

Planning Services
Neath Port Talbot County Borough Council
The Quays
Brunel Way
Baglan Energy Park
Neath
SA11 2GG

20 May 2021

Dear Sirs,

**RE: ERECTION OF DAY ROOM/AMENITY BUILDING
RIVERSIDE STABLES, PEN Y BRYN, PYLE, CF33 6RB**

Please find enclosed completed planning application forms, plans and requisite fee in respect of the above-mentioned proposal.

DESIGN & ACCESS STATEMENT

Use, Scale and Layout

The proposed development relates to an existing gypsy caravan site which was granted planning permission in August 2018, under application No. P2017/0576, including erection of a wooden amenity building and, stationing of a mobile toilet block.

The caravan site is now permanent and, the proposal is to replace the approved amenity building and mobile toilet block with a permanent building: one which can be properly insulated and heated; and, which is built from materials which do not need constant maintenance.

Although larger than the structures it would replace, the proposed day room would occupy the same location within the caravan site as the approved amenity building and, would have little impact upon the character or appearance of the caravan site when viewed from the public highway.

Access

Access to the site would be as existing, and because the proposed development is merely replacing approved amenity buildings, there would be no material increase in use of the approved access.

Policy Considerations

Government guidance published in May 2008, entitled "*Designing Gypsy and Traveller Sites – A Good Practice Guide*" identifies design features which are considered to be essential when developing a new site or refurbishing and existing site. Paragraph 7.17 of the Good Practice Guide makes clear that it is essential for amenity buildings to be provided on each pitch, which must include as a minimum: hot and cold water supply; electricity supply; a separate toilet and hand basin; a bath/shower room; and, a kitchen and dining room. These facilities are deemed to be essential whether or not Gypsies and Travellers are occupying static caravans and, irrespective of whether the caravan site is located in a Green Belt. In addition, it is recommended that such amenity buildings should have a domestic appearance.

Most static caravans only contain limited kitchen, dining and bathroom facilities. Generally, they make no allowance for the need to accommodate freezers, washing machines and dryers. Gypsies and travellers also tend to have a cultural aversion to using toilets located within their caravans. The proposed amenity building is adequate in size to accommodate all of the facilities recommended by the Government's design guidance. Although, now withdrawn, the Good Practice Guide remains the most up-to-date guidance available. It was only withdrawn because grant aid for the provision of public traveller sites ended and, still provides pertinent advice.

Substantial weight should be given to the Government's design guidance, and to the health and hygiene benefits of providing cooking, dining, laundry and bathroom facilities in a suitable permanent structure.

I look forward to receiving the Council's decision in due course but, in the meantime, should you require any further information please do not hesitate to contact me.

Yours faithfully,

PHILIP BROWN BA (Hons) MRTPI