

Town Planning and Development Consultants

DESIGN & ACCESS STATEMENT**STATIONING OF MOBILE HOME FOR SETTLED GYPSY ACCOMMODATION, ERECTION OF 1.8m
HIGH GATES & FORMATION OF CROSSOVER (RETROSPECTIVE APPLICATION) AT THE
WOODYARD, FRANCE LANE, PATCHING****1. INTRODUCTION**

- 1.01 This application seeks planning permission to regularise the existing mobile home on this site which has been stationed and used residentially for approximately 5 years. It is occupied by the applicant, who is of acknowledged gypsy status. Planning permission is also sought retrospectively, for the erection of 1.8m high gates and the formation of a vehicular crossover, which have recently been provided to gain access to the site following the sub-division of the land.
- 1.02 There is a valid Enforcement Notice on this site relating to the residential mobile home, however this application has been submitted to enable the Local Planning Authority to consider the gypsy status of the applicant, and to consider the need for this mobile home in the context of the overall provision for gypsies within Arun District.

2. POLICY BACKGROUND

- 2.01 Current Government advice in respect of gypsies is contained in Circular 01/2006: Planning for Gypsy & Traveller Caravan Sites. This guidance recognises that previous legislation has failed to deliver adequate sites for gypsies and travellers within the country, and that there remains an acute shortage of sites. There is a confirmed link between the lack of good quality sites for gypsies and travellers and poor health and education, and the Government Circular aims to ensure that the health and education outcomes of gypsies and travellers is enhanced. It is a specific intention of the Circular to increase significantly the number of gypsy and traveller sites in appropriate locations with planning permission in order to address under-provision over the next 3 to 5 years; to promote more private gypsy and traveller site provision in appropriate locations through the planning system, and to help to avoid gypsies and travellers

becoming homeless through eviction from unauthorised sites without an alternative to move to.

- 2.02 The Circular should also be seen in the context of the Government's key objective for Planning for Housing – to ensure that everyone has the opportunity of living in a decent home. PPS3 sets out the importance of including gypsies and travellers in Strategic Housing Market Assessments to establish the level of need and demand as an evidence base for the Development Plan process.
- 2.03 In accordance with the advice in Circular 01/2006, Gypsy & Traveller Sites should then be identified through site allocations or by the granting of planning permission on acceptable windfall sites.
- 2.04 You will also be aware that the Housing Act 2004 requires Local Housing Authorities to include gypsies and travellers in the Local Housing Needs Assessment, and to take a strategic approach, including drawing up a strategy demonstrating how the accommodation needs of gypsies and travellers will be met as part of the wider Housing Strategies.
- 2.05 The most relevant policy of the Adopted West Sussex Structure Plan 2001-2016 is Policy NE2, which deals with housing provision. This seeks to ensure that Local Plans include policies to secure housing development which takes account of the needs of specific groups, including the elderly, people with disabilities and ethnic minorities. The explanatory text to this policy states that provision should also be made to meet the needs of gypsies. This will include proposals for self-managed caravan sites, where there is evidence of local need, and ensuring that pitches remain available to gypsies. Sensitive countryside locations should be avoided, and there should be good access to local shops, schools passenger transport and other facilities.
- 2.06 The most relevant policy of the Arun District Local Plan 2003 is Policy DEV24, which specifically deals with gypsy sites. This allows for permanent self-managed caravan sites, subject to a number of criteria, including a demonstrable local need and locational factors such as relationship to built-up areas, schools and facilities, and impact upon the rural character and appearance of the countryside.

- 2.07 In the light of the above policy context, it is submitted that the main issue in this case is whether there is an identified need for Gypsy and Traveller Sites within Arun District, and whether this need is being addressed through the Development Plan, either by the allocation of land or the granting of planning permission on windfall sites. It is understood that as a result of the Gypsy and Traveller Assessment Audit, that there is an unmet need within the District. Furthermore, the Local Planning Authority has not yet identified, through the Local Development Framework, sufficient sites to accommodate the housing needs of gypsies and travellers, and therefore the proposal to retain this mobile home for settled accommodation must be considered in the light of local need and the provision of private accommodation.

3. USE

- 3.01 The site is used as settled accommodation by the applicant, who is of gypsy origin. The mobile home provides the principle living accommodation, whilst the existing building at the northern end of the site is used for purposes ancillary to the principle use. In this respect, it is used for a day room and games room. The mobile home and ancillary accommodation also enables the applicant to help care for members of her family, and in particular, she provides a settled environment in which her niece is schooled by a visiting tutor.
- 3.02 The crossover and entrance gates provide essential access to the site. Since the land was sub-divided in 2007, and a fence erected between the two sites, there is no other vehicular access to this part of the site.

4. AMOUNT

- 4.01 The proposal relates to the siting of a single mobile home, measuring approximately 10.4m long x 3.7m wide. The entrance gates are 1.85m high and have an overall width of 3.77m.

5. LAYOUT

- 5.01 The mobile home is located on the road frontage of the site behind an existing fence and hedging. It is not readily apparent in the street scene.

6. SCALE

- 6.01 The size of the mobile home is dictated by the manufacturer, and the needs of the applicant in terms of accommodation. The mobile home comprises two bedrooms, lounge area, bathroom and kitchen.

7. LANDSCAPING

- 7.01 There is existing roadside vegetation and fencing around the site. The development is not prominent in the street scene, and no additional landscaping is proposed.

8. APPEARANCE

- 8.01 The applicant does not have any influence over the appearance of the mobile home which is dictated by the manufacturer's design.
- 8.02 The access gates are set back from the edge of the highway, in line with existing fencing. Due to vegetation on the roadside verge, the gates are not prominent in the street scene when approaching from the north or south. The gates replace a fence which was previously in this position, and was only slightly lower than the recently installed gates.

9. ACCESS

- 9.01 A crossover has been constructed giving access from France Lane direct into this sub-divided part of the site. It is located on a straight section of road where adequate visibility can be achieved.