To: **Head of Development Control**

FAO: **Eleanor Evans**

From: **Planning Policy and Design Section (Regeneration and Planning Policy Unit)**

Date: **10 June 2013**

Register No: 1602 **Application Ref:** X/13/72533

Application Address:

Little Acre, Allington Lane, West End, Southampton, SO30 3HP

Application Summary:

Variation of conditions 3 & 4 of planning permission Z/31620/001 to allow the retention of an existing double garage to be used ancillary to mobile home by gypsies or travellers

Policy Officer: Katharine Stuart

Comments:

The site:
This application seeks variation of conditions 3 & 4 of planning permission Z/31620/001 and 2 & 3 of planning permission Z/31620/002 to allow the retention of an existing double garage to be used ancillary to mobile home by gypsies or travellers and allow occupations of the mobile home by gypsies and travellers at Little Acre, Allington Lane, West End, Southampton, SO30 3HP. This response is a combined response to both applications.

The development plan:

In light of the recent revocation of the South East Plan, the current development plan comprises the saved policies of the adopted Eastleigh Borough Local Plan Review 2001-2011.
The site is not allocated for development in the Local Plan Review, and the following saved policy is most relevent:

87.H – Gypsy sites will only be permitted if the following criteria are met:
i. Reasonable distance of facilities
ii. Appropriate provision for access and parking
iii. No unacceptable impact on character or appearance of the countryside

Whilst the previous applications associated with this site placed a condition for the use to be restricted to currently one individual, the fundamental use of the site has been for gypsy accommodation. The principle for gypsy traveller use has therefore been established.

Other material considerations:

-Planning Policy for Traveller Sites 2012:
In March 2012 the Government published new guidance for planning gypsy and traveller accommodation. This document provides guidance for local authorities preparing Local Planning and determining planning applications. The paragraphs contained in policy H, Determining planning applications for traveller sites, are most relevant here. Paragraphs 22-24 detail key matters for consideration for local planning authorities. Broadly speaking, the use of this site for gypsy and traveller use is, in principle, in accordance with this policy.

-Pre-submission Eastleigh Borough Local Plan 2011-2029:
The emerging Eastleigh Borough Local Plan 2011-2029 is currently at pre-submission stage and as a whole can be given limited weight in determining planning applications at this time. The primary policy relevant to this application is DM30 and is comparable with policy 87.H of the adopted Local Plan Review; please see associated comments above.

-Needs assessment:
A Gypsy and Traveller Accommodation Assessment (GTAA) was prepared in 2006 for Hampshire, Southampton, Portsmouth and the Isle of Wight, followed by an assessment for Travelling Showpeople in 2008, both providing estimates between 2006 and 2011. The needs identified have been met through granting permissions for applications against the criteria based policy 87.H in the adopted Local Plan Review 2001-2011.

A recent Gypsy, Traveller and Travelling Showpeople Accommodation Assessment has been carried out by the community organisation Forest Bus on behalf of a consortium of local authorities in Hampshire, including Eastleigh Borough Council. The report and its conclusions are currently being assessed by officers.

Officer comments:

The general merits for a caravan at this location for gypsy use and retention of existing double garage for gypsy use at this site have been discussed and determined in previous applications for this site.

Given the use of this site by the current occupier as a gypsy, permitting this variation of conditions for use by the gypsy and traveller community in general is unlikely to have no greater impact.

The site has operated as a gypsy site for a number of years with little or no objection from the community and minimal impact on the highway. The current occupier appears to have no special or unique needs beyond those of the general gypsy and traveller community and it would be unreasonable to retain the condition for use by said person only.

In addition, a condition of use for the gypsy and traveller community would prevent the loss of a site from the pool of sites for this use and would go toward meeting needs for gypsy and traveller accommodation.

On the grounds stated above, there is no policy objection to the variation of conditions in these applications.

Design Officer:

Comments:

Design Officer 2:

Comments

Design Officer 3:

Comments

Response: NO OBJECTION