

17/00653/

Ref: Land adjacent to and near of Cuthams Mill,
Little London Road, Silchester, RG72AP

PROPOSED RESIDENTIAL CARAVAN SITE

DESIGN AND ACCESS STATEMENT

BASTINGSTOKE & DEANE
BOROUGH COUNCIL

3 AUG 2017

DEVELOPMENT CONTROL

Location Analysis

The location in question is a parcel of unused agricultural land on the periphery of the village of Silchester. The immediate surroundings are sparsely populated and agricultural in nature.

Site Analysis

This parcel of land whilst agricultural in nature, is bounded by a Sewage Works to the west and a commercial depot to the south.

It is located in a glade and is bounded to the north and east by scrub and conifer trees.

There is an established access road to this site that runs to the side of the depot.

Design Analysis

The aim of this application is to establish a residential caravan site comprising thirteen pitches for the exclusive use of 'ethnic travelling families'.

It is felt that the secluded and unobtrusive nature of this site plus the proposed low density of use can achieve this whilst having a minimal impact on the nearby village of Silchester.

Sustainability

The proposed location was chosen for its secluded and unobtrusive nature whilst at the same time being close to the amenities of Silchester and the nearby Town of Tadley.

The proposed limit of thirteen families would also limit the impact on local services (schools, doctors surgeries etc) To also contribute to the site's sustainability and avoid any environmental harm, a package treatment sewage system is proposed.

To provide sustainable modern family living

conditions, it is proposed that each pitch comprises a mobile home, an auxiliary day room and a touring caravan. This will enable a settled location to facilitate health care and education whilst at the same time enabling an itinerant pattern of work.

Access

There is an established road access to the proposed site. This and pedestrian access will remain unchanged, the only change the access roadway within the site that accesses each caravan pitch.

Summary

This application aims to establish a residential site for thirteen ethnic 'travelling' families whilst at the same time being unobtrusive and of minimal impact.

Environmental impact has been an important consideration resulting in a high standard of sewage infrastructure and low density residency being specified.

This proposal would enable a contribution to the acknowledged local and national shortage of sites to accommodate the travelling population and would provide a secure base that would address the health care and education needs of thirteen families.

There is a strong desire to integrate with the local community and any condition of approval that would assist this would be welcome i.e. an agreed programme of soft landscaping.