



Planning

Planning Statement

Client:

Andrew Loveridge

Dun Elms

Nelsons Lane, Hurst, RG10 0RR

*Material Change of Use of Land to Allow for the Stationing of
5no Additional Mobile Homes for Permanent
Residential Use with Replacement Stables and Soft
and Hard Landscaping*

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CIL | Enforcement | Land Promotion | Planning | Sequential Tests | Viability

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**Appendix 1 – Allowed Appeal Decision 7/8 Kiln
Lane, Garsington OX44 9AR
APP/Q3115/W/20/3263366 (Dated
03/11/2022)**

1. Introduction

- 1.1 This statement is produced to support a planning application for the material change of use of land to allow the stationing of 5 additional mobile homes for the occupation of Gypsies and Travellers, 3 additional day rooms and the erection of a replacement stable building (following demolition of the existing stables) at 'Land on the northwest side of Nelson's Lane, Hurst, Reading, RG10 0RR'.
- 1.2 This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
- 1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following documents:
- 1:1250 Site Location Plan (400 Revision. A);
 - 1:250 Site Layout As Proposed (501 Revision G);
 - 1:50 Plans, Elevations As Proposed – Stable Block (200 Revision A);
 - 1:500 Day Room Details (1050);
 - Arboricultural Statement (LAS_754_A);
 - BNG Report;
 - Ecological and GCN Appraisal;
 - 1:250 Site layout as existing (500 revision A);

- 1:100 Elevations 1-13 as existing (E01);
- 1:100 Elevations 14-22 as existing (E02);
- 1:100 Floor plans as existing (F01);
- 1:200 Site survey as existing (T02);
- Series of BNG calculations (Excel Spreadsheets).

1.4 The relevant application fee of will be submitted by the applicant separately.

2. Site Location and Description

- 2.1 The application site comprises an existing mobile home site comprising five pitches for residential purposes which feature hardstanding and utility/days rooms.
- 2.2 There is an existing stable block sited in the middle of the site.
- 2.3 Following the grant of application ref. 241486 the wider site has a lawful use of equestrian and residential and for 5 pitches for Gypsy and Traveller occupants.
- 2.4 The application site itself is sited within the countryside however, there is existing built form and residential uses to the west and the south, with commercial uses also existing along the south of Nelson's Lane.
- 2.5 The site is within Flood Zone 1, there are no other relevant designations that apply to the site.

3. Planning History

- 3.1 Application Ref. 2012/1035 'use of land for the stationing of caravans for residential purposes for 2No gypsy pitches together with the formation of additional hard standing and utility/dayrooms ancillary to that use'. Refused 17/05/2012.
- 3.2 Appeal Ref. APP/X0360/A/13/2190825 'use of land for the stationing of caravans for residential purposes for 2No gypsy pitches together with the formation of additional hard standing and utility/dayrooms ancillary to that use'. Appeal Allowed 09/01/2014.
- 3.3 Application Ref. C/2014/0757 'application for submission of details to comply with conditions 3 & 4 of appeal consent F/2012/1035. 3. Details of restoration works. 4. Samples of materials of day rooms. Approved 09/06/2014.
- 3.4 Application Ref. 241486 'Full application for proposed change of use of land to a mixed use of residential and equestrian, allowing for the stationing of 3 additional mobile homes for permanent residential use including day rooms (to be restricted for Gypsy and Traveller occupation by condition); erection of a stable building (following demolition of existing stable); retention of existing day rooms and hard and soft landscaping (part-retrospective).' Application approved on the 29/08/2024.

4. Development Proposals

- 4.1 Owing to application ref. 241486 being part retrospective, the extant the lawful use of the existing site is 5 pitches. The proposed development seeks to provide an additional 5 pitches comprising double unit caravans and 3 additional day rooms. As such, the proposed site would feature a total of 10 double unit caravans and 5 day rooms across the site (net increase of 5 pitches).
- 4.2 The proposal also seeks to demolish the existing stable block and erect a new stable block within the south-eastern area of the wider site.
- 4.3 The development also features soft and hard landscaping to facilitate access to the new pitches and the siting of the new stable.

5. Policy Assessment

- 5.1 **Principle of Development:** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.2 In this instance the Development Plan comprises:
- Adopted Core Strategy Development Plan Document (2010) ('CS');
 - Wokingham Borough Managing Development Delivery Local Plan (2014) ('MDD')
- 5.3 It should be noted that whilst not adopted the WBC recently closed consultation on its Regulation 19 Draft Local Plan Document ('DLP').

This document has not been submitted for examination and can only be afforded **limited weighting** at this point in time.

- 5.4 In this instance the Government's Planning Policy for Traveller Sites (PPTS) and the National Planning Policy Framework (NPPF) are material considerations of **significant weighting**. The Government provided an update of these documents on 12th December 2024.
- 5.5 The PPTS set out the Government's aim in respect of Gypsy and Traveller sites. This includes at paragraph 4 stating the Government's aims of: *"to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites.....to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites...and...to increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply"*. The rest of the relevant sections of the updated PPTS are provided where relevant in this statement.
- 5.6 The development seeks to provide G&T pitches where as well as a replacement stable building as such, these developments have been assessed as separate facets of the proposed development.

Gypsy and Traveller Pitches

- 5.7 **Policy CP2 of the CS** states in order to contribute to the provision of sustainable and inclusive communities to meet long term needs, planning permission will be granted for proposals that address the requirements of (amongst other things) **the specific identified needs of minority groups in the borough, including Gypsies, Travellers** and Travelling Showpeople and black and minority ethnic groups. Proposals for Gypsies, Travellers and Travelling Showpeople

(including allocations in other Development Plan Documents) will demonstrate that:

"i) The site is located either within or close to the development limits of a settlement in policy CP9 in order to maximise the possibilities for social inclusion and sustainable patterns of living; and

ii) The proposed site is not disproportionate to the scale of the existing settlement whether singly or cumulatively with any existing sites in the area".

5.8 Policy TB10: Traveller Sites of the MDD is also relevant to this application. This policy states that planning permission may be granted for new gypsy and traveller pitches where it can be demonstrated that:

a) The site is located in the Borough's existing settlements or is adjacent to an existing settlement either within or adjacent to the Borough;

b) Avoids impacting on the separate identity of settlements;

c) The site has access to a range of local services such as shops health facilities including doctors, schools, and a range of amenities including play areas and other recreation facilities;

d) No significant barriers to development exist in terms of flooding, poor drainage, poor ground stability or proximity to other hazardous land or installations where conventional housing would not be suitable;

e) Unacceptable impacts on the character and appearance of the surrounding landscape will be minimised through the sensitive and appropriate design of the scheme

f) The proposals will not result in an unacceptable loss of amenity of neighbouring land uses;

g) Mixed use proposals (which are sites that include a business use) will only be considered if appropriate to the locality and such uses will not result in an unacceptable loss of amenity

h) The scheme avoids any adverse impacts on the Special Protection area.

5.9 Policy H10: Travellers Sites of the DLP states:

1. Development proposals for new Gypsy and Traveller pitches and Travelling Showpeople plots will be supported where all of the criteria are met:

a) The site is located in a defined settlement or if in countryside, is well related to a defined settlement within or adjoining the borough;

b) The proposal is of a scale which does not dominate nearby settlements whether singly or cumulatively with any existing or permitted sites in the area;

c) Safe and suitable access to the highway network for vehicles, caravans and pedestrians can be provided and there is adequate space for the parking and manoeuvring of caravans within the site;

d) The scheme is sensitively and appropriately designed, including landscaping, to respect landscape character in accordance with Policies NE4, NE5 and NE6;

e) The proposal should be adequately serviced, or be capable of being adequately serviced, preferably by mains connections; and

f) The proposal provides acceptable standards of amenity for the site's occupants and does not have unacceptable impact on the amenity of neighbouring properties in accordance with Policy DH2.

5.10 The extant permission for the site (241486) confirms the lawful use of the site is a mixed use of residential and equestrian which enables 5 pitches and day rooms (plus a stable). As such, the acceptability of the site for G&T pitches has already been established.

5.11 The previous Officer Report whilst granting permission for the development had stated that the development of the site for additional pitches would be contradictory to TB10.C and CP2.i of the MDD despite the conclusions of previous Inspectors in relation to the application site (deeming it to be an acceptable distance from services and facilities). There is no reason why the LPA should conclude any differently to these decisions. However, the LPAs conclusion is based on the fact that this would make future occupants overly reliant on cars. It should be noted that Policy TB10 does **not** place any specific emphasis on the need to limit the use of cars.

5.12 The Officer Report has not noted the findings of the previously provided appeal decision **APP/Q3115/W/20/3263366** (dated 03/11/2022) which considered the issue of 'sustainability' in the context of G&T sites and the PPTS, it stated in paragraphs 44 and 45:

*"In general terms, I concur with that assessment **although the PPTS does not specifically refer to services and facilities by foot and public transport as an aim.** I therefore consider the term 'accessibility' is more appropriate in this context*

*Paragraphs 14 and 25 of **the PPTS implicitly accept that traveller sites may be located in rural areas when this will lessen opportunities for sustainable travel.** The accessibility criteria set out for traveller sites in paragraph 13 of the PPTS do not include*

distance from or other means of transport to shops and services, but do refer to considerations which are unique to traveller site applications: for example the provision of a settled base can reduce the need for long distance travelling...”.

- 5.13 The recent update to the PPTS has retained paragraph 14 but previous paragraph 25 is now paragraph 26 which also still implicitly accepts sites in rural areas (even when this will lessen opportunities for sustainable travel).
- 5.14 As such, whilst CP2 seeks to provide development that adjoins settlements in relation to providing positive sustainability patterns, and TB10.c seeks to provide access to the highway for cars and pedestrians, it should be noted that this requirement is inconsistent with current National Policy (insofar as it pertains to sustainable patterns of living). Therefore, the commentary in the Officer Report placing emphasis on pedestrian access is contrary to National Guidance and is by no means a barrier to provision of G&T pitches on the site.
- 5.15 In terms of the other facet of CP2, social inclusion, (as per the previous submission) the proposal seeks to expand the existing site which, whilst not adjacent to the settlement of Hurst, is found amongst residential development along Nelson’s Lane (should be noted that a new dwellinghouse has been erected along Nelson’s Lane since the appeal decision considered the site originally – LPA application reference F/2014/2324). Furthermore, the fact the appeal decision for the site found that occupiers would likely use the services in Hurst only serves to support the assertion the site would not isolate the occupiers of the site socially.
- 5.16 It is acknowledged that TB10 seeks to locate G&T sites only adjacent to settlements however, this limited application would vastly limit

approvals for pitches and conflict with the PPTS which allows sites in both rural and semi-rural settings subject to not dominating the nearest settled community. The total of 10 pitches on the site would in no way dominate the community of Hurst. Notwithstanding, it is considered that the proposal would comply with criterion b-f of TB10 and as such the development accords with TB10 as a whole.

- 5.17 Whilst some criteria of TB10 will be addressed elsewhere in this statement, in terms of Criteria b-f, the development would not erode the separate identity of settlements as it would only partly develop a parcel already enclosed by development and the main road and features no constraints that pose as barriers to the proposal. As previously stated, occupiers would have relevant access to facilities/services to support their permanent residential occupation of the site.
- 5.18 Finally, it should be noted that Policy H9 of the DLP seeks to explicitly provide 86 net additional pitches from the period of 1 April 2023 to 31 March 2040 and this is to be achieved by approving applications for additional provision which accord with H10. Policy H10 of the DLP largely replicates policy TB10 and in seeking to intensify an existing site would also comply with the DLP.
- 5.19 It is noted that the Officer Report for the previous approval had assessed the site against CP11 of the CS however, the relevant Development Plan policies accept G&T pitches in the countryside and this is not a relevant policy to assess (in relation to G&T pitches) the development against, with relevant countryside considerations already captured in CP2 and TB10.
- 5.20 In summary, it is considered that the provision of Gypsy Pitches (subject to compliance with other criteria addressed by other

considerations of this statement) would accord with CP2 of the CS, TB10 of the MMD and Policies H9 and H10 of the DLP and the PPTS.

Proposed Stable Buildings

- 5.21 Policy CP11 pertains to development beyond settlement limits and states in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where: it contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and it does not lead to excessive encroachment or expansion of development away from the original buildings; and it is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement.
- 5.22 Owing to the previous approval the lawful use of the site is a mixed use of residential and equestrian.
- 5.23 The proposal would seek to demolish the existing stable building and construct a new building to the southeast of the plot. Whilst the building would be constructed in an area where there was previously no development it would still comprise a 'replacement' building providing the same function and operation of the site. This is the same siting as the previous approval.
- 5.24 The native hedgerow accompanying the development and the fact the stables would be required to be built in accordance with modern building regulations would ensure that environmental improvements would be delivered on site as an overall result of the development.

- 5.25 In any case, it should be noted that Policy CP11 is not a blanket ban on development and the site would still maintain the overall quality of the environment without eroding the separate identity of settlements.
- 5.26 It is considered the site complies with CP11 of the CS and is therefore, acceptable in principle.
- 5.27 **Character and Appearance of the Area / Landscape Impact:** Policies CP1 and CP3 seek for development to maintain or enhance the high quality of the environment and ensure development is on an appropriate scale of activity, mass, layout, built form, height and materials and character of the area.
- 5.28 The existing site comprises a stable building and two mobile home pitches with associated hardstanding. The built form is enclosed by the fields within the site itself, whilst the wider site is enclosed by buildings, the main road and the commercial use of a dog day care.
- 5.29 The proposal would seek to provide 5 additional caravans with 3 days rooms and a relocated stable building (beyond the extant permission). Each pitch would be adjacent the south-west site boundary and would not protrude further forward than the existing plots. It is **not** proposed to increase the amount of hardstanding beyond the previous approval.
- 5.30 As such, the additional pitches would essentially be infilling the site as the pitches would be enclosed within the existing on-site development and the dwellinghouse abutting the site to the north-west.
- 5.31 The proposed day rooms feature a hipped roof form. The max. height of the day rooms would be 3.9m but feature an eaves height of circa 2.5m. This would result in an unintrusive form of development and in

any case would match the design of the day rooms found at the other lawful plots on the site and those already approved.

- 5.32 The appearance of the touring units would remain screened by the day rooms whilst, the appearance of the static units would be an expected form of development owing to the lawful use of the site. It should also be considered that although there will be an increase to the number of touring caravans this would not be a permanent change, owing to the nature of touring caravans.
- 5.33 The purpose of the day rooms is to provide incidental accommodation to the main caravan for resident. There will not be used, sold or sub-let as a separate dwelling, as this would be contrary to the established character of the area.
- 5.34 The stable would replace the existing stable building on site and whilst it further encroaches into the 'undeveloped' areas of the site, the materials used for the replacement stable have been chosen to elevate the appearance of the site so that it designed in a way to match the local vernacular of the area, these selected materials have been listed in the submitted stable plans. The building itself features a hipped roof form and comprises timber boarding. The max. height of the stable would be 3.5m and have an eaves height of 2.3m and would be subservient in size to the day rooms provided elsewhere on the site.
- 5.35 Regardless of the acceptability of the development for the reasons above it should be noted that the site is screened by mature hedgerows and trees (along all site boundaries).
- 5.36 As such, there would be no spatial nor visual harm to the character of the area, with residential (and equestrian) uses existing on site and in the locality along Nelson's Lane.

- 5.37 Owing to the screening surrounding the site and unintrusive height of the buildings, there would be no landscape harm as the site has limited visual receptors from outside of the site, the retention of the wider fields for grazing and roaming of horses would ensure any views of the site would still have an appearance compatible with the countryside (would be viewed in relation to the stables).
- 5.38 It should be noted that TB10.e implicitly accepts there will be an impact to the countryside from traveller pitches but seeks to *minimise* this impact with appropriate landscaping. To this extent, the siting of the development and retention of trees/hedging along the site boundaries ensures that the proposed introduction of the native hedging adequately encloses the development to minimise its impact. It is not considered the increase in pitches and built form (on the same area of hardstanding) would be beyond the impacts of the previously approved application.
- 5.39 As such, it is considered the proposal complies with policies CP1 and CP3 of the CS and the PPTS and is acceptable in terms of character and landscape considerations.
- 5.40 **Residential Amenity:** Policy TB10.f requires pitches to not cause any unacceptable loss of amenity on neighbouring land uses. In terms of the impacts of the pitches the mobile homes are to be sited in the south-east corner without directly overlooking of other pitches (owing to orientation and separation distances). As such the everyday use of the mobile homes and the day rooms would not cause any overlooking to neighbouring land uses within the site.
- 5.41 The proposed mobile homes in the western area of the site are orientated to face away from the shared boundary with neighbouring land uses as such, there would be no loss of amenity by way of overlooking / loss of privacy.

- 5.42 Despite their closer siting to the neighbouring dwelling the static units remain single storey and would not have any undue impact to the neighbouring dwelling in terms of physical presence and impact.
- 5.43 R24 of the RDG lists a number of key considerations for site layout, the proposal would comply with these criteria with all pitches being sited in excess of 6m from one another, providing an adequate degree of privacy, the siting of mobile homes away from tree canopies and the provision of day rooms (amenity buildings).
- 5.44 Conditions could be attached if planning permission were to be granted to ensure the size, siting and number of mobile homes on the pitches ensuring this acceptable relationship is maintained on site.
- 5.45 It is acknowledged that the proposal results in two pitches sharing a day room however as it is intended that plots in this layout would be able to accommodate larger families this is not considered to be a barrier to the proposal.
- 5.46 As such, the proposal would comply with TB10 and the guidance in the RDG.
- 5.47 **Trees and Landscaping:** Policy CC03 of the CS states development proposals should demonstrate how they have considered and achieved a number of criteria into proposals including how they protect and retain existing trees, hedges and other landscape features and incorporate native planting and landscaping as part of a scheme.
- 5.48 An updated Arboricultural Statement has been provided which features a tree survey and protection measures.
- 5.49 The report states that it is clear no complicated engineering operations that will require on site supervision however, it is noted

the proposal would require the removal of the stable block and existing surfacing but provides a detailed working method for the removal of the surfacing to ensure no damage to the RPA of T4 would occur.

- 5.50 As has been previously mentioned the proposal seeks to introduce native hedgerow planting, this soft landscape provision has been designed to provide a sympathetic transition between the wider fields surrounding the site and the increased areas of hardstanding.
- 5.51 It is considered the proposal would ensure the retention of all existing trees and provides adequate additional soft landscaping
- 5.52 The Officer Report for previously approved application 241486 stated that WBC Landscape and Trees raised no objections on landscape character grounds, therefore as there is no significant change in the proposed landscaping strategy, it is considered the proposal complies with Policy CC03.
- 5.53 **Transport and Parking:** The proposed development would utilise the existing site access which already serves an equestrian use and gypsy pitches.
- 5.54 The proposal provides generous plots for each pitch and would be capable of providing adequate parking spaces for both cars and touring caravans. Each pitch would have the ability for cars (with or without touring units) to adequately manoeuvre.
- 5.55 The proposal coincides with expanded hardstanding adjacent to the proposed stables which will allow for adequate manoeuvring of horse boxes when required without needing to drive past each pitch.
- 5.56 **Refuse Storage:** Each pitch is to be provided with its own timber bin store, which can be secured by condition. The collection

arrangements would be the same as they currently exist for the existing pitches.

- 5.57 **Ecology:** Policy TB23 of the MDD requires the incorporation of new biodiversity features, buffers between habitats and species of importance and integration with the wider green infrastructure network.
- 5.58 The application is accompanied by the same ecological appraisal. Previously it recommended it is not necessary for any further surveys are undertaken, with the exception of a GCN survey. As the proposal is not seeking to increase the amount of hardstanding (or any other built development) beyond the extant permission it is not considered further updates are required.
- 5.59 However, an updated Biodiversity Net Gain report (and calculation) has been provided that demonstrates that no priority habitats are on site, and that the proposal would provide a better on-site result in a unit deficit of 0.89 (as opposed to previous 1.90 deficit) in relation to BNG.
- 5.60 As such, off-site compensation is to be provided for the 0.89 units, subject to a grant of planning permission being recommended.
- 5.61 **Material Considerations:** should the LPA consider the development does not accord with the Development Plan as a whole, it is considered that there are material considerations to be considered to resolve in favour of granting a planning permission.
- 5.62 Part 4 of the updated PPTS sets out the relevant paragraphs determining planning applications for traveller sites and states in paragraph 25 that the existing level of local provision and need for sites; the availability (or lack) of alternative accommodation for the

applicants and the applications should be determined for sites from any travellers and not just those with local connection are relevant.

- 5.63 The updated policy of paragraphs 27 and 28 are notably since the approval of the previous planning application specifically paragraph 27 states (with ET Planning emphasis):

"When considering applications, local planning authorities should attach weight to the following matters:

*a) **effective use of previously developed (brownfield)**, untidy or derelict land;*

*b) **sites being well planned or soft landscaped in such a way as to positively enhance the environment** and increase its openness;*

*c) promoting opportunities for healthy lifestyles, **such as ensuring adequate landscaping and play areas for children;** and*

*d) **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.*

- 5.64 As such, each matter is a separate consideration required to be given appropriate weighting.

- 5.65 Notably, paragraph 28 has been updated to explicitly engage the 'tilted balance' (paragraph 11.d of the NPPF) where the LPA cannot demonstrate a 5 year supply of sites as opposed to solely being a material consideration in favour of the development. As such, it is unequivocal that (to refuse permission) the adverse impacts of the scheme have to **significantly and demonstrably outweigh the benefits of the scheme** when assessed against key policies for directing development to sustainable locations, making effective use

of land, securing well-designed places and providing affordable homes.

- 5.66 As has been outlined above locational sustainability within the framework is not a requirement for Gypsy and Traveller sites, and it is accepted via the nomadic nature of occupants (and in the PPTS accepting countryside locations for pitches) there is always going to be reliance on private cars. In any case, previous appeal decisions have considered the site sustainable.
- 5.67 When turning to explicit policies 110 and 115 of the NPPF it is acknowledged that opportunities for sustainable transport solutions will vary between urban and rural areas. As such, there are no adverse impacts in relation to sustainable locations to weigh against the scheme. The remaining considerations of paragraph 11.d are considered below (except for the provision of affordable Housing as the net increase of 5 pitches is below the relevant threshold).
- 5.68 **Efficient use of land:** With the previous approval being part retrospective the lawful use of the land is now a mixed use of residential and equestrian (with two existing pitches and hardstanding and stable buildings). As such, the application site meets the definition of previously developed land.
- 5.69 Paragraph 128 of the NPPF also supports decisions that make an efficient use of land taking into account the identified need for development and the availability of land suitable for accommodating it; the availability and capacity of infrastructure and services (existing and proposed) and the desirability of maintaining an areas prevailing character.
- 5.70 In the context of the current shortfall of G&T pitches it is apparent that pitches are going to need to come forward across the borough and likely in countryside locations. The current application would look

to effectively extend an existing lawful site and maintain its countryside compatible appearance.

- 5.71 The application provides an opportunity to optimise the use of the site to meet the Borough’s need without any detrimental character or landscape harm. This benefit would be further realised by the fact the existing site has main water and electricity supplies installed (and an existing extant permission).
- 5.72 As such, the optimization of the site and efficient use of land as per paragraph 128 of the NPPF would significantly weigh in favour of the proposal.
- 5.73 This would therefore align with paragraph 128 of the Framework and paragraph 27 of the PPTS.
- 5.74 **Landscaping Positively Enhancing the Environment:** The submitted BNG Assessment proposes to introduce an extensive amount of soft landscaping to enclose the existing modified grassland with other neutral grassland and trees whilst providing native hedgerows to enclose the hardstanding.
- 5.75 This also serves to contribute to ensuring the overall scheme is well-designed. In the previous approval the Officer Report the LPA had considered the site to cause acceptable impact to the landscape causing *“very negligible impact on the visual appearance of the area due to dense screening of the site, plus the fact the development sensitively designed to avoid the excessive expansion of development into the Countryside and there is ample space to ensure an extensive landscaping scheme can be implemented”* (page 17-18 of previous officer report).
- 5.76 As the mobile homes and built form would be sited on the same expanse of approved hardstanding (and stables in the same approved

location) there is no change that would mean the development is unable to implement similar enhancement and retain the dense screening the existing site benefits from.

- 5.77 As per the updated PPTS sites being soft landscaped and not enclosing the site are separate material considerations that should be given weight. Owing to much of this being similar to the extant permission it is considered these benefits can only be given **limited weighting** however, the mixed use of the site enables use of the paddocks to be used as amenity space which include play areas for children when horses are not present, owing to their size it is considered that this would be a benefit of **moderate weighting** to weigh in favour of the proposal.
- 5.78 As such, there are no adverse impacts in relation to design.
- 5.79 **Need:** Finally, notwithstanding the compliance with CP2 and TB10 of the Development, it should be noted the Council have recently updated their Gypsy and Traveller Accommodation Assessment in 2023. It should be noted that the GTAA requires the Borough to deliver 86 pitches (cultural need) up to 2039/40 and required an immediate short term (over the next 5 years) need of 35 pitches.
- 5.80 The proposal would provide a further 5 pitches to contribute towards this need and this is a material consideration considered to be of **substantial weighting** (same as previous Officer Report weighting), particularly in the context of a lack of a 5 year supply.

6. Conclusion

- 6.1 This statement has demonstrated that the proposed development is acceptable in principle and makes an efficient use of land.
- 6.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered the proposed development would contribute an appropriate windfall site to the Borough's housing supply, without adverse effect on the character of the area or the amenity of neighbouring residents whilst delivering the appropriate Biodiversity Net Gain. There would be no detrimental highway impacts which would be a barrier to the application.
- 6.3 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.

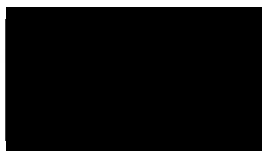


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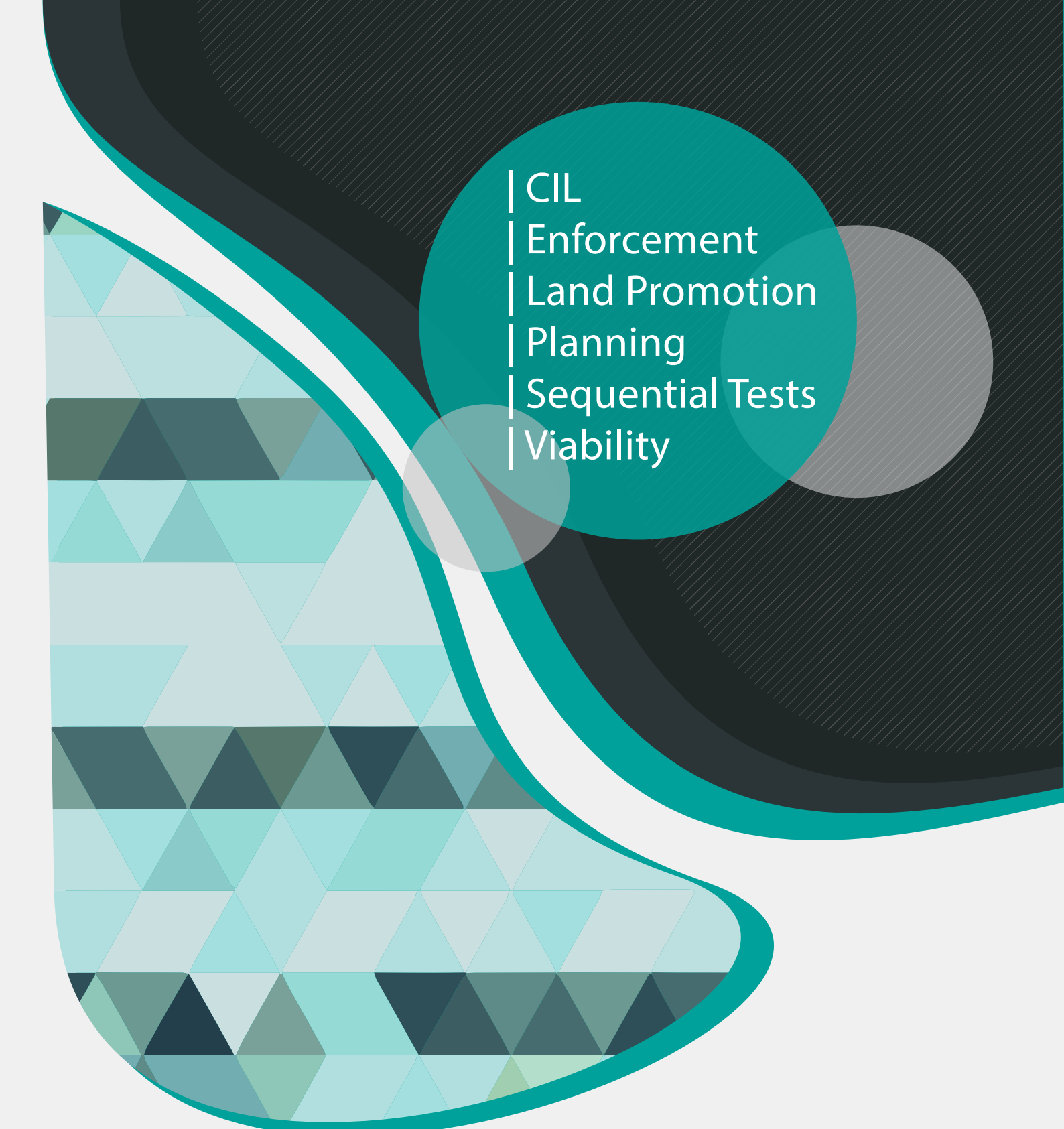


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