – Sustainable Transport, 61 – Transport and New Development, and 67 – Flood Risk.

- North Wiltshire Local Plan 2011: Saved Policy NE14 – Trees and the control of new development.
- National Planning Policy Framework (NPPF): Paragraphs 2, 4, 11, 12, 47, 110-112, 119, 167 and 174.
- Planning Policy for Traveller Sites August 2015 (PPTS): Policies C – Sites in rural areas and the countryside, H: Determining planning applications for traveller sites.
- National Planning Practice Guidance: Flood risk and coastal change.

ASSESSMENT

The application is, to all intents and purposes, the same as two previous applications made in 2019 (19/05408/FUL & 19/10259/FUL). Both applications were refused, essentially for the same reasons. The reasons for refusal, as stated on the decision notice for 19/10259/FUL, were:

1. “The proposed development in the location identified would conflict with the development strategy of the development plan as defined by policies CP1, CP2 and CP13 of the Wiltshire Core Strategy (Jan 2015) and thereby conflict with paragraphs 2, 12 and 47 of the NPPF (Feb 2019). In addition, based on the information provided, the proposed development would not meet an identified need for gypsy and travellers accommodation at this location so would not comply with the requirements of Core Policy 47. The need for the development has not been demonstrated by the applicants and the Council has met the need for pitches as set out in Core Policy 47. Due to the lack of information provided the proposed development fails to demonstrate this site would be to fulfil the needs of Gypsy/Travellers. Based on the information provided, there are no material reasons making the development proposal so unique to justify a departure from development plan.

2. The proposed development would result in harm to the character, appearance and visual amenity of the locality through the urbanisation of the landscape, through the provision of additional hardstanding, fencing and buildings and hardstanding in the rural landscape and clearly visible from Footpath MINE36 contrary to Wiltshire Core Strategy Policies CP 47 (vi and viii) CP51 and CP57 (i, iii, and vi);. and NPPF para 170(b) (Feb 2019).”

The current application (PL/2021/06991) contains the same description of development and is accompanied by the same plans, drawings and documents as the previous application (19/10259/FUL), albeit the Planning Statement (covering letter) has been expanded to address the two reasons for refusal.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

Section 70(2) of the Town and Country Planning Act 1990 provides that:

In dealing with an application for planning permission, the authority shall have regard to:

- the provisions of the development plan, so far as material to the application,
- a post-examination draft neighbourhood development plan, so far as material to the application,
- any local finance considerations, so far as material to the application, and
- any other material considerations.

For the purpose of determining this application, the development plan comprises the Wiltshire Core Strategy Adopted January 2015 (WCS), and the Saved Policies of the North Wiltshire Local Plan 2011 (NWLP).

The Wiltshire Council Gypsy and Traveller Accommodation Assessment (GTAA) 2022-2038 Final Report published in March 2022 provides a robust assessment of current and future need for gypsy, traveller and travelling showpeople accommodation in Wiltshire. It is used to assist the implementation of Local Plan policies and, where appropriate, the provision of new gypsy and traveller pitches and travelling showpeople plots for the period from March 2022 to February 2038, to meet the 15-year requirement set out in the PPTS. Both the PPTS and the GTAA are important material considerations.

The key issues to be considered in the determination of this application are:

- Whether the proposed development on this site is acceptable as a matter of principle; and
- The effect of the proposed development on the character and appearance of the area.

PROPOSAL

The application seeks full planning permission to extend the 2-pitch site (in the early stage of construction) with four additional pitches to the north. Each of the four pitches would accommodate a day room, mobile home, touring caravan, two parking spaces and a septic tank. The day rooms would each measure 6m x 5m and have a maximum height of 4 metres to the ridgeline. The external walls of these buildings would be of brick and the roofs would be covered with clay tiles. The proposed site layout shows each of the pitches enclosed by the western boundary hedge and 1.2m high post and rail fencing.

RELEVANT PLANNING HISTORY

15/12615/FUL - Change of Use of Land to 2 Permanent Gypsy pitches including 2 Day rooms, 2 Mobile Homes and 2 Touring Caravans, and Associated Works. Withdrawn - 2 March 2016

16/05720/FUL - Change of use of land to 2 permanent Gypsy pitches including 2 day rooms, 2 mobile homes and 2 touring caravans, and associated works (Resubmission of 15/12615/FUL). Approved subject to conditions - 25 April 2018

19/05408/FUL - Extension of existing Gypsy/Traveller site with 4 no. additional pitches including 4 no. day rooms, 4 no. mobile homes, 4 no. touring caravans, and associated works. Refused - 6 September 2019. Appeal Withdrawn.

19/10259/FUL - Extension of existing Gypsy/Traveller site with 4 no. additional pitches including 4 no. day rooms, 4 no. mobile homes, 4 no. touring caravans, and associated works. Refused - 10 February 2020

21/01474/DOC - Discharge of conditions 3, 4, 7, 8 of 16/05720/FUL. Approved - 22 June 2021.

CONSULTATION RESPONSES

Minety Parish Council – Object.

The Parish Council objects “most strongly” to the proposal for the same reasons that they objected to applications 19/05408/FUL and 19/10259/FUL. The reasons may be summarised as:

- The site is approximately 100m east of a 16-pitch site that is currently underused.
- There is no need for further pitches in this area.
- Minety is a “small village”, and the school is effectively full to capacity.
- The additional pitches would increase traffic on the B4040.
- The proposal demonstrates a creeping development.
- The site is outside the village, in open countryside, where the PPTS advises local planning authorities to strictly limit such development.
- Concerns about foul water disposal in an area known to flood.
- A public footpath crossing the site is now inaccessible.
- The risk of flooding at the site and to the village.

Wiltshire Council Highways – Object.

Four additional pitches served from the existing access will not cause a severe cumulative impact on the public highway. However, the site is in the open countryside and is not well served by public transport. Consequently, vehicle movements associated with the site are likely to take place via private modes. This is contrary to local and national policies which seek to reduce growth in the length and number of motorised journeys. Therefore, the proposal is not considered to be a sustainable form of development and is contrary to Core Policies 60 and 61 of the WCS and Section 9 of the NPPF.

Wiltshire Council Landscape Officer – No Objection Subject to Conditions.

Planning permission (16/05720/FUL) has already been granted for two Gypsy/traveller pitches. Thus, from a landscape and visual impact perspective, a precedent for development on this land and the impact on its rural setting has already been made. The site is not in a designated landscape. The planting of native hedge species to the north of the site will provide suitable screening from the public right of way (MINE36) and fill gaps in the existing hedgerows surrounding the site. The use of model conditions is recommended to ensure the planting is implemented.

Environment Agency (EA) – No Objection.

No objection subject to the use of informatives dealing with flood risk, foul drainage, pollution prevention during construction and waste management.

Wessex Water – Comment.

The proposal is some distance from the nearest public foul sewer. Private septic tank arrangements will be subject to building regulations.

Wiltshire Council Drainage Engineer – Object.

The Lead Local Flood Authority object to the application because of insufficient information in respect of surface water and foul water drainage, as follows:

- Sustainable drainage has been listed as the discharge method for surface water, but no formal plan or details provided.
- The site falls within Flood Zone 2. Any proposed SuDS features must be located outside of the Flood Zone.
- A maintenance plan for the surface water drainage features throughout the lifetime of the development.
- For connection to a watercourse, surveys and a capacity assessment of the ditches/watercourses.
- Details of the maintenance of the ditches and watercourses to ensure the effectiveness of the proposed drainage system.
- The relevant consent/permit for connection to the watercourse/ditch.
- An evacuation plan in case of emergency relating to flooding.
- Details of the drain fields now required for septic tanks to meet national legislation, while recognising that the site is in a groundwater protection zone.

Wiltshire Council Spatial Planning – Comment.

The pitch requirements for the North and West Housing Market Area (NWHMA) set out in the Core Strategy have been met. There was a sufficient supply of traveller sites in this HMA as of 2018. The proposal would broadly accord with Core Policy 47 criterion v).

REPRESENTATIONS

Representations have been submitted by five people, objecting to the proposed development for the following reasons:

- This is a resubmission of the previous application which was refused. There being no changes, it should again be refused for the same reasons;
- An unsustainable location;
- Flood risk and lack of surface water drainage;
- Additional traffic and highway safety;
- There is no need for additional pitches;
- There are empty pitches at Sambourne Park;
- Government policy allows sites on brownfield land, not agricultural land;
- The potential to link the site with Sambourne Park;
- Potential obstruction of the public right of way;
- The loss of boundary hedging and an oak tree, and the spread of hardcore over a large area;
- It will totally destroy the character of the area.

The Division Member, Councillor Chuck Berry, has also requested that the application be reported for Committee determination if the officer recommendation is approval. The key issues considered

to justify a call-in are the scale of the development, visual impact upon the surrounding area, relationship to adjoining properties and the under occupancy of the adjacent Gypsy and traveller site.

Principle

Core Policy 1 of the Wiltshire Core Strategy sets out the settlement strategy for the County. It identifies a hierarchy of settlements to which development will be directed with the aim of achieving sustainable development. Core Policy 2 provides a delivery strategy for housing and employment development and states that, “within the limits of development as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages”. It continues that, other than in specified circumstances (which include the provision of accommodation for gypsies and travellers (Core Policy 47)), development will not be permitted outside the limits of development as defined on the policies map.

Core Policy 13 identifies the settlements in the Malmesbury Community Area and the category in which they appear in the hierarchy. Minety is categorised as a ‘Small Village’, and it has no defined settlement boundary on the policies map. Being outside a settlement boundary, the application site is in the open countryside.

The PPTS (at paragraph 25) states that local planning authorities should very strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan. Nevertheless, when determining planning applications for traveller sites in rural areas, it requires local planning authorities to ensure that sites respect the scale of, and do not dominate, the nearest settled community, and avoid placing an undue pressure on the local infrastructure.

Core Policy 47 of the WCS sets out the Council’s strategy for meeting accommodation needs and determining planning applications for gypsy and traveller sites. It identifies permanent pitch requirements for each Housing Market Area (HMA). The application site lies within the North and West HMA, and the proposal is assessed against the 2016-21 pitch requirement for this area, which is 22. The pitch requirements are expressed until the end of 2021 only. In the absence of a 2021-26 figure, the pro-rata requirement would be 4.4 when projecting the latest pitch requirement forward. Therefore, the total 2016-2022 requirement would be 27 pitches (rounded up). As of March 2022, 40 pitches had received planning permission since December 2016. Thus the requirement has been met and exceeded.

Notwithstanding the policy requirement having been met, the GTAA provides the most recent and up-to-date assessment of need. The GTAA’s proposed requirements are a result of accommodation need assessments for households residing within the area, in accordance with the Housing Act 1985 (as amended), and PPTS paragraph 7.c).

For the period 2022-38, the GTAA identifies a requirement of 120 new pitches for travellers who meet the planning definition in PPTS Annex 1; 61 pitches for households who do not meet the definition but may be protected under the Equality Act; and up to 18 pitches for households who

could not be determined. The findings are expressed for the whole of Wiltshire, where requirements for the first 5-year period have not been met.

Land adjacent to the B4040 is listed in the GTAA (Figure 6) as a private site, with two pitches under construction. When planning permission (16/05720/FUL) was granted for the pitches in April 2018, the Council was satisfied that the applicant met the definition of a gypsy or traveller as set out in PPTS Annex 1 and occupation of the site was restricted accordingly through the use of a planning condition. No evidence of a specific need to expand this site has been presented through the GTAA, in either of the 2019 applications or in the current application. The agent's supporting statement accompanying the present application simply states (in paragraph 8) that the proposed pitches are to be occupied by those who fulfil the definition in PPTS Annex 1.

Core Policy 47 states that proposals for new gypsy and traveller pitches will only be granted where there is no conflict with other planning policies and where no barrier to development exists. It adds that 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 policy then contains a list of nine criteria to be satisfied for proposals to be considered favourably. Each one is considered in turn.

i. No significant barriers to development exist in terms of flooding, poor drainage, poor ground stability or proximity to other hazardous land or installation where conventional housing would not be suitable.

While the access to the site lies within Flood Zone 1, where there is a 'low probability' of flooding, the area of the site that would contain the proposed pitches lies within Flood Zone 2, where there is a 'medium probability' of flooding. The NPPF (paragraph 167 and footnote 55) requires a site-specific flood risk assessment to be provided for all development in Flood Zones 2 and 3. A flood risk assessment (FRA), dated April 2019, has been provided with the application.

The FRA found that the site is at risk from 'fluvial flooding' and from 'surface water' flooding. While it considered the probability of fluvial flooding to be low (i.e., less than 1 in 1,000 annual probability of river flooding) the site lies within Flood Zone 2 because of historic mapping. The FRA noted, from the 'Risk of flooding from Surface Water' map provided by the Environment Agency, that there is a 'Low' likelihood of surface water flooding and that this would be below the ground level at the northern-most limit of the proposed built development.

The FRA report draws attention to the sequential test, set out in the NPPF, which aims "to steer new development to areas with the lowest risk of flooding from any source". The NPPF states, "Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding" (paragraph 162).

The applicant's agent has stated that the whole of the application site is within Flood Zone 2, which limits the scope for the sequential test on the site. Nonetheless, they emphasise that the proposed development is at the higher part of the site. They add that there is an unmet need for sites in Wiltshire and that there is no five-year supply of sites. They consider that, as there is no nearby land with a lower risk of flooding reasonably available to the applicant, the sequential test is met. However, this approach does not accord with National Planning Practice Guidance.

Planning Practice Guidance states that:

“‘Reasonably available sites’ are those in a suitable location for the type of development with a reasonable prospect that the site is available to be developed at the point in time envisaged for the development.

These could include a series of smaller sites and/or part of a larger site if these would be capable of accommodating the proposed development. Such lower-risk sites do not need to be owned by the applicant to be considered ‘reasonably available’.

The absence of a 5-year land supply is not a relevant consideration for the sequential test for individual applications.” (Paragraph: 028 Reference ID: 7-028-20220825).

Planning permission was granted at appeal on 8 September 2022 for the creation of two Gypsy/Traveller sites, with four pitches each, to be used for residential purposes at land adjacent to and to the south of Bridge Paddocks, Braydon Road, Leigh, Wiltshire, SN6 6RQ (APP/Y3940/W/20/3253486 & APP/Y3940/W/21/3267711). The Inspector found that both proposals would contribute towards addressing the unmet general need for Gypsy and Traveller sites as they could be occupied by anyone that meets the PPTS definition. Therefore, there are reasonably available sites nearby that are appropriate for the proposed development in an area with a lower risk of flooding, meaning that the sequential test in the present case is not met.

The GTAA (Figure 6) notes that Sambourne Park has 5 vacant pitches. This has also been noted by the Parish Council and by others. However, it is understood that vacant pitches are not generally counted within the supply of sites because there is no evidence that they are available (GTAA, paragraphs 3.40-3.48).

As the sequential test has not been met in the first instance, there is no need to proceed to the exception test that would otherwise be required; caravans, mobile homes and park homes intended for permanent residential use being classified (NPPF Annex 3) as ‘highly vulnerable’.

The Council’s Drainage Engineer has objected to the proposal because of insufficient information in respect of surface water and foul water drainage. However, the submission and approval of details and subsequent implementation of drainage systems could be secured through the use of planning conditions.

ii. It is served by a safe and convenient vehicular and pedestrian access. The proposal should not result in significant hazard to other road users.

The proposal would use the same means of access from Sambourne Road as the permitted gypsy and traveller site to the south. The increase in traffic movements associated with the additional pitches is considered unlikely to give rise to significant adverse effects on highway safety.

There is no existing footway alongside this part of Sambourne Road. With planning permission (16/05720/FUL) having been granted in 2018 for the use of adjoining land as a gypsy and traveller site, despite the absence of pedestrian facilities, it would be inconsistent to take a different view on the current proposal in relation to this matter.

iii. The site can be properly serviced and is supplied with essential services, such as water, power, sewerage and drainage, and waste disposal.

The site is understood to be serviced by mains water and electricity. A septic tank is proposed for each plot because the site is not near a public foul sewer. The submission and approval of details and subsequent implementation of a foul water drainage system could be secured through the use of a planning condition.

iv. The site must also be large enough to provide adequate vehicle parking, including circulation space, along with residential amenity and play areas.

The site is large enough to provide each of the proposed pitches with two parking spaces and room for circulation, as well as some outdoor amenity space. The remaining part of the field to the north of the site, which is in the applicant's ownership, would be capable of providing an informal play area. The Council's Highway Engineer has no objection to the proposed parking or access arrangements within the site.

v. It is located in or near to existing settlements within reasonable distance of a range of local services and community facilities, in particular schools and essential health services.

The site is located close to Minety; a small village, which Core Policy 1 defines as a settlement with a low level of services and facilities and few employment opportunities. Nonetheless, the Council considered the adjoining site to be within reasonable distance of a range of local services and community facilities when it granted planning permission (16/05720/FUL) for use of the adjoining land as a gypsy and traveller site in 2018.

Additionally, the Inspector who considered the appeals in relation to land adjacent to, and to the south of, Bridge Paddocks, Braydon Road, stated that the local highway network would provide reasonably convenient access by car for occupiers to health, education and employment facilities. Thus the site would be in a suitable location in terms of accessibility to services.

vi. It will not have an unacceptable impact on the character and appearance of the landscape and the amenity of neighbouring properties, and is sensitively designed to mitigate any impact on its surroundings.

The proposed site layout plan shows an extensive area of hard surfacing, the provision of fencing and limited space for effective soft landscaping. When examined alongside the approved layout for the adjoining land to the south, the proposal features smaller pitches and a higher number of buildings because the day rooms would be detached rather than semi-detached buildings. The proposed mobile homes, touring caravans, dayrooms, hardstanding and associated parking and paraphernalia would give the site a more densely developed appearance than both the adjoining site to the south and Sambourne Park to the west.

While there are trees and hedgerows along the east, south and west boundaries, the planting is limited in height, sparse or contains gaps in places that facilitate views into the site. Views are particularly notable through the opening on the southern boundary with the B4040, which is at a higher ground level than the application site. Additionally, the northern part of the site, which

would include a large area of tarmac to provide a turning head beyond the northern-most pitch, would be open to views from the nearby public right of way. The closer proximity of development to the footpath would be greatly felt by those walking along the route. This would be felt not just in relation to the section of path to the north of the application site but added to the length that already passes through Sambourne Park. The attractiveness of walking through an open meadow would clearly be lost.

To mitigate the impact of the proposed development, the agent has suggested that it would be appropriate to use a planning condition to secure the approval and implementation of a landscaping scheme. There would be insufficient space, within the application site edged red on the location plan, to achieve effective screening of the development through soft landscaping along its northern boundary. Nevertheless, as land to the north of the site is in the applicant's ownership, measures could be implemented there instead. However, that would then be likely to remove natural surveillance of the land that the pitches rely upon as a play area for children.

The PPTS (paragraph 26) requires local planning authorities to attach weight to matters including:

- sites being well planned or soft landscaped in such a way as to positively enhance the environment and increase its openness;
- promoting opportunities for healthy lifestyles, such as ensuring adequate landscaping and play areas for children;
- not enclosing a site with so much hard landscaping, high walls or fences, that the impression may be given that the site and its occupants are deliberately isolated from the rest of the community.

It is considered that the proposed development fails to achieve these objectives and would therefore have an unacceptable impact on the character and appearance of the landscape.

The nearest neighbouring residential property, Swiss Cottage, is located approximately 100m to the west of the site. Given this distance and intervening vegetation, it is considered unlikely that the proposal would have an unacceptable impact on the amenity of its occupiers.

vii. Adequate levels of privacy should be provided for occupiers.

It is considered that the site layout would provide sufficient space between each of the proposed mobile homes to ensure a degree of privacy for individual households but without inhibiting the sense of community. Existing hedgerows would provide some screening of the pitches from outside the site and ensure adequate levels of privacy for occupiers.

viii. Development of the site should be appropriate to the scale and character of its surroundings and existing nearby settlements.

The proposal would result in a significant enlargement of the site granted planning permission (16/05720/FUL) in 2018. It would triple the number of pitches on this parcel of land. When added to Sambourne Park, the outcome would be a total of 22 pitches relatively close to Minety, which is a small village.

It has already been noted above that “local planning authorities should very strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan” and “should ensure that sites in rural areas respect the scale of, and do not dominate, the nearest settled community” (PPTS, paragraph 25). The GTAA identifies 26 existing pitches (at Bridge Paddocks, Land adj. B4040, Sambourne Park and Thatado Farm) within a radius of about 2km from Minety. Eight pitches have been granted planning permission on appeal at land adjacent to, and to the south of, Bridge Paddocks. The current proposal would add another four. Thus, it would be difficult to conclude that this would accord with the policy of strictly limiting new traveller development in the open countryside, or that this would not begin to dominate the nearest settled community at Minety.

ix. The site should not compromise a nationally or internationally recognised designation nor have the potential for adverse effects on river quality, biodiversity or archaeology.

The application site is not within or near to a designated site, important habitat or other biodiversity feature. The potential for adverse effects on river quality is capable of being addressed through the use of conditions requiring the submission and approval of details and the subsequent implementation of surface water and foul water drainage systems. The site is not within an archaeologically sensitive area.

The proposed development does not satisfy the criteria numbered i., vi. and viii. and therefore cannot be considered favourably under Core Policy 47 of the WCS. This, in turn, leads to conflict with Core Policies 1, 2 and 13 of the WCS and it is concluded that the proposed development is not acceptable as a matter of principle.

Character and appearance

Core Policy 51 of the WCS states that development should protect, conserve and where possible enhance the landscape character and must not have a harmful impact upon it. Any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.

Core Policy 57 of the WCS requires a high standard of design in all new developments. Development is expected, among other matters, to relate positively to its immediate setting and to the wider character of the area.

The effect of the proposed development on the character and appearance of the area has already been considered in the context of Core Policy 47, criterion vi. For the reasons set out above, it is considered that the proposed development has not been sensitively designed to mitigate the impact it would have on its surroundings. Consequently, the proposal does not accord with Core Policies 51 and 57i., iii. and vi. of the WCS.

Conclusion

No evidence of a specific need to extend the Gypsy/Traveller site under construction on land adjacent to the B4040 has been presented with this application. The application seeks planning permission for additional pitches capable of being occupied by anyone who meets the definition of

“gypsies and travellers” in PPTS Annex 1. However, there are other available sites nearby, with planning permission, which are appropriate for this type of development. Therefore, the proposal constitutes inappropriate development in the open countryside contrary to Core Policies 1, 2, 13 and 47 of the WCS and paragraph 25 of the PPTS and does not represent sustainable development as defined in the NPPF.

The provision of multiple additional buildings, fencing and hardstanding, visible from the B4040 and from footpath MINE36, would have an unacceptable urbanising impact on the character and appearance of the landscape contrary to Core Policies 47vi. and viii., 51 and 57i., iii. and vi. of the WCS and paragraph 174.b) of the NPPF.

RECOMMENDATION:

It is recommended that planning permission be REFUSED for the following reasons:

Refusal Reason(s): (2)

- 1 The proposed development in the location identified would conflict with the spatial strategy of the development plan as defined by Core Policies 1, 2 and 13 of the Wiltshire Core Strategy (Adopted January 2015) and thereby conflict with paragraphs 2, 12 and 47 of the National Planning Policy Framework (2021). The requirement for pitches set out in Core Policy 47 has been met and exceeded. There is no evidence of a specific need for additional pitches at this site and the proposed development fails to satisfy the general criteria i., vi., and viii. of Core Policy 47. No material considerations have been presented to justify a departure from the development plan.
- 2 The proposed development would result in multiple additional buildings, fencing and hardstanding, visible from the B4040 and from footpath MINE36, which would have an unacceptable urbanising impact on the character and appearance of the landscape contrary to Core Policies 47vi. and viii., 51 and 57i., iii. and vi. of the Wiltshire Core Strategy (Adopted January 2015) and paragraph 174.b) of the National Planning Policy Framework (2021).