

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 27/10/2015</b>	<b>Item No: 4.10</b>
<b>Report Originator</b>	<b>Louise Holland Development Team Leader</b>	<b>Application No: KET/2015/0613</b>
<b>Wards Affected</b>	<b>Slade</b>	
<b>Location</b>	<b>1 The Old A43, Broughton</b>	
<b>Proposal</b>	<b>Full Application: Increase from 1 to 4 no. traveller pitches plus toilet block</b>	
<b>Applicant</b>	<b>Mrs B Hoyland</b>	

### 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 August 2015).

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 Proposed Site Layout Plan (346-10 Rev B) received by the Local Planning Authority on 6th October 2015 and the Proposed Toilet Block Plan (346-11 Rev A) received by the Local Planning Authority on 6th August 2015.

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 development shall commence on site until details of the types and colours of all external facing and roofing materials to be used for the toilet block building have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: Details of materials are necessary prior to the commencement of development in the interests of the visual amenities of the area in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

5. Prior to the commencement of development a scheme for the provision of the waste water drainage shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme.

REASON: Details for the provision of surface and waste water drainage are necessary prior to commencement of development to prevent pollution of the water environment in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

6. There shall be no open storage of commercial waste or materials.

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.

7. 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.

8. The site shall only be used as Gypsy and Traveller pitches in accordance with the approved plans.

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.

## **Officers Report for KET/2015/0613**

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

### **3.0 Information**

#### **Relevant Planning History**

KE/93/0217 Change Of Use: Proposed Residential Caravan Site For Seven Families. Refused: 25.03.93; Appeal Allowed 11.07.94).

KET/1997/0068 Change of Use: continued use as Gypsy caravan site. Approved: 11.03.97.

KET/2001/0052 Erection of Day Building. Approved 10.04.01.

Planning application KET/2014/0695 for the Old Willows site (near to this application site) was approved by Planning Committee earlier this year. This permission approved an increase in the number of pitches from 3 to 6.

#### **Site Description**

Officer's site inspection was carried out on 14<sup>th</sup> September 2015. The site is located in open countryside, to the south west of Broughton village, on the former route of the A43 highway. The site is accessed from the old slip road which connects to Northampton Road and leads into Broughton Village. The site is positioned at the top end of a linear development of Gypsy pitches nearest to the access off the slip road. The site is separated from the A43 by band of established trees and landscaping. To the east of the site is agricultural land.

The frontage to the plot comprises a low brick wall with railings and access gates (maximum height appropriate 2 metres). A close boarded fence with dense hedging rising above this runs along the site boundary with Plot 2, to the south west. Pallisade fencing along with landscaping runs along the other side and rear boundaries. Within the site itself is a brick built dwelling, a small toilet block in the south western site corner (adjacent to rear boundary), office building close to the north eastern boundary side boundary and a touring caravan. Two mobile homes have recently been sited within the plot. The site is divided into two by internal gates with the half nearest the access providing space for parking of vehicles. The plot is block paved with the exception of an L-shaped area towards the back of the site (runs along the rear and north eastern side) upon which is the toilet block, mobile homes and office.

#### **Proposed Development**

The application seeks planning permission to increase the number of Gypsy and Traveller pitches on Plot 1 from one to four plus a new toilet block. This is to accommodate members of the applicant's family.

#### **Any Constraints Affecting The Site**

A Road  
Open Countryside

### **4.0 Consultation and Customer Impact**

#### **Broughton Parish Council**

Objection. Grounds of objection are summarised as follows:

- Goods vehicles parking has not been included on the site plan.
- No provision of amenity space.
- No provision for visitor parking.

- Vehicles will be criss-crossing the site – there is no safe area.
- Difficult to assess whether there is the required separation for safety/fire regulations.
- No shower facilities in the toilet block.
- Is a septic tank suitable?
- This application couples with the recently approved application at the Old Willows will almost double the size of the previous site.
- Intensification of the site is beyond best practice of the NPPF and the CSS.
- The updated National Policy for Gypsy and Travellers states that applications should be treated in the same way as any other application; potential housing sites, including those in Broughton), considered through the site specific policy work have been assessed differently.
- The site is well beyond the village boundary, within open countryside, there is no street lighting, no footpath and it borders busy red route yet is promoted as a suitable site.
- Unsustainable site in terms of its location and access to facilities/services.
- Highway safety issues and addition of more traffic into the area.
- No 5 year supply currently but this site has been dis counted as a potential the Gypsy and Traveller (G&T) Policy.
- More sustainable sites should be looked at.
- Officers and Members should consider the Parish Council's response to the G&T consultation.
- Reference is made to an Enforcement Notice (*officer comment: this does not relate to the site*).

The report responds to the above points.

#### **Police – Crime and Prevention Design Advisor**

This application is from a small named family group and therefore there are no objections. A number of conditions are requested including that specific named individuals are set out, the application addresses local need, no storage of waste and material, no business use, layout should confirm to best practice guidance.

#### **Highway Authority**

No observations.

#### **Environmental Health KBC**

No comment/objection.

#### **Countywide Travellers Unit**

No comments have been received.

#### **Neighbours**

Three objections from third parties have been received. The grounds of objection are summarised as follows:

- Adjacent, derelict plots should be utilised.
- Application should be treated in the same way as any other application.
- It was thought that the site was at full capacity. Has the council set a precedent to permit additional occupation of all plots.
- How big will this become?
- Untidy site.
- No integration with the community.

The applicant has submitted revised plans which have been reconsulted upon. Any further comments received will be reported as an Update to the Committee.

## **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 (August 2015)**

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

Paragraph 216 of the NPPF states:

From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

A paper entitled 'Summary of Issues Arising from Representations to Consultation on the Pre-Submission North Northamptonshire Joint Core Strategy' provides a summary of the representations made to the Pre-submission JCS published for consultation in January 2015. This provides an indication of the objections made regarding different policies. Further to this a number of focused changes have been made to policies with a 6 week public consultation on these changes. The plan was submitted to the Secretary of State on 31<sup>st</sup> July 2015. An Inspector has been appointed and the Examination is scheduled to commence on 17<sup>th</sup> November 2015.

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

### 1. Policy and Principle Considerations

The Planning Policy for Traveller Sites (PPTS) was updated in August 2015. Key changes are:

- Removal of the words “or permanently” from the definition of “travellers” in Annex 1.
- Greater protection for the Green Belt and sensitive areas.
- Addition of the word “very” so the PPTS reads “Local planning authorities should very strictly limit new traveller site development in open countryside”.

The 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 very 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 east of Braybrooke. Some of the plots applying for permission have previously had temporary planning permission.

#### (i) Level of Local Provision and Need for Sites

The North Northamptonshire Gypsy and Traveller Accommodation Assessment Update 2011 (GTAA) identified a need for 3 residential pitches in the period 2012 – 2017 and 10 further residential pitches between 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, then 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.

<b>Table 1</b>	
<b>Level of Need</b>	
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
The Paddocks, Park Lane, Braybrooke	3
Woodcroft, Stoke Albany Road, Desborough	1
<b>Total additional pitches required up to 2020/21</b>	<b>23</b>
<b>Supply of Sites</b>	
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
Old Willows, Northampton Road, Broughton	3
<b>Total Supply of Sites</b>	<b>20</b>
<b>Remaining Requirement</b>	<b>3</b>

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 has, therefore, not been included in the five year supply of sites.

Table 1 demonstrates that 3 permanent pitches are required to demonstrate a five year supply of sites.

(ii) Availability of Alternative Accommodation for the Applicants

The proposal involves intensification of the current site to allow family members with living accommodation. It is proposed to increase from one pitch to four pitches i.e. an additional three.

Work is underway in identifying sites to be allocated for gypsy and traveller accommodation through the Site Specific Proposals LDD Part 2 Local Plan. 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. Following the consultation a report was taken to Planning Policy Committee and as a result 1 pitch at Woodcroft, Desborough was recommended to be progressed as an allocation and additional work was required to be carried out to assess land at (1) Highcroft Farm, Broughton, (2) land at Junction 4 of the A14, Rothwell and (3) The Paddocks, Braybrooke, a site with temporary consent (3 pitches). Since that time an application was made by the occupiers of The Paddocks site for permanent permission. This was refused by Planning Committee on 30<sup>th</sup> June 2015 and an appeal has been lodged by the applicants. This site is now therefore unlikely to progress through the policy process.

Progress has been made in resolving outstanding issues in relation to Highcroft Farm, Broughton and Land at Junction 4 of the A14, Rothwell, and the results of this work will be reported to the Planning Policy Committee once finalised. The Joint Core Strategy has been submitted to the Secretary of State and its Examination is to start on 17<sup>th</sup> November 2015. The draft Joint Core Strategy will provide a criteria based policy on which proposed allocations, and applications for planning permission will be assessed. Once adopted, this policy will provide added clarity in considering applications for permission, and provide a local policy for assessing land for allocation through the Site Specific Proposals Local Development Document.

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.

The application will provide accommodation for family members and contribute to the supply of pitches.

(iii) Personal Circumstances of the Applicant.

The purpose of the application is to provide family members with accommodation; the applicant's three sons and their families will occupy the proposed pitches. The original family have lived at Broughton for 24 years and come from generations of Romany Gypsy families.

Northamptonshire Police have recommended that should permission be granted this should be specific to local, named families. 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.

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

The North Northamptonshire Core Spatial Strategy (CSS) sets out the overarching development strategy for Kettering Borough. 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 policy 9 of the CSS and should meet the criteria set out in 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, 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 in the outside the settlement boundary of Broughton and is therefore sited in open countryside, where development is strictly controlled. The site however includes an established Gypsy and Traveller site which is currently consented for one pitch. A further 10 pitches lie to the south west of the site. These pitches form a linear development along the access road into the site. The nearest settlement is Broughton. The role of Broughton in the CSS is that of a rural area or village, where development is limited to meeting local needs. The site is located approximately 575m, as the crow flies, from the Broughton village boundary. 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 criteria 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 also well screened and is part of an existing Gypsy and Traveller site. It is considered that there will not be any adverse landscape or visual impacts arising from this proposal (please see design section of the Planning Considerations).

With regard the sustainability, 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. The site is approximately 1.2km from the centre of Broughton. 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 the 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 suitability of the site itself for gypsy and traveller pitches has been established through the previous permission on the site. The main issue is therefore the increase in intensity of the use and the impact this would have.

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 it is not considered that an additional three pitches would result in a scale of development that would dominate the nearest settled community or that it would place undue pressure on the local infrastructure.

There are currently 13 pitches located at Old Northampton Road, Broughton. With the implementation of planning permission KET/2014/0695 (Old Willows), this number would increase to 16. This proposal would further increase the number of pitches in this location to 19 pitches. Based on the 2008 survey with local Gypsies and Travellers the preferred size for permanent sites is 11-15 pitches. The proposal would exceed this but not by a significant amount. The Designing Gypsy and Traveller Sites Good Practice Guidance (DCLG, 2008) suggested that a maximum of 15 pitches is conducive to providing a comfortable environment which is easy to manage. The guidance suggested that sites should ideally consist of up to 15 pitches unless there is clear evidence to suggest that a larger site is preferred by the local Gypsy or Traveller community. This guidance was withdrawn on the 1 September 2015. Given the boundary treatments to the site, it feels separated from the adjacent pitch and those further along the access road. The proposal is not considered to give rise to any amenity issues.

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

The personal circumstances set out in the application are highlighted above.

Northamptonshire Police have recommended that should permission be granted this should be specific to local, named families. 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 took place between 12<sup>th</sup> June and 27<sup>th</sup> July 2015; which included 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.

### Policy and Principle Summary

The site has planning permission for one pitch. The main issues therefore relate to the impact of the intensification of pitches on the site and the implications for the wider site and surrounding area. It is not considered that the addition of three pitches would result in a scale of development that would dominate the nearest settlement or place undue pressure on local infrastructure.

The Local Planning Authority cannot currently demonstrate a 5 year supply of sites, which is a material planning consideration as set out above. Three 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 pitches which would contribute towards meeting the need identified in the GTAA. It would also provide accommodation for family members of the applicant.

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**

An amended site plan has been submitted and is being reconsulted upon. Any further comments received will be reported to Committee as an Update.

The amended site layout responds to officer concerns about separation distances between structures and also to ensure it the development can be accommodated within the existing internal layout and gates which will be retained. The proposed toilet block is relatively small scale and is a single storey structure with hipped roof. It is considered that materials will need to be conditioned.

The site is not visible from the A43/Northampton Road, the main route between Northampton and Kettering. Substantial landscaping is positioned adjacent to the A43 and the site's north eastern side boundary. The other side boundary adjoining Plot 2 has a close boarded fence and dense hedging and so no views are possible from this direction. 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.

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 south west. It adjoins Plot 2 along Old Northampton Road. The existing substantial boundary treatment ensures that the residential amenity of those adjoining residents is protected. It is considered that the proposed development will not harm the living conditions of these nearest occupiers. The layout of the development is considered to be acceptable. Mobile homes and caravans have been positioned to ensure the spread of any fire is minimised. A buffer of 3 metres is advised between any combustible structure and the site boundary. A separation of 6 metres between such structures within a pitch is advised. It should be noted that this advice was contained within the Designing Gypsy and Traveller Sites Good Practice Guide which has now been cancelled as government guidance. The amenity afforded to the new and existing occupier within the site is considered to be acceptable.

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. The Local Highways Authority have made no comments nor raised any objection to scheme. The additional movements from three additional pitches are not considered to give rise to adverse impacts. There is considered to be sufficient space within the plot for parking. There is also space available on the private road from which the site is accessed.

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. Where non-mains sewerage is relied upon there is a hierarchy of drainage options that must be considered and discounted in the following order:

- (i) Connection to the public sewer
- (ii) Package sewer treatment plant
- (iii) Septic tank
- (iv) Cess pool

It is proposed to connect to the existing drainage system (septic tank). This is however off-site according to the plans submitted. This is likely to be outside the control of the applicant (no details have been provided). Therefore it is considered necessary and reasonable to impose a planning condition to secure full details of the foul drainage system.

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

#### **Conclusion**

The development would make a 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.

The Local Planning Authority cannot currently demonstrate a 5 year supply of sites which is material planning consideration. Three pitches are needed to meet this requirement up to 2020/21. The proposed development would provide an additional 3 pitches (1 existing pitch) and help to meet part of this requirement. Notwithstanding the lack of the 5 year supply it is considered that the proposal is in accordance with the Development Plan.

#### **Background Papers**

Title of Document:

#### **Previous Reports/Minutes**

Ref:

Date:

Contact Officer:

Date:

Louise Holland, Development Team Leader on 01536 534316