

PLANNING, DESIGN, ACCESS and TRAVELLING STATEMENT to be read in conjunction with drawings submitted for:

Land at Stocks Gardens West Street Sompting West Sussex, BN15 0BB

Change of use of land to a private gypsy and traveller caravan site for 4 pitches, including parking. Retention of existing caravans and hardstanding.

Site and Proposal:

The application site outlined red below confirms the site is well screened by existing landscaping to its boundaries. **The site constitutes previously developed land within the countryside.** The site is not within an AONB or AGLV. The site is located in the countryside to the south of West Street and comprises fields which have been used for the keeping of horses.



The **traffic light highlighting** and bold type face throughout the Planning Statement emphasises the suitability of the proposal against the material planning considerations as part of the planning balance exercise.



Design and Development Objectives:

Good quality design with siting, layout, scale, form and appearance respecting the local context. The primary consideration has been to ensure the nature and extent of the proposed development are acceptable in planning terms, including any impact of the proposal on general and neighbouring amenity.

As highlighted on the proposed site plan the site will be laid out ergonomically in accordance with the extant guidance within the May 2008 CLG 'Designing Gypsy and Traveller Sites - Good Practice Guide'; the proposed development will fit in well with the surrounding sporadic development context.

The pitches have been set out to accord with site licence conditions. The proposed development is being advanced to assist in meeting the long outstanding unmet need for Gypsy sites within the District.

The proposed development cannot be seen other than in the context of the existing adjacent dwellings; i.e. it is not in open, previously developed countryside and cannot be considered to be isolated. (*Braintree District Council v Greyread Limited & Anr. Case Number: C1/2017/3292*)

Executive Summary

The South Downs National Park Authority, Adur and Worthing Councils, and Brighton & Hove City Council Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment - Final Report - December 2024 by RRR Consultancy Ltd confirms an unmet need for pitches:

ES25. Gypsies and Travellers: outside the SDNP LPA

Table ES.3: Gypsy and Traveller permanent accommodation needs
(per local planning authority) based on ethnic status

Area	2024-29	2029-34	2034-39	2039-42	Total Need
Adur	7	1	2	1	11
Brighton and Hove	6	0	0	1	7
Worthing	4	0	0	1	5
Total Need	17	1	2	3	23

Source: GTAA 2024

Based on the outstanding general need for pitches a personal permission is not considered necessary.

The proposed development suitably meets the applicable Council policy:

ADUR LOCAL PLAN 2017

Policy 23: Provision for Gypsies, Travellers and Travelling Showpeople

The Council will seek to deliver Gypsy, Traveller and Travelling Showpeople sites to meet all identified needs. Proposals for new Gypsy, Traveller or Travelling Showpeople site/s or extensions to existing sites will be permitted provided that the following criteria can be satisfied:

- The site should have safe access to the highway network and provision for parking and turning;

- The site should be well related to existing settlements where local services and community facilities (including schools and health services) can be accessed by foot, cycle and public transport as well as by car;
- Development should be of a scale that is sympathetic to the local environment and should not have an unacceptable adverse impact on the amenities of both residents of the site and occupiers of nearby properties, particularly in respect of noise and disturbance from vehicular movements, on-site business activities and other potential sources of noise;
- The site should be served, or be capable of being served by an adequate mains water supply, and electricity, drainage and sewerage connections;
- The site should not be located in an area of high flood risk (Flood Zone 3), on contaminated land, near refuse/landfill sites, wastewater treatment works, electricity pylons or be adversely affected by noise and odour in order to protect the amenity, health and well-being of residents; and
- There is adequate provision for storage and maintenance of equipment, where required for Travelling Showpeople. In assessing applications for Gypsy and Traveller or Travelling Showpeople sites, best practice guidance published by the Government and other bodies will be used.

Relevant Planning History:

AWDM/0708/22 Construction of two L-shaped stable blocks each measuring 24m by 13m and containing a total of 11 stables, storage and ancillary welfare facilities. The buildings will be 3.7m tall with pitched slate roofs and are to be positioned at the southern end of the fields in two locations – **PERMIT; italicised extracts below from officer report can analogously be applied to the current proposal.**

Visual amenity

The site is well screened from the north, west and east by hedgerows and trees on the boundaries and the stables will not be unduly prominent in the landscape. It is slightly more open to views from the south but there are no public footpaths in the immediate vicinity of the site. There are stables on the field to the west which are more exposed than those currently proposed. The change to the roof pitch will increase the height of the stables by 0.5m but this will enable the use of a more traditional plain clay tile. Overall, there is not considered to be any visual harm arising from this development and the open character and appearance of the countryside will not be eroded to any significant degree.

Residential amenity

The stables are over 100m from the nearest dwellings to the north and are screened by existing vegetation. The proposed use and associated activity is not expected to be intensive and there is not considered to be any harm to residential amenity.

Parking and Access

Six parking spaces are proposed, which is considered to be suitable for a development of this size. Traffic movements are expected to be light and there is no highway objection.

The application is based on helping to meet the **outstanding unmet need for gypsy pitches.**

Need for and provision of sites

It is important that, although it is understood that Gypsy status means continuing a nomadic lifestyle, this can be done whilst also having a stable base. A person cannot enrol in school or for medical services without a permanent address.

It is also addressed within the Human Rights Act Article 8 that everyone has the right to respect for his private and family life, his home, and his correspondence. It goes on to say that there shall be no interference from a public authority with the exercise of the right except such as in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or the protection of the rights and freedom of others.

The subject of the application would fall within the definition of PDL. The land is already developed, and the proposals would result in the intensification of use of the site. **It is noted that there is also a degree of hardstanding in place.**

Legislation and Guidance for Gypsies and Travellers

Decision-making for policy concerning Gypsies sits within a complex legislative and national policy framework and this study must be viewed in the context of this legislation and guidance. For example, the following key pieces of legislation and guidance are relevant when developing policies relating to Gypsies, Travellers and Travelling Showpeople:

- » **The Housing and Planning Act, 2016**
- » Planning Policy for Traveller Sites (PPTS), 2024
- » National Planning Policy Framework (NPPF), 2024
- » Planning Practice Guidance (PPG).

Background and Travelling statement

Personal Background

The applicant has close local family connections within the area and maintains

gypsy status travelling for an economic purpose.

There are no vacant gypsy pitches / sites within the Borough. Further it is widely understood that there is a long waiting list for any pitches in the surrounding authorities. As such the applicant is keen to be able to provide additional pitches to help meet the general outstanding need in the area.

The applicant has never had a settled base and has had to move from site to site throughout their life. **The applicant is keen to work with the Council.**

Travelling Background

The applicant has always lived in a caravan or mobile home and is fiercely proud of their Gypsy upbringing and heritage and is resolute to maintain and continue their travelling lifestyle for their family to reflect the manner in which they were brought up.

The applicant is keen to keep the land in a good state and get to know their neighbours from the settled community. The applicant is adamant that this is how they will always live and to maintain a nomadic way of life for an economic purpose and comply fully with both the Planning and Housing Acts definitions of "gypsies and travellers including that within Annex 1: Glossary of Planning Policy for Traveller sites.

Historical background - To understand Gypsies and Travellers today, it is very important to understand their history; where they come from, their traditions, customs and beliefs and how they have been viewed and treated over the ages. Travellers are part of a tradition which we all have roots in. Humankind has only settled in permanent settlements for the last 5,000 years in Britain and maybe 8,000 years worldwide. Gypsy and Traveller heritage, is of over 100,000 years of nomadism. Within Britain the roads have thronged with travellers of various sorts over the centuries, even before Romanies arrived about 600 years ago. All types and descriptions of Travellers moved around looking for work; selling, buying, spreading the gospels. There has always probably been friction between nomads and the sedentary population - partly from competition for resources and partly from the inherent fear of the free by the settled population.

Traditionally Travellers integrated with the local rural economy via seasonal agricultural labour and also by supplying other needs of the rural population. With increasing mechanisation the need for seasonal labour slackened during the 1950's and many travellers forsook the rural for the urban and semi-urban environment.

Planning guidance definition

For the purposes of this planning policy "gypsies and travellers" means: Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

In determining whether persons are “gypsies and travellers” for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters:

a) Whether they previously led a nomadic habit of life. b) The reasons for ceasing their nomadic habit of life. c) Whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.

Note the use of lower case 'g' and 't' for gypsies and travellers. In this definition it refers to a wider group than just those who belong to the ethnic groups mentioned in the legal definition.

Housing Act 2004 definition

The Housing Act 2004 definition is used for assessing accommodation needs - not just those in caravans. The term "gypsies and travellers" means: "persons with a cultural tradition of nomadism or of living in a caravan; and all other persons of a nomadic habit of life".

Design content:

The orientation and position of the proposed development has been chosen to provide the accommodation required for two generations of a single family and to minimise its impact on the surrounding area.

The mobile home will be sited over a permeable base bricked up under the perimeter to assist in insulating the mobile home. The mobile home will retain its axles and wheels but these will be concealed by the brick surround. The low pitched roof will be of dark colouring.

The hardstanding and access shall be constructed in a permeable 20mm pea shingle road planings material over a hardcore base.

Amount:

The proposed footprint of the mobile homes is anticipated to remain a single unit measuring c.12m (40') x c.5m (15') but in any event it will remain within the dimensions for a caravan under the Caravan Act 1960 (as amended); *i.e. Length – 20 metres (65.616 feet), Width – 6.8 metres (22.309 feet), Internal Height – 3.05 metres (10.006 feet)*

Layout:

As shown on the block plan - the location of the mobile homes has been chosen to make the most efficient use of the land available along with meeting the necessary site licence requirements.

Scale and context:

The size and scale of the proposed development will respond well to the existing pattern of development in the area and therefore will not have a detrimental effect on the area or adjacent properties. It is not considered that the development will have a detrimental effect on the adjacent area or harm any long distance views.

Any anticipated associated use / enjoyment of land surrounding the proposed development and curtilage would similarly not materially harm the character and amenities of the area. The neighbouring properties will not be affected by the proposed development. The proposed development will not cause overshadowing or overlooking. No external lighting shall be installed on the site unless it is sensor-controlled security lighting. Reason: In the interests of visual amenity.

Policy considerations:

It is considered that the application will need to be assessed against the following policies. The proposed development suitably meets the requirements of each of the policies. The **traffic light highlighting** and bold type face throughout the Planning Statement emphasises the suitability of the proposal against the material planning considerations as part of the planning balance exercise.

In terms of the need for an overall planning balance, particularly given the multitude of applicable considerations in this instance, it is respectfully and forcefully made out that the proposed development suitably meets and creates positive outcomes against the requirements of each of the policies.

National Guidance

Planning policy for traveller sites (PPTS)

The proposed development, against the backdrop of a longstanding unmet need for additional sites, can only be seen to create positive favourable outcomes against the planning criteria within the Department for Communities and Local Government document , "**Planning policy for traveller sites**" **2024** – See extracts below – **Traffic light highlighting** and bold added with reference to the suitability of the proposed development.

3. The Government's overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and

nomadic way of life of travellers while respecting the interests of the settled community.

4. To help achieve this, Government's aims in respect of traveller sites are:

- a. that local planning authorities should make their own assessment of need for the purposes of planning
- b. to ensure that local planning authorities, **working collaboratively**, develop fair and effective strategies to meet need through the identification of land for sites
- c. to encourage local planning authorities to plan for sites **over a reasonable timescale**
- d. that plan-making and decision-taking should protect Green Belt from inappropriate development
- e. **to promote more private traveller site provision** while recognising that there will always be those travellers who cannot provide their own sites
- f. that plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective
- g. **for local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies**
- h. **to increase the number of traveller sites in appropriate locations with planning permission**, to address under provision and maintain an appropriate level of supply
- i. to reduce tensions between settled and traveller communities in plan-making and planning decisions
- j. to enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure
- k. for local planning authorities to have due regard to the protection of local amenity and local environment

Using evidence

Policy A: Using evidence to plan positively and manage development

7. In assembling the evidence base necessary to support their planning approach, local planning authorities should:

- a) pay particular attention to early and effective community engagement with both settled and traveller communities (including discussing travellers' accommodation needs with travellers themselves, their representative bodies and local support groups)
- b) co-operate with travellers, their representative bodies and local support groups; other local authorities and relevant interest groups to prepare and maintain an up-to-date understanding of the likely permanent and transit accommodation needs of their areas over the lifespan of their development plan, **working collaboratively with neighbouring local planning authorities**
- c) use **a robust evidence base** to establish accommodation needs to inform the preparation of local plans and make planning decisions.

Plan-making

Policy B: Planning for traveller sites

8. Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. To this end, they should be consistent with the policies in the National Planning Policy Framework, including the presumption in favour of sustainable development and the application of specific policies in the Framework, and this planning policy for traveller sites.

9. Local planning authorities should set pitch targets for gypsies and travellers as defined in Annex 1 and plot targets for travelling showpeople as defined in Annex 1 which address the likely permanent and transit site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities.

10. Local planning authorities should, in producing their Local Plan:

- a) identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets
- b) identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15
- c) consider production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites, **particularly if a local planning authority has special or strict planning constraints across its area (local planning authorities have a duty to cooperate on planning issues that cross administrative boundaries)**
- d) relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density
- e) protect local amenity and environment.

*NB - To be considered **deliverable**, **sites should be available now**, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within five years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.*

To be considered **developable**, sites should be in a suitable location for traveller site development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged

11. Criteria should be set to guide land supply allocations where there is identified need. Where there is no identified need, criteria-based policies should be included to provide a basis for decisions in case applications nevertheless come forward. Criteria based policies should be fair and should facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community.

12. In exceptional cases, where a local planning authority is burdened by a large-scale unauthorised site that has significantly increased their need, and their area is subject to strict and special planning constraints, then there is no assumption that the local planning authority is required to plan to meet their traveller site needs in full.

13. Local planning authorities should ensure that traveller sites are sustainable economically, socially and environmentally. Local planning authorities should, therefore, ensure that their policies:

- a) promote peaceful and integrated co-existence between the site and the local community
- b) promote, in collaboration with commissioners of health services, access to appropriate health services
- c) ensure that children can attend school on a regular basis
- d) provide a settled base that reduces both the need for long-distance travelling and possible environmental damage caused by unauthorised encampment
- e) provide for proper consideration of the effect of local environmental quality (such as noise and air quality) on the health and well-being of any travellers that may locate there or on others as a result of new development
- f) avoid placing undue pressure on local infrastructure and services
- g) do not locate sites in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans
- h) reflect the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability.

Policy C: Sites in rural areas and the countryside

14. When assessing the suitability of sites in rural or semi-rural settings, local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community.

Decision-taking

Policy H: Determining planning applications for traveller sites

22. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

23. Applications should be assessed and determined in accordance with the **presumption in favour of sustainable development** and the application of specific policies in the National Planning Policy Framework and this planning policy for traveller sites.

24. Local planning authorities should consider the following issues amongst other relevant matters when considering planning applications for traveller sites:

- a) **the existing level of local provision and need for sites**
- b) **the availability (or lack) of alternative accommodation for the applicants**
- c) **other personal circumstances of the applicant**
- d) **that the locally specific criteria used to guide the allocation of sites in plans or which form the policy where there is no identified need for pitches/plots should be used to assess applications that may come forward on unallocated sites**

25. Local planning authorities should very strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan. 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.

26. When considering applications, local planning authorities should attach weight to the following matters:

- a) **effective use of previously developed (brownfield), untidy or derelict land**
- b) **sites being well planned or soft landscaped in such a way as to positively enhance the environment and increase its openness**
- c) **promoting opportunities for healthy lifestyles, such as ensuring adequate landscaping and play areas for children**
- d) **not enclosing a site with so much hard landscaping, high walls or fences, that the impression may be given that the site and its occupants are deliberately isolated from the rest of the community**

27. If a local planning authority cannot demonstrate an up-to-date 5 year supply of deliverable sites, this should be **a significant material consideration in any subsequent planning decision when considering applications for the grant of temporary planning permission**

28. Local planning authorities should consider how they could overcome planning objections to particular proposals using planning conditions or planning obligations including:

- a) **limiting which parts of a site may be used for any business operations, in order to minimise the visual impact and limit the effect of noise**
- b) **specifying the number of days the site can be occupied by more than the allowed number of caravans (which permits visitors and allows attendance at family or community events)**
- c) **limiting the maximum number of days for which caravans might be permitted to stay on a transit site.**

Sustainability of the site:

The thread of achieving sustainable development runs through the Framework. As indicated in the Framework, sustainable development has economic, social and environmental roles and this is taken through into the PPTS. In terms of the narrower considerations of sustainability covering access to transport links and facilities, the site is in a sustainable location being well related to bus stops; railway stations, convenience stores and schools with medical facilities further away. The distances to facilities are not excessive.

However, to meet all the wider roles of sustainability identified in the Framework, the PPTS advises that policies should ensure that peaceful and integrated co-existence with the local community is promoted. Policies should ensure access to appropriate health facilities and provide for children to have the opportunity to attend school regularly. A settled base would reduce the need for long-distance travelling and possible associated environmental damage through unauthorised camps. Plan-making should reflect the extent to which traditional lifestyles, whereby some gypsies live and work in the same location, can contribute to sustainability by omitting many travel to work journeys. The paragraph goes on to indicate that sites should not be in areas at high risk of flooding, including functional floodplains given the particular vulnerability of caravans.

The site would be sustainable for most forms of residential use and would be sustainable in terms of the full implications of the Framework. In the wider interpretation taken through from the Framework into the Plan-making section of the PPTS, the site would also meet most of the sustainability objectives.

Access and parking:

Access to the site will remain as existing. Visibility from the site meets the required standards and is sufficient to serve the vehicle movements related to the proposed development.

Sufficient parking and servicing area is proposed within the site.

Landscaping:

The site has very good landscaping to its wider boundaries. The granting of consent would facilitate consideration as to the improvement of landscaping and addition of native planting which will enhance biodiversity and ecology.

If required additional proposed native hedging and understorey planting around the site boundaries could comprise a double staggered row mix of:

Hawthorn - *Crataegus monogyna* (25%) / Field maple - *Acer campestre* (25%)
/ Blackthorn - *Prunus spinosa* (25%) / Common hazel - *Corylus avellana* (25%)

Planting density will be 5 per linear metre (understorey planting 1/sq.m). Hedging will be planted as bare root plants at 60-80cm planting height sp as to achieve the effect in the images below.



Existing tree and hedge protection

Existing boundary trees and hedging will be maintained. No trenching is required within 5m of any trees. Ground levels will not be required to be raised within 5m of any trees.

Infrastructure:

Adequate services and infrastructure already exist / are capable of being provided and public resources will not be required to improve services. **The site is already connected to mains foul drainage.**

Surface water disposal details.

The site preparation and finished development would not present any increased risk from flooding or water pollution. Water butts would be proposed to down pipes to facilitate rain water recycling for landscaping.

The development in question does not involve the construction of soakaways. Rather, surface water drainage utilises the existing properties of rainfall infiltration through the moderate permeability ground. The proposed development would not significantly change the existing infiltration mechanism. The proposal will not increase flood risk in the 1% climate change event, either through uncontrolled increase in surface run-off or by increasing the risk of groundwater flooding.

There is limited overland surface flow of surface water from the site with the great majority of surface water soaking into the ground. There are no nearby water features that would be contaminated by runoff.

Surface water from adjacent existing and proposed development can be reduced using water butts attached to the drainage down pipes. Should it be found to be necessary a sustainable drainage system, designed by experts, will be incorporated.

Water and electricity utilities (gas is via Calor gas bottles) are available to the site and connection is practicable. All services are believed to be capable of sustaining the load of the proposed development.

All services will be connected in accordance with the relevant undertaker's requirements and existing equipment limitations. All will be sited to as to facilitate maintenance and inspection.

Summary and Conclusion:

In terms of the need for an overall planning balance, **particularly given the multitude of applicable considerations in this instance**, it is respectfully and forcefully made out that the proposed development suitably meets and creates positive outcomes against the requirements of each of the policies.

Officers acknowledge that the Council cannot demonstrate a 5-year housing figure for the supply of Gypsy and Traveller accommodation, and it is not possible to identify suitable alternative sites. Great weight must be applied to the medical needs of the future occupiers and the best interests of the children. As such, the additional pitches at a time when the Council lack a five-year supply of gypsy and traveller pitches **would be considered a great benefit of the proposal**. Furthermore, fulfilling the health needs of both the adults and the children on the site would also be a great benefit.

The benefits arising from the provision of additional pitches at a time when the council cannot demonstrate a 5-year housing supply would be considerable. These benefits would also apply in terms of the medical needs of the future occupiers, and the best interests of the children.

The proposed development has been carefully considered to relate sympathetically to its natural and built surroundings. The level of development proposed is predominantly related to the needs of the applicant.

The proposed development will be set well away from the highway boundary. The associated uses of land surrounding the proposed development would not materially harm the character and amenities of the area and will not conflict with the openness of the site, the countryside and the purposes of including land within it. The proposed use and the form, bulk and general design of the proposed development are in keeping with their surroundings.

The application suitably considers Local and National planning policies and guidance. There is a need to look at the applicable planning policies sensibly with respect to the site. **The Council has no sites to meet the unmet demand that are deliverable now; the proposed site is deliverable now.**

The proposal involves a small-scale site, it is considered that the site is capable of peaceful and integrated co-existence with the local community. The proposals comply with the wider considerations of sustainability, and represent sustainable forms of gypsy site development. As such it is considered that the application is in compliance with the relevant policies in

the Development Plan and is consistent with the NPPF and CLG guidance on Traveller sites.

The site provides for a local need and on the basis of our assessment the proposed permanent Gypsy and Traveller site:

- would not detract significantly from the appearance and openness of the countryside; would not cause unacceptable levels of noise, effluent discharge or damage to designated sites;
- promotes peaceful and integrated co-existence between the site and the local community;
- promotes access to appropriate health services for the family;
- ensures that children can attend school on a regular basis;
- provides a settled base that reduces the need for long-distance travelling and possible environmental damage caused by unauthorised encampment
- provides for proper consideration of the effect of local environmental quality (such as noise and air quality) on the health and well-being of any travellers that may locate there or on others as a result of new development
- avoids placing undue pressure on local infrastructure and services
- is not located at a site at risk of flooding
- avoids prominent locations and blends into the landscape;
- would not generate volumes of traffic that would prejudice highway safety or cause significant harm to the environmental character of country roads.
- is well-related in terms of its location, size and colour to existing buildings
- would not adversely affect the amenities of any nearby residential properties.

Both the general need for gypsy sites and the personal need of the occupants, for whom there is currently no suitable available alternative accommodation, carry significant weight. **Personal circumstances provide further weight in support of the proposals.** Taken together, the general and personal need for accommodation provide the compelling circumstances required to justify development. Any marginal harm arising from the proposals is clearly outweighed by other material considerations. A personal condition restricting occupancy is unnecessary.

Given the limited progress made to date by the Council in facilitating the provision of other gypsy sites and the lack of information available, it is not considered that there is a realistic expectation that sites would be available in the immediate future. For the reasons given above and having regard to all matters raised it is concluded that the application should be permitted.

Thank you in advance of your balanced consideration of the proposed application.

In advance of any decision on the application, please maintain a dialogue with myself and the applicants if you have any questions, concerns or matters that require further elaboration.