

Written representation to the Committee on behalf of the applicant by Green Planning Studio Ltd

Site at: Janeland, Willis Lane, Four Marks, Alton, GU34 5AP Council Reference: 29336/008 GPS Reference: 09_311B

The officer's report which recommends approval is a thorough document and its recommendation is sound.

Green Planning Studio has extensive experience of appeals regarding gypsy and traveller sites. We advise that an Inspector is very likely to agree with the following conclusions of the Planning Officer:

- The site is previously developed land.
- The level of need for additional gypsy and traveller sites in the district is likely to be higher than that identified in the GTAA.
- The 'nearest settled community' is Fours Marks, rather than just properties along Willis Lane
- The cumulative 14 pitches along Willis Lane cannot be argued to dominate the settled community of Four Marks.
- The relationship between the site and SDNP remains as described by the appeal inspector in 2011 'the site does not have a strong visual relationship to the National Park'.
- Subject to conditions 9 and 10, the site is well landscaped and will not have a negative effect on the character and appearance of the area.
- The site benefits from reasonable access to local services and the primary school in Four Marks.

The proposal conforms with Policy CP15 and the PPTS.

Parish Council and other representations (not addressed above)

- Any concerns about foul and/or surface water drainage can be dealt with by the proposed pre-commencement condition.
- Regarding the internal layout of the site (fire safety, parking, design, dayrooms etc.), there are currently no applicable layout standards for gypsy and traveller sites, however the site has been designed to conform to the last published guidance, the 2008 Designing Gypsy and Traveller sites: Good Practice Guide (withdrawn and not replaced by Government).
- No clearance of trees has taken place at the site.
- The structure in the corner of the site is a pre-existing barn-type building. No changes are proposed to this building.
- The replacement Esso pipeline will not cross the site. The site has been designed around the existing pipeline.
- The Highways Officer has confirmed the existing access meets the required standards.

Conditions

It's agreed that condition 5 can be a pre-development condition. The words after '2015' of condition 3 should be removed, as a condition that allows for an unknown future definition to be imposed cannot meet the tests for a lawful condition.

Conclusion

This is a development that conforms to the policies of the Development Plan that are consistent (i.e. 'up-to-date') with the NPPF. NPPF Paragraph 11(c) states in such circumstances the development should be approved without delay, we therefore request that the committee follow National Policy.