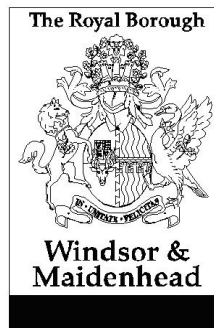


Please reply to: Suki Coe
Direct line: 01628 796042
Email: suki.coe@rbwm.gov.uk
Our ref.: 13/00702

Planning & Property Services



11 June 2013

Dear

Town and Country Planning Act 1990 (as amended)

Appn. Date: 13 March 2013 **Appn. No.:** 13/00702
Type: Full
Proposal: Change of use of land to use as a residential caravan site for 8 gypsy families each with two caravans, including one static caravan, 4 amenity buildings, the laying of hardstanding and formation of new accesses
Location: Land Rear of Skippets Lodge Orchard Glen Forest Green Road Holyport Maidenhead
Parish/Ward: Bray Parish

You will recall that you made representations on the above application.

I am now writing to thank you for your comments and to let you know that they were taken into account by the Council when considering this application.

The Council also took into account all other relevant factors, including the policies in the Development Plan, and in this case the proposed development was considered unacceptable. The application was therefore refused on 11 June 2013 for the following reasons:

- 1 The proposal by reason of its siting in the Green Belt is inappropriate development and by definition is harmful to the Green Belt. Substantial weight is given to the harm to the Green Belt that would be caused by occupation of the site and its use in the manner proposed. In addition, the proposal will result in the loss of openness of the Green Belt and is contrary to one of its purposes, namely to safeguard the countryside from encroachment. No very special circumstances exist that clearly outweigh the harm to the Green Belt by reason of inappropriateness and any other harm and, as such, the proposal is contrary to saved Policies GB1 and GB2 of the Royal Borough of Windsor and Maidenhead Local Plan, 1999 (incorporating Alterations, adopted June 2003), the National Planning Policy Framework (NPPF) 2012 and the allied Planning Policy for Traveller Sites (PPTS) 2012.
- 2 The proposal, by reason of its siting, scale and design will be detrimental to the character and appearance of the Green Belt and result in a material intensification of activity on the site harmful to the character of the countryside. The proposal is therefore contrary to saved Policies GB2 and DG1(9) and (11) of the Local Plan.
- 3 The proposed development would generate additional traffic movements into and out of a district distributor road where visibility splays are restricted and the flow of traffic would be adversely affected. The proposal is therefore contrary to saved Policy T5 of the Local Plan.
- 4 The existing access is unsuitable in its current format to accommodate two-way flow and does not comply with the Local Highway Authority's standards in respect to road design. The proposal is therefore contrary to saved Policies T5 and T8 of the Local Plan.
- 5 In the absence of a completed planning obligation to secure such provision, the proposal fails to make provision for the full off-site infrastructure and amenity improvements directly related to the

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development in accordance with the Council's adopted Supplementary Planning Document on Infrastructure and Amenity Requirements. Accordingly, the proposal fails to comply with saved Royal Borough of Windsor and Maidenhead Local Plan Policies IMP1 and R3.

- 6 The proposed development would result in a significant increase in vehicular use of the northern part of the footpath (Bray FP24), with the creation of four new vehicular accesses off the footpath into (and from) the application site. The additional vehicular use would have an adverse effect on the amenity value of the public right of way, in terms of noise, dust and visual intrusion and potential conflict between vehicles and pedestrians. In addition, the caravans, amenity buildings and hardstandings would be clearly visible from the footpath, (both from the section of the path immediately adjacent to the site and from the downslope approach to the site from the south) which would have an adverse effect on the setting of and views from the public right of way. The proposal is therefore contrary to saved Policy R14 of the Local Plan.
- 7 The proposed caravans and amenity blocks, by reason of their intended siting, are likely to result in physical contact with the boundary hedge to the rear of the site causing unreasonable interference and bringing pressure to cut it back excessively and/or remove it. In addition, the proposed hard standing will cause root severance within the root protection area of trees and hedges resulting in their loss. The proposal is therefore contrary to saved Policies N6, N7 and DG1 of the Local Plan.
- 8 The site is not suitable for the proposed purpose as it has limited access to local services and facilities, including schools and shops, and the residents would be largely reliant on car travel. The proposal is therefore unsustainable development contrary to Paragraph 14 of the NPPF.
- 9 The proposal by reason of its siting and scale will dominate the nearest settled community to its detriment. It is therefore contrary to Policy C of the PPTS.

A copy of the decision notice can be inspected at the Council's Customer Service Centre, Town Hall, St Ives Road, Maidenhead or York House, Sheet Street, Windsor between 8.45am and 5.15pm Monday to Thursday and between 8.45am and 4.45pm on Fridays or on our website at www.rbwm.gov.uk/environment_planning.htm.

Should you have any queries, please contact me.

Yours sincerely

Suki Coe

Suki Coe
Development Control Manager