

Development Control Manager
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

FAO Ray McMurray

25 March 2013

Dear Mr McMurray,

**RE: SANDY PARK, CHESTERTON FEN ROAD, MILTON
PLANNING APPLICATION No. S/2589/11**

I refer to our meeting some time ago concerning the above-mentioned planning application.

Planning Policy

With regards to the new policy position, Planning policy for traveller sites has not really changed matters greatly. Gypsy sites are inappropriate development in a Green Belt, and can only be approved in very special circumstances. Deletion of the word "normally", when referring to gypsy sites being inappropriate, has not changed the weight to be attributed to the harm by reason of this inappropriateness, and PPTS continues to suggest that land can be taken out of the Green Belt through the LDF process in order to meet an identified need for gypsy sites.

PPTS does now explicitly require local planning authorities to identify a five year supply of deliverable land for gypsy sites, something which South Cambridgeshire cannot do. The identified need for gypsy sites, the lack of progress in meeting this need through the Local Plan process, and the absence of a five year supply, are all matters which weigh in favour of approval of my clients' application.

Local Requirements

The application has been supported by a flood risk assessment and a noise assessment, and I am informed by my clients that their first

philip brown

ASSOCIATES LTD

CHARTERED TOWN PLANNERS
& DEVELOPMENT CONSULTANTS

application was supported by a contaminated land survey. The land was found to be clear of contamination: hence, although planning permission was refused on appeal, the Inspector stated that “*there are no known physical constraints [to development]*”.

Waste Disposal

As far as waste disposal is concerned, the submitted photographs illustrate that each plot owner has been provided with a wheelie bin by the Council, and that these are stored adjacent to their caravans/mobile homes.

Water Conservation

The applicants are willing to adopt measures for rainwater harvesting, by installing water butts to collect rain water from the roofs of static caravans/mobile homes, and from the roofs of the existing dayrooms and stable buildings (not small wooden sheds). This rainwater could then be re-used for the cleaning of motor vehicles and touring caravans.

Utilities Assessment

Chesterton Fen is not served by mains drainage, and there is nowhere for water to discharge from a package sewage treatment plant or septic tank. Each plot has therefore been provided with a cess tank, which must be emptied on a regular basis by an authorised waste carrier, and disposed of at a sewage works. As far as I am aware, this system of sewage disposal has worked successfully for occupiers of Sandy Park, and of all other caravan sites along Chesterton Fen Road, for many years.

Sandy Park is already provided with mains water and mains electricity. As regards proposals for the installation of renewable sources of energy production, there is no reason why solar panels could not be attached to the roofs of mobile homes, and to the roofs of dayrooms and stables.

Health Impact Assessment- Screening

Clearly, the proposal primarily affects Gypsies and Travellers. The positive benefits flowing from the development are in providing this

philip brown

ASSOCIATES LTD

CHARTERED TOWN PLANNERS
& DEVELOPMENT CONSULTANTS

population with a settled base, where they can, not only, pursue their traditional nomadic lifestyle, but also obtain the benefits for sustainability set out in paragraph 11 of PPTS. In particular, the site residents will be provided with a permanent address where they can enrol children into school, and register with local doctors.

In terms of lifestyle, the site residents will be able to obtain schooling for themselves (giving opportunities for adult education) and their children, thereby raising literacy within the Gypsy population. The development would also reduce the necessity for roadside encampments which are particularly hazardous for children.

Families living on Sandy Park form parts of family groups already living at Chesterton Fen. The proposed development provides opportunities for residents to live as part of traditional extended family groups for mutual help and support, thereby improving social cohesion and well-being, whilst potentially reducing the burden on social or other welfare services.

The proposal will assist equality of access to suitable accommodation, consistent with traditional traveller lifestyles. By reducing the necessity for roadside camping, the development would also reduce the potential for conflict with the settled community.

Chesterton Fen Road provides a safe environment for resident families in terms of street surveillance, and road safety. Fen Road is already traffic-calmed, and traffic calming has also been provided within Sandy Park. The site is sustainably located, close to community services and facilities located in the adjoining area of Chesterton. Such proximity not only reduces the need to travel, both in terms of distances to services and reliance on the private car, but also reduces inequality in access to health and education services.

It is quite clear from the screening checklist contained in Appendix 2 of the Health Impact Assessment SPD, and the responses given above, that the proposed development would have a significant impact on health and equity issues. However, the evidence for these are well known and documented, and there is unlikely to be any benefit derived from undertaking a HIA.

philip brown
ASSOCIATES LTD

CHARTERED TOWN PLANNERS
& DEVELOPMENT CONSULTANTS

Planning Obligation

As agreed at our meeting, I enclose Heads of Terms for a Planning Obligation to make a financial contribution towards the provision of public open space.

Other Matters

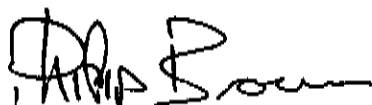
The only other outstanding matter is that of providing a turning head, where service vehicles can turn around within the site. It is proposed that such a turning head would be provided between plots 33 and 34. One leg of this turning head has already been provided within Plot 34, and construction of the remainder and keeping the completed turning head clear of obstruction, and available for use, could be made the subject of a planning condition.

Conditions

We did discuss various conditions concerning site layout, including the siting of caravans, hard standings and amenity areas; limiting the number of caravans on each pitch; details of drainage; and details of boundary treatment. To these, I have suggested a condition relating to the provision of on-site turning facilities, and I also suggest imposing a condition to require the submission of a scheme for external lighting.

I trust that I have addressed all of the matters raised at our meeting, and hope that you will be able to support my clients' proposals.

Yours sincerely,



PHILIP BROWN BA (HONS) MRTPI