

BOROUGH OF KETTERING

Committee	Full Planning Committee - 30/06/2015	Item No: 5.3
Report Originator	Louise Holland Development Team Leader	Application No: KET/2014/0695
Wards Affected	Slade	
Location	The Old Willows, 10 Old Northampton Road, Broughton	
Proposal	Full Application: Change of Use (from 3 pitch traveller site and former highway land) to Permanent Gypsy and Traveller Site for 6 no. Pitches and Play Area	
Applicant	Mr P Rooney	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The site shall not be occupied by any persons other than Gypsies and Travellers as defined in Annex 1 of Planning Policy for Traveller Sites (CLG March 2012).

REASON: To ensure that the use is implemented as an exception to the general presumption against development in the open countryside, in accordance with policies 1, 9, 13 and 17 of the North Northamptonshire Core Spatial Strategy and Policy 7 of the Local Plan.

3. The development shall not be carried out other than in accordance with the Amended Block Plan (KET/2014/0695/5) received by the Local Planning Authority on 18th May 2015. The development shall be laid out in accordance with the approved Block Plan prior to first occupation of the development.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

4. No more than one caravan or mobile home shall be permanently stationed at any time on a single pitch and no other buildings or structures shall be erected on a pitch, unless a detailed pitch layout plan and design details showing the positioning, layout, scale and appearance of all proposed caravans, mobile homes, buildings or other structures to be sited within the pitch, are first submitted to and approved in writing by the Local Planning Authority. Pitches shall not be developed other than in accordance with the approved pitch layout plan(s).

REASON: In the interests of visual amenity and character and appearance of the open countryside and residential amenity in accordance with policies 13 (h) and (l) of the North Northamptonshire Core Spatial Strategy.

5. Prior to first occupation of the development, a post and rail fence shall be provided along the side and front boundaries of each pitch to provide enclosure, unless an alternative scheme for boundary treatment is submitted to and approved by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme. The boundary treatment provided shall be permanently maintained as approved thereafter.

REASON: In the interests of visual amenity and character and appearance of the open countryside and residential amenity in accordance with policies 13 (h) and (l) of the North Northamptonshire Core Spatial Strategy.

6. There shall be no external illumination on the site at any time other than in accordance with a detailed scheme which shall first have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and character and appearance of the open countryside and residential amenity in accordance with policies 13 (h) and (l) of the North Northamptonshire Core Spatial Strategy.

7. Prior to first occupation of the development, the Klargester Bio-Disc BA-BC sewage treatment plant shall be installed and operational. This shall be permanently retained in working order at all times for the duration of the site's occupation. If an alternative foul drainage scheme is required, prior to first occupation a foul drainage scheme shall be submitted to and approved by the Local Planning Authority and shall be installed and operational in accordance with the approved scheme. Any approved alternative drainage scheme shall be permanently retained in working order at all times for the duration of the site's occupation

REASON: To prevent pollution of the water environment in accordance with Policy 13 (q) of the North Northamptonshire Core Spatial Strategy.

8. No equipment shall be installed and no other development shall take place within the area shown as the 'Play Area' on the approved Block Plan unless full design details, including layout, appearance and specifications, are first submitted to and approved by the Local Planning Authority. Any development within this part of the site shall not be carried out other than in accordance with the approved design details.

REASON: In the interests of visual amenity and character and appearance of the open countryside and residential amenity in accordance with policies 13 (h) and (l) of the North Northamptonshire Core Spatial Strategy.

9. The site shall not be used for any trade, industrial or business activity.

REASON: In order to protect the amenities of occupiers and the appearance of the open countryside in accordance with Policy 13 (h) and (l) of the North Northamptonshire Core Spatial Strategy.

10. Prior to first occupation, proposals for the storage of domestic waste and recycling shall be submitted to and approved by the Local Planning Authority. Thereafter development shall not proceed other than in accordance with the approved details.

REASON: To ensure satisfactory arrangements in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2014/0695

This application is reported for Committee decision because there are unresolved, material objections to the proposal.

3.0 Information

Relevant Planning History

The Application Site

KET/2011/0363 - Change of use of land to residential gypsy traveller site of 3 no. pitches, comprising 1 no. mobile home, 1 no. associated touring caravan, 2 no. static caravans, together with the retention of a day room, toilet building, associated hard standing, external lighting and septic tank klargester (Approved 20.06.12).

KE/93/0217 - [Plots 1- 9a and application site] Change Of Use: Proposed Residential Caravan Site For Seven Families (Refused: 25.03.93; Appeal Allowed 11.07.94).

The appeal granted a temporary 2 year permission for retention of the 7 no. gypsy traveller pitches.

Land Adjacent the Site

KE/01/0052 – [Pitch 1] Erection of Day Building (Approved 10.04.01)

KE/00/0267 – Erect A Day Room For Use Solely In Connection With Residential Occupation Of Caravan On Plot 3 Comprising, Toilet/Bathroom, Kitchen And Multi-Purpose Children’s Activity Room (Approved 06.06.00)

KE97/0068 – [Pitches 1 – 9a] Change Of Use: Continued Use As Gypsy Caravan Site (Approved 11.03.97) *This planning permission gave permanent consent for 9 pitches.*

Site Description

Officer's site inspection was carried out on 19th January 2015. The site is located in open countryside, to the south west of Broughton village, on the former route of the A43 highway. It is positioned adjacent to (south of) 10 existing gypsy traveller pitches. The site is set down from the A43 which is located to the west, and separated by a band of established trees which extends to the south and in parts to the east of the site. To the east of the site is agricultural land. To the south are 10 neighbouring gypsy traveller pitches which are accessed from the old slip road which connects to Northampton Road and leads into Broughton Village.

Proposed Development

The application seeks planning permission for a Change of Use from 3 pitch traveller site and former highway land to Permanent Gypsy and Traveller Site for 6 no. Pitches and Play Area. The existing site is counted as 3 pitches with a 2012 permission granting consent for 1 no. mobile homes and 3 no. touring caravans with day room/toilet building. This application would therefore provide an additional 3 pitches.

Any Constraints Affecting the Site

A Road

Open Countryside

4.0 Consultation and Customer Impact

Northamptonshire Highways

No objection subject to conditions and informatives.

Environment Agency

No objection subject to a condition requiring the submission and implementation of a foul drainage scheme. Should non-mains drainage not be possible the EA are confident that a non-mains solution can be achieved.

Environmental Health KBC

No comment or objection. Informative recommended advising the applicant that a licence that may be required.

Broughton Parish Council

Object on the following grounds:

- Expansion of this site was discounted as being sub-optimal on policy grounds in terms of site scale when Gypsy and Traveller accommodation needs and possibilities were recently reviewed in the district.
- The proposed expansion would likely result in an overall scale of development that could dominate the adjoining settled community in conflict with paragraph 12 of the Planning Policy for Traveller Sites.
- The proposal would result in an over-development/over-intensification of this site, exacerbated by the constraints of the tapering site extent, with insufficient amenities and space being provided for residents if ever fully occupied; likely consequences being inadequacies in surface water drainage, sewage

disposal, cramped layouts and inadequate separation between residential accommodation, lack of safe vehicle access and manoeuvring facilities, and lack of children's play provision.

- Insufficient space for visiting family/caravans.
- Inadequate safe pedestrian linkages to village services (lack of footway and lighting) will result in increased dependence on unsustainable transport options in the face of already pressured village roads (see recent traffic count data obtained in connection with Neighbourhood Plan exercise) – if approval is contemplated, then S106 obligations should be specifically sought to address this infrastructure shortfall.
- Inadequate school capacity to cater for additional children – if approval is contemplated, then S106 obligations should also be sought to address this infrastructure shortfall.
- No needs or personal circumstances have been demonstrated that overcome the planning harm of further intensification of this use in open countryside.

Northamptonshire Police

Comments summarised as follows:

- The site and any permission should be specific to named individuals.
- The application should address local needs (within Northamptonshire).
- No business shall be conducted from the site.
- Guidance contained within National Good Practice guides should be adhered to. There should be a minimum of 6m between each individual unit to prevent fire spread.
- Evidence of a water supply should be demonstrated to prevent the potential illegal tapping of nearby water supplies.

Third Parties

One letter of Support. Summarised as follows:

- Area is currently peaceful and no particular problems
- Speed limits are however not always adhered to.
- Development would increase traffic, more walkers from the site and use of facilities.
- Existing residents, vehicle and properties should be respected.

Two letters of Objection. Summarised as follows:

- Speed limits are ignored.
- Street lighting and traffic calming is needed. Without this there is a serious safety issue.

The scheme, including the description of development, has been amended further to Officer concerns regarding the number of pitches proposed, the cramped form of development and lack of delineation between pitches. An amended scheme has been submitted. All those consulted on the application have been notified of the amended proposal and any further responses received and not set out above will be reported

within the Committee Update.

5.0 Planning Policy

National Planning Policy Framework

Policy 7. Requiring Good Design

Policy 8. Promoting Healthy Communities

Policy 11. Conserving and Enhancing the Natural Environment

Planning Policy for Traveller Sites

Policy H: Determining Planning Applications for Traveller Sites

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 1: Strengthening the Network of Settlements

Policy 9: Distribution & Location of Development

Policy 13: General Sustainable Development Principles

Policy 17: Gypsies and Travellers

Local Plan

Policy 7: Protection of the Open Countryside

Policy RA5: Housing in the Open Countryside

Emerging Policies (Local Development Framework)

Emerging Joint Core Strategy

Policy 31: Gypsy and Travellers and Travelling Show People

Site Specific Proposals Local Development Document

Site Specific Proposals Local Development Document Gypsy and Traveller Accommodation – Options Paper Consultation (June 2013).

6.0 Financial/Resource Implications

None.

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle & Policy Considerations
2. Design & Visual Impact
3. Residential Amenity
4. Access
5. Drainage

1. Principle & Policy Considerations

Planning Policy for Traveller Sites (PPTS) requires that applications are determined in accordance with it, the presumption in favour of sustainable development and other policies in the National Planning Policy Framework (NPPF). In terms of sustainable development, consideration needs to be given to the three dimensions of sustainable development, economic, social and environmental.

The PPTS requires consideration to be given, alongside other matters, to:

- (i) Level of local provision and need for sites.
- (ii) Availability of alternative accommodation for the applicants.
- (iii) Other personal circumstances of the applicant.
- (iv) Locally specific criteria used to guide the allocation of sites.
- (v) That applications should be determined from any travellers not just those with local connections.

The PPTS states that local authorities should strictly limit new traveller development in the open countryside that is away from existing settlements or outside areas allocated in the Development Plan. The PPTS also states that sites in rural areas should respect the scale of and not dominate the nearest settled community, and avoid placing undue pressure on local infrastructure. The site that is the subject of this application is in the open countryside to the south west of Broughton but does make use of an area of previously developed land.

(i) Level of Local Provision and Need for Sites

The North Northamptonshire Gypsy and Traveller Accommodation Assessment Update 2011 (October 2011) (GTAA) identified a need for 3 residential pitches in the period 2012 – 2017 (assuming 7 pitches are delivered at The Laurels) and 10 further residential pitches 2017 – 2022.

Paragraph 25 of the PPTS states that if the local planning authority cannot demonstrate an up to date five year supply of deliverable sites this should be a significant material consideration when considering applications for the grant of temporary planning permissions. This application is for a permanent permission but a condition could be used to grant temporary consent.

Table 1 shows the five year requirement for Kettering Borough based on the 2011 GTAA and the supply of sites identified.

Table 1	
Level of Need	
No. of pitches required up to 2016/17	10
No. of pitches required 2017/18 -2020/21	8
Supply Met by Temporary Consents in GTAA	5
Springfields, Harborough Road, Braybrooke	1
Black Paddock, Park Lane, Braybrooke	3
Woodcroft, Stoke Albany Road, Desborough	1
Total additional pitches required up to 2020/21	23

Supply of Sites	
No. of Additional Permanent Pitches Granted since the October 2011 GTAA Update	
Northampton Road, Broughton - KET/2011/0363	2
The Laurels, Stoke Albany Road, Desborough – KET/2013/0263	7
Springfields, Harborough Road, Braybrooke – KET/2013/0376 (previous temporary consent)	1
Woodcroft, Stoke Albany Road, Desborough - KET/2014/0028 (previous temporary consent)	1
1 no. dwelling to replace mobile home and 5 no. pitches, Woodside (North East of), Stoke Albany Road, Desborough - KET/2014/0532 (replaces 1 pitch at Stoke Albany Road, Desborough KET/2008/0423)	6
Total Supply of Sites	17
Remaining Requirement	6

An additional 10 pitches have been granted planning permission at Stoke Albany Road, Desborough. However through the work on the Site Specific Proposals LDD in relation to allocation of sites it has been assumed that this site will not be delivered because funding is not currently available to deliver it. The site therefore has not been included in the five year supply of sites.

Table 1 demonstrates that while significant progress has been made in identifying sites a five year supply of sites cannot be demonstrated. Table 1 shows that 6 pitches are required to demonstrate a 5 year supply of sites.

(ii) Availability of Alternative Accommodation for the Applicants

The site is an existing Gypsy and Traveller site accommodating 3 pitches following approval of KET/2011/0363. The current proposal is seeking permission for a total of 6 pitches (amended since submission) i.e. an additional 3 pitches.

Work is progressing in identifying sites to be allocated for Gypsy and Traveller accommodation through the Site Specific Proposals LDD. The Council consulted on the Site Specific Proposals LDD Gypsy and Traveller Accommodation – Options Paper in June 2013. This consultation document identified potential sites, alternative options and discounted sites. Sites allocated in the Site Specific Proposals LDD will meet the need identified in the GTAA to 2022.

Following the consultation a report was taken to Planning Policy Committee where it was resolved that:

- 1 pitch at Woodcroft, Desborough be progressed as an allocation (this now has permanent planning permission).
- More detailed assessments of viability and deliverability be completed for the potential sites at Highcroft Farm, Broughton and Land at Junction 4 of the A14, Rothwell.
- Black Paddocks, Braybrooke be considered as a potential allocation as a permanent site subject to the above assessments and the need to provide additional pitches to meet the need for sites up to 2022.

Although progress in being made in relation to point two above, there is currently insufficient information to report conclusions back to Committee.

The application site at the Old Willows was not put forward as a site to be considered as a potential allocation through work on the Site Specific Proposals LDD. Intensification of existing sites across the Borough was considered to be the least favourable option through the Options Paper consultation and therefore was not taken forward as part of that policy work. A planning application has however been submitted and it must be determined on its merits and in accordance with the Development Plan.

No information has been submitted indicating the families who will occupy the new pitches and as a result it cannot be ascertained whether there is alternative accommodation available. Nevertheless, provision here can be an important contribution to supply.

(iii) Other Personal Circumstances of the Applicant

No information is available to suggest there are any personal circumstances which should be taken into account.

(iv) Locally Specific Criteria Used to Guide the Allocation of Sites

The North Northamptonshire Core Spatial Strategy (CSS) sets out the overarching development strategy. Policy 17 of the Core Spatial Strategy sets out criteria to be met by applications for gypsy and traveller accommodation. The policy requires that:

- a) It should be in accordance with the locational guidance set out in CSS Policy 9 and should meet the criteria set out in CSS Policy 13 where relevant;
- b) The site is not in an area designated as environmentally sensitive; and
- c) The site is closely linked to an existing settlement with an adequate range of services and facilities in order to maximise the possibilities for social inclusion and sustainable patterns of living.

Policy 9 states that development will be distributed to strengthen the network of settlements as set out in Policy 1 of the CSS, which focuses development at the Growth Towns with smaller towns providing a secondary focus for development and limited development in the rural area. Policy 9 states that new building development in the open countryside, outside the Sustainable Urban Extensions, will be strictly controlled. Policy 9 gives priority to previously developed land within urban areas and gives preference to locations that are accessible by a choice of means of travel.

Saved Policy 7 of the Local Plan states that planning permission for development in the open countryside will not be granted except for where otherwise provided for in that plan. Saved Local Plan Policy RA5 states that planning permission for residential development will not normally be granted and lists exceptions to this, one of which is gypsy sites (criteria vi); however the related Policy 119 has not been saved.

The site is located outside the settlement boundaries contained in the Local Plan and it therefore constitutes open countryside. Development Plan policy and National Policy strictly control development in these locations. The site however includes an established Gypsy and Traveller site which is currently consented for 3 pitches. A further 10 pitches lie to the north east of the site. These pitches form a linear development along the access road into the site. The nearest settlement is Broughton

whose role in the CSS is that of a rural area or village. The site is located approximately 575m, as the crow flies, from the village boundary for Broughton. The relevant criterion of Policy 13, for example with regard to access and design, will be considered in more detail in later sections of this report. Subject to the development being in accordance with those criterion it is considered that the proposal is in accordance with the locational guidance of the CSS.

The site is not considered to be environmentally sensitive. There is no wildlife or other ecological designations within the site. The existing Gypsy and Traveller site is developed with hardstanding and from the site visit undertaken appears to lack the potential for any protected species/habitats or other flora and fauna.

The site is considered to be closely linked to an existing settlement with an adequate range of services and facilities. The population of Broughton was 2,208 in 2011. There are a number of facilities in the village including a primary school, convenience shop, pub, take away, village hall, recreation ground and bus stops connecting Broughton to Kettering, Rothwell, Desborough, Market Harborough and Northampton. Other facilities such as a doctor's surgery and dentist are available at Mawsley which is located approximately 2000m north west of the site or in Kettering.

There is a footpath/cycleway which runs adjacent to the A43 from Kettering to the Broughton turn into Northampton Road (off of which the site is accessed) and beyond towards the junction on the A43 with Walgrave. There is a bus service to/from Broughton (an hourly service) which does provide an opportunity for people to use public transport to access services and facilities in a number of towns. There are no footpaths and separate cycle path linking the A43/Mawsley roundabout junction, which is positioned just north of the site, to the village of Mawsley.

There is therefore infrastructure in place which provides any new occupiers with opportunities to use sustainable modes of travel to access services and facilities. However it is acknowledged that there is still likely to be a heavy reliance on the use of cars/private motor vehicles. It is considered that the site's relationship with Broughton and the current infrastructure and facilities available would help to maximise the opportunity for social inclusion and sustainable patterns of living.

The PPTS states that local planning authorities should ensure that sites in rural areas respect the scale of, and do not dominate the nearest settled community, and avoid placing an undue pressure on the local infrastructure. Given the size of the village and the range of facilities available it is considered that an additional 3 pitches would not result in a scale of development that would dominate the nearest settled community or place undue pressure on the local infrastructure.

(v) That Applications should be Determined from Any Travellers not Just Those with Local Connections

No information has been submitted indicating the families who will occupy the new pitches. Northamptonshire Police have recommended a condition which sets out named Gypsy and Travellers for each pitch. This is however not considered to be a reasonable condition. There is however a condition recommended (condition 2) to ensure that the occupiers are Gypsy and Travellers and meet the definition set out in National Policy.

Emerging Joint Core Spatial Strategy

The CSS is currently being reviewed; a pre-submission consultation on the Joint Core Strategy took place between January and March 2015. Policy 31 sets out the approach to gypsy and traveller sites. A consultation on focused changes is taking place between 12th June and 27th July 2015; these include changes to Policy 31. This policy sets criteria for applications to be tested against. It maintains the requirement for sites to be closely linked to an existing settlement with an adequate range of services and facilities and requires that the size of the site and number of pitches does not dominate the nearest settled community. As set out above it is considered that the proposal meets this requirement.

Proposed Changes to National Policy

The PPTS requires local authorities to strictly limit new traveller development in the open countryside that is away from existing settlements or outside areas allocated in the Development Plan. A Government consultation: Planning and Travellers (September 2014) proposed to amend this section of the PPTS to say very strictly limit new traveller development in the open countryside. These changes have not yet been progressed. In any event it is considered that the site is well related to an existing settlement, existing Gypsy and Traveller Pitches and makes use of previously developed land.

Policy and Principle Summary

The Local Planning Authority cannot currently demonstrate a 5 year supply of sites, which is a significant material planning consideration. 6 pitches are currently required to achieve this. There is an identified need for pitches in the Borough and provision of pitches on this site would provide 3 additional pitches which would contribute towards meeting the need identified in the GTAA.

While the site is located in the open countryside it does make use of an area of previously developed land, is currently used for Gypsy and Traveller pitches, is not considered to be environmentally sensitive and is relatively well related to Broughton which has an adequate range of services and facilities. It is therefore considered that the application is acceptable in principle when assessed against both Local and National Planning Policy.

2. Design & Visual Impact

The land rises up when travelling south along the A43 from approximately the junction of the A43/Northampton Road, Broughton to beyond the application site. Consequently the site is set down from the A43 and is not visible from this main route between Northampton and Kettering. Substantial landscaping is positioned adjacent to the A43 and the site's western edge. The site is bounded by an existing 2 metre high (approximate) close boarded fence, with a 2 metre high (approximate) brick wall and access gates on the north eastern boundary and some landscaping along its south eastern and south western edges. Given the limited views of the site and its existing use and visual appearance it is considered that the proposal would not represent a harmful intrusion in to the open countryside.

The scheme has been amended since submission as Officers did have concerns about the number of pitches proposed (originally 10), the cramped nature of the layout and a lack of delineation between pitches. The layout has now been amended to include 6 pitches (3 additional) in a more traditional pitch layout with each having its own defined space to accommodate living accommodation and vehicles. The proposed pitch sizes range from 210 to 225 square metres. This is significantly smaller when compared to those directly north of the site however there is no local or national guidance or policy on what is the most appropriate size of pitch. Officers however have considered the Good Practice Guide for Designing Gypsy and Traveller Sites (Department for Communities and Local Government, 2008) in negotiating the revised layout. Conditions 3, 4 and 8 are recommended to control the scale of development within the pitches.

There has also been a play area included within the site and a condition is recommended (number 8) to control what is included in this area.

It is considered that, subject to the recommended conditions, the scheme complies with Policy 13 (h) of the North Northamptonshire Core Spatial Strategy.

3. Residential Amenity

The site lies adjacent to existing Gypsy and Traveller pitches to the north east with existing boundary treatment along the site's perimeter to protect residential amenity. It is considered that the proposed development will not harm the living conditions of these nearest occupiers. The distance between the site and other residential properties is considered to be sufficient to ensure that there is no detrimental impact on existing occupier's residential amenity. The layout of the development has been amended to improve the residential amenity of future occupiers.

There are currently 13 pitches located at Old Northampton Road, Broughton when the existing site is combined with the adjacent pitches to the north east. This proposal would increase the number of pitches in this location to 16 pitches. Based on a 2008 survey with local Gypsies and Travellers the preferred size for permanent sites is 11-15 pitches. The Designing Gypsy and Traveller Sites Good Practice Guidance (DCLG, 2008) suggests that a maximum of 15 pitches is conducive to providing a comfortable environment which is easy to manage. The guidance suggests that sites should ideally consist of up to 15 pitches in capacity unless there is clear evidence to suggest that a larger site is preferred by the local Gypsy or Traveller community. The proposal would exceed 15 but only by 1 pitch. Given this, that the application site is separated from the adjacent pitches by a 2 metre high brick wall and access gates and that the layout has now been amended to address Officer concerns, it is not considered that the scale of development would result in any detrimental impact on residential amenity.

Proposals for the storage of waste and recycling bins are to be submitted to and approved by the Local Planning Authority.

The scheme is considered to be in accordance with Policy 13 (l) of the North Northamptonshire Core Spatial Strategy.

4. Access

The slip road which leads down to the site is classed as a private highway. The existing access to the site will be utilised and the amended layout shows a turning space provided on site. The Local Highways Authority raised no objection to the original scheme subject to conditions and informatives, including that a turning space be provided. No updated response has been received further to reconsultation on the amended scheme. Any further response from the Highways Authority will be set out in the Committee Update.

It is considered that the proposed development will not prejudice highway safety, will have an adequate means of access and accommodates sufficient parking and manoeuvring space on site. It is therefore considered to be in accordance with Policy 13 (n) of the North Northamptonshire Core Spatial Strategy.

5. Drainage

Policy 13 (q) of the CSS requires that developments do not cause a risk to the quality of the underlying ground water or surface water. The original scheme contained some conflicting information regarding the proposed method of foul drainage. This has been confirmed and it is proposed that the development will be served by a Klargester BioDisc BA-BC (package treatment plant).

The Environment Agency has been reconsulted with this information. Any further EA response will be reported as an update. The Environment Agency raised no objection to the original scheme as they considered that there should mains drainage not be possible they were confident that a non-mains drainage solution could be achieved. Accordingly the EA recommended a planning condition to secure a foul drainage scheme. Condition 7 is recommended to secure the foul drainage scheme for the site.

The proposal is in accordance with Policy 13 (q) of the North Northamptonshire Core Spatial Strategy.

Conclusion

The Local Planning Authority cannot currently demonstrate a 5 year supply of sites which is a significant material planning consideration. 6 pitches are needed to meet this requirement up to 2020/21. The proposed development would provide an additional 3 pitches (3 existing pitches) and help to meet part of this requirement.

The development would also make an important contribution towards an identified local need for traveller pitches in an appropriate location, which respects the character of its surroundings, safeguards residential amenity and highway safety in accordance with Development Plan Policy, the guidance contained within the National Planning Policy Framework and Planning Policy for Traveller Sites.

Background Papers

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Louise Holland, Development Team Leader on 01536 534316