

WA/2026/00884 – Erection of 4 dayrooms and siting of 4 additional static caravans following removal of 4 existing touring caravans. at LAND TO THE NORTH OF LYDIA PARK PAINSHILL COPSE STOVOLDS HILL CRANLEIGH

Applicant: Mrs Maria Smith
Case Officer: Sam Wallis
Neighbour Notification Expiry Date: 14/06/2026
Expiry Date: 15/07/2026
RECOMMENDATION That, subject to conditions, permission be **GRANTED**

1. Site Description

The application site comprises a rectangular parcel of land situated to the north of the Lydia Park site between existing gypsy and traveller pitches on land west of Stovolds Hill. The application site area measures approximately 0.19ha, which includes the site access. The application site includes 4no of the 9no gypsy and traveller pitches consented under WA/2025/01859.

2. Proposal

The application seeks permission for:

- Erection of 4 dayrooms and siting of 4 additional static caravans following removal of 4 existing touring caravans.

3. Relevant Planning History

Reference	Proposal	Decision
WA/2025/01859	Change of use of land to provide 9 gypsy pitches, boundary treatments, associated parking, access and services (part retrospective).	GRANTED (12/11/2025)
WA/2020/0516	Change of use of land to residential use for 5 gypsy families. The site to contain 5 static caravans, 5 touring caravans with associated parking, hardstanding and associated works.	GRANTED (01/10/2021)

4. Relevant Planning Constraints

- Countryside beyond the Green Belt
- Area of Great Landscape Value (AGLV)
- Ancient Woodland 500m Buffer Zone

5. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, SP2, ST1, AHN4, RE1, RE3, TD1, NE1, CC1, CC2
- Waverley Borough Local Plan (Part 2) 2023: DM1, DM2, DM3, DM4, DM5, DM9, DM11, DM15, DM37
- Bramley Neighbourhood Plan (adopted 22 February 2022): BNP-G3, BNP-E3

Other guidance:

- The National Planning Policy Framework 2024 (NPPF)

- The National Planning Practice Guidance 2014 (NPPG)
- Council's Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)
- Planning Policy for Traveller Sites 2024 (PPTS)
- Waverley Gypsy and Traveller Accommodation Assessment (December 2025)
- Waverley Interim 5-Year Traveller Accommodation Supply Position (2021)

6. Consultations and Parish Council Comments

None received.

7. Representations

None received.

Planning Considerations:

8. Principle of Development

Policy SP1 of the Waverley Local Plan (Part 1) 2018 (LPP1) states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development.

Policy AHN4 of Local Plan (Part 1) 2018 sets out a sequential approach for identifying sites for Travellers and Travelling Showpeople and outlines the relevant criteria against which proposals for permanent and transit sites for Gypsies and Travelling Showpeople will be assessed.

The Planning Policy for Traveller Sites ('PPTS') 2024, which should be read in conjunction with the NPPF, sets out the Government's guidance for the provision of Gypsy and Traveller sites. The PPTS is a material consideration in the determination of this planning application, to be considered in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990.

Paragraph 25 of the PPTS states that 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;
- e) that they should determine applications for sites from any travellers and not just those with local connections.

Paragraph 26 states that 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.

The principle of a gypsy / traveller use of the land in question has already been established by permission WA/2025/01859. The issue in this case is whether the increased quantum of development on the land subject to this application is acceptable subject to other relevant planning considerations.

In this assessment, officers firstly set out the level of weight to be given to additional gypsy / traveller need in the section below.

9. Local Need for Gypsy and Traveller Accommodation

National planning policy relating to the provision of gypsy and traveller sites is set out in the governments *Planning policy for traveller sites* (PPTS). Paragraph 10 (a) in the PPTS also sets out that Local Planning Authorities should “*identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years’ worth of sites against their locally set targets.*” Footnote 4 to Paragraph 10 in the PPTS then sets out the 3 key deliverability tests that need to be met for a site/pitch to be considered as a component of 5-year supply: “*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 plan*”.

Paragraph 28 of the PPTS states “*If a local planning authority cannot demonstrate an up to date 5-year supply of deliverable sites, the provisions in paragraph 11(d) of the National Planning Policy Framework apply*”.

Paragraph 11(d) of the NPPF states that permission should be granted where there are no relevant development plan policies, or the policies in this Framework that protect areas or assets of particular importance (outlined within footnote 7 of the NPPF) provides a strong reason for refusing the development proposed, or where any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits.

In December 2025, consultants ORS completed both the Gypsy and Traveller Accommodation Assessment (GTAA) and the subsequent Pitch Deliverability Assessment (PDA) commissioned by the Council. The GTAA sought to understand the accommodation needs of the Gypsy, Traveller (and Travelling Showpeople) communities within the Council area through a combination of desk-based research, stakeholder interviews, and engagement with members of the Travelling Community. This included those living on all known sites, yards, and encampments, as well as efforts to engage households living in bricks-and-mortar accommodation. The research identified 152 Gypsy or Traveller households that meet the 2024 PPTS planning definition, with a further 40 households whose status could not be confirmed. As these 40 households may also meet the planning definition, they are treated as ‘Undetermined Households’ for the purposes of the GTAA.

Following completion of the GTAA, a detailed Pitch Deliverability Assessment (PDA) was undertaken. Its purpose was to examine in greater depth the capacity of existing sites and yards to accommodate additional pitches, plots, and/or caravans to meet the needs identified within the GTAA.

The GTAA identified a five-year requirement for 50 pitches in the district to meet the needs of resident Gypsies and Travellers. This total - set out in the December 2025 GTAA and inclusive of need arising from Undetermined Households - comprises 37 pitches for households that meet the 2024 PPTS planning definition and 13 pitches for Undetermined Households.

The subsequent Pitch Deliverability Assessment (PDA) concluded that a total of 58 pitches could be delivered on existing sites in accordance with the three deliverability tests in Footnote 4 to Paragraph 10 of the PPTS. This supply consists of 49 pitches for households meeting the 2024 PPTS planning definition and 9 pitches for Undetermined Households. It is noted in the Pitch Deliverability Assessment that the site (WAV017-02) was identified as providing a maximum of 9no pitches based on the 500sqm requirement in Policy DM37 of the Local Plan (Part 2) 2023. The proposal does not seek to add further pitches but replace consented touring caravans for static caravans with two statics on each of the four pitches as well as an additional dayroom.

On this basis, the Council is currently able to demonstrate a five-year supply of pitches in excess of the identified need – with a surplus 8 pitches above the identified need of 50 as set out in the December 2025 GTAA. Since that decision, officers are aware of another nearby site at Ranch Park in the wider Lydia Park site that has provided for an additional 5no static caravan places for gypsy and traveller households – granted in March 2026 (WA/2026/00215).

The Council can therefore demonstrate a five-year supply, meaning that limited weight can be given to the overall level of need within the Borough. However, this does not preclude the approval of additional development where proposals comply with relevant policies and are acceptable on their individual merits.

10. Planning History

The planning history is a material consideration.

The background of the site is that permission was granted on 01/10/2021 for the change of use of land to residential use for 5 gypsy families to contain 5 static caravans and 5 touring caravans (WBC Ref: WA/2020/0516) (to the immediate west of the application site in the same land parcel).

Following this, a further permission was granted on 12/11/2025 for the change of use of the land to provide 9 gypsy pitches and associated development (part retrospective) (WBC Ref: WA/2025/01859). The proposal was part retrospective with the five gypsy pitches, already having been consented and implemented under the previous 2020 application on the west of the land parcel – thus resulting in a net increase in four gypsy / traveller pitches to the undeveloped eastern portion.

This proposal seeks to intensify the eastern part of the site (the additional four pitches) with the removal of the 4no touring caravans and addition of 4no static caravans in their place as well as 4no new dayrooms. Cumulatively this would mean 13no gypsy and traveller static caravans across the entire 0.19ha land parcel (majority of this is outside the red-line of this application).

The site plan comparisons are shown below:



The test is whether having regard to the changes, the current proposal is materially more harmful than the approved scheme WA/2025/01859 and is acceptable in its own right.

11. Impact on Countryside, AGLV and visual amenity

The site is located within the Countryside beyond the Green Belt and is situated outside any defined settlement boundary. Policy RE1 of Waverley Local Plan Part 1 (LPP1) states that in this area the intrinsic character and beauty of the countryside will be recognised and safeguarded in accordance with the NPPF.

The site is also located within the locally designated Area of Great Landscape Value (AGLV). Policy RE3 of LPP1 states that the AGLV will be retained for its own sake and serves a buffer to the Surrey Hills National Landscape, until there is a review of the National Landscape boundary.

Policy TD1 of LPP1 requires development to be of high-quality design and to be well related in size, scale and character to its surroundings. Policy BNP-G3 of the Bramley Neighbourhood Plan seeks to manage development in a similar vein and requires new development to be of a high quality and inclusive design that responds to the distinctive local character of the area in which it is located.

Policy DM15(b) of the Waverley Local Plan Part 2 (LPP2) states that development in rural areas should recognise the natural beauty and undeveloped character which is intrinsic to the open countryside, together with the distinctive character and pattern of development.

As discussed previously for WA/2025/01859, the application site comprises a rectangular shaped 'wedge' of land situated largely adjacent between two sites that have been granted planning permission for use as gypsy traveller sites (WA/2020/0551 to the east;

WA/2025/00451 to the west) with further gypsy sites within the wider vicinity that form part of the immediate character of the area. There is a line of trees opposite the access to the site, on the northern side of the private access track off Stovolds Hill, which separates the application site from open countryside to the north.

Whilst the application site is located within the Countryside, outside of any settlement boundary, the proposed development must be viewed within the context of the existing development within the immediate vicinity. In this setting, the proposed development would comprise infill development that does not expand the envelope of existing development on the southern side of the access road into the open countryside to the north and would not constitute countryside encroachment.

The proposal remains a notable intensification over that which was approved at the application site originally. However, the static caravans would replace consented touring caravans and officers can attach a planning condition that no touring caravans are brought to site. The layout does still maintain suitable spacing between the caravan units to provide soft landscaping between each pitch, a condition that was previously attached as Condition 11 and will be carried over to this permission. The block wall on the north aspect remains unchanged from that which was consented under WA/2025/01859.

An area of play space for children, as approved under WA/2025/01859, would not be impacted by the proposal, sat to the western portion of the land parcel and remains controlled by Condition 10 of that permission.

With all matters considered, the amended layout with spacing for dayrooms, hedging on boundaries and appropriate parking does allow, whilst still a notable intensification, a site that would not be considered overdeveloped. The proposal would not encroach into areas of open countryside, appearing well related to the existing gypsy and traveller pitches that surround the site to the west, east and south.

Therefore, subject to a condition on landscaping, the proposal would not harm the immediate countryside location and the locally designated Area of Great Landscape Value (AGLV) in accordance with Policies RE1, RE3 and TD1 of LPP2, Policies DM4 and DM15(b) of LPP2 and Policy BNP-G3 of the Bramley Neighbourhood Plan.

12. Impact on the Setting of the Surrey Hills National Landscape

It is relevant to note that land to the north of Dunsfold Road (approximately 300m from the application site) is within the Surrey Hills National Landscape. Whilst it is accepted that the site lies outside of the Surrey Hills, Policy RE3 of the Local Plan (Part 1) 2018 also acknowledges that the setting of the National Landscape will be protected where development outside its boundaries harm public views from or into it.

As was detailed for a nearby site at Ranch Park WA/2026/00215, in terms of the Surrey Hills National Landscape, the site is set a relatively sizeable distance of 300m from the boundary itself with screening along the Dunsfold Road boundary that provides only glimpses of the site from the road. Officers do note important long-range views are available of the Stovolds Hill site from Hascombe Hill (approximately 1.9km to the north-west). However, unlike a number of gypsy / traveller planning applications at a pending appeal inquiry to the north of the access point, this specific site is already well related to the envelope of development at Stovolds Hill and therefore, such intensification would not

be readily perceivable from such identified viewpoints given this relationship to existing gypsy / traveller sites that flank either side of the site.

For these reasons, no harm to the setting of the Surrey Hills National Landscape is identified in accordance with Policy RE3 of the Local Plan (Part 1) 2018.

13. Domination of the Settled Community

Policy C of the PPTS states:

“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.”

Paragraph 26 of the PPTS again echoes this principal and reiterates *“Local planning authorities should ensure that sites in rural areas respect the scale of, and do not dominate, the nearest settled community”*.

The various existing gypsy and traveller settlement on the western side of Stovolds Hill is large and already dominates -in spatial terms - the nearest settled community comprising of ~20 dwellings to the south on Stovolds Hill.

This application proposal, alike WA/2025/01859, represents an infill development, situated between existing gypsy/traveller sites, and crucially, it does not extend the physical envelope of the settlement to the north or encroach further into the open countryside. The development is located to the south of a private access road, and as such, it does not impinge on the land to the north where no planning permission exists for a gypsy / traveller use.

While the granting of planning permission would result in an increase in the gypsy/traveller population, it is important to emphasize that Policy C of the PPTS primarily concerns the scale of development, with the spatial arrangement of the site being the key determinant. The existing gypsy/traveller settlement already exerts a significant presence in the locality, in terms of both scale and land use, and has established a notable dominance over the nearest settled community. However, the proposed development does not extend or exacerbate the spatial boundaries of the settlement, and thus, it does not contribute to any additional physical or visual dominance. The spatial relationship between the gypsy/traveller sites and the nearest settled community, as a result of this application, remains largely unchanged.

As such, the proposed development respects the existing spatial limits and would not further intensify the perception of dominance.

Considering the above, the proposal complies with Policy C of the PPTS.

14. Impact on Neighbouring Residential Amenity

Policy DM5 of the Waverley Local Plan (Part 2) (LPP2) states that development should avoid harm to the amenity of future occupants and existing occupants of nearby land, buildings and residences including by way of overlooking, loss of daylight or sunlight, or overbearing appearance.

Given the single storey nature of caravans, the proposals will not give rise to harm to the residential amenity of neighbouring gypsy / traveller sites in terms of overlooking, loss of light, or overbearing development and the development would accord with Policy TD1 of the Waverley Local Plan (Part 1) and Policy DM5 of the Waverley Local Plan (Part 2).

15. Quality of Accommodation and On-Site Facilities

Policy AHN4 of the Waverley Local Plan (Part 1) (LPP1) states that proposal for permanent sites for Gypsies and Travellers will only be permitted if the site is able to accommodate on site facilities for the parking and manoeuvring of vehicles and storage, play and residential amenity space.

Policy DM37 of the Waverley Local Plan (Part 2) (LPP2) sets out the design principles for gypsy and traveller sites. The policy is designed to supplement policy DM4 of LPP2 but is tailored to the specific needs of Gypsies and Travellers.

The policy states that each pitch should measure at least 500m² (unless extended families are sharing facilities, in which case their needs will be assessed individually) and provide the following:

- a) A utility building
- b) An amenity area
- c) Hard standing for a trailer, touring caravan and another vehicle.
- d) Landscaping
- e) Access that promotes the ease of movement whether walking, cycling or driving
- f) Sufficient provision for waste management

The policy also states that provision of play space will be required at a site-wide level. The supporting text for this policy states that the 500m² figure has been established to ensure that the final pitch design can accommodate all the necessary elements, including landscaping, play space, and access arrangements.

This is general accordance with the thrust of the PPTS which states at Paragraph 27, amongst other measures, that when considering applications, local planning authorities should attach weight to sites being well planned or soft landscaped in such a way as to positively enhance the environment and increase its openness, promoting opportunities for healthy lifestyles, such as ensuring adequate landscaping and play areas for children and 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.

Policy DM4 of LPP2 states that new development will be expected to be of high quality design. The policy states that the principles of good design should be incorporated by ensuring that ancillary and utility facilities are designed into the proposal from the outset (DM4(g)).

In terms of this proposal, whilst still a noted intensification over the original permission WA/2025/01859, the scheme will have a day room for each pitch (two static caravans per pitch) and provides three car parking bays for each pitch. Given the position of two static caravans on each pitch, touring caravans will not be accommodated, and officers will attach a condition that only 8no static caravans (2no statics for each pitch) shall be stationed on the site with no touring caravans. The Planning Statement notes that the static caravans would be used for larger families.

There will be some landscaping, with native hedging between pitches and the degree of intensification is not materially greater than adjacent sites such as at Ranch Park (WA/2026/00215). An area of play space for children, as approved under WA/2025/01859, would not be impacted by the proposal, sat to the western portion of the land parcel.

There are no plans on refuse storage which is a consideration under Policy DM37. Given the intensification proposed and ongoing issues of waste management at the wider site that have been highlighted by the Environmental Health team in other planning applications at Lydia Park, a condition has been attached that these details be submitted to the LPA.

Overall, subject to a refuse storage condition and limiting the site to 8no static caravans (2no on each pitch) only, officers consider the proposal intensifies the site to a degree that would be acceptable and provide a reasonable level of accommodation for gypsy / traveller families. The proposed development, when the policy is read as a whole, would comply with Policy DM37 of the Local Plan (Part 2) 2023, Policy AHN4 of the Local Plan (Part 1) 2018 and the PPTS.

16. Flood Risk / Drainage

Policy CC4 of the Local Plan (Part 1) 2018 states that in order to reduce the overall and local risk of flooding, development must be located, designed and laid out to ensure that it is safe; that the risk from flooding is minimised whilst not increasing flood risk elsewhere and that residual risks are safely managed. In those locations identified as being at risk of flooding, planning permission will only be granted where it can be demonstrated that it is located in the lowest appropriate flood risk location, it would not constrain the natural function of the flood plain and where sequential and exception tests have been undertaken and passed.

The site is not major development as defined in Annex 2 of the NPPF and therefore, in line with Policy CC4, there is no requisite to provide SuDS in this case.

The whole of the development site lies entirely within Flood Zone 1 of the Environment Agency Flood Map, being the zone with risk of 1 in 1,000 year (0.1% AEP) or less for river flooding. In line with the Flood Risk Vulnerability Table within the NPPF, the exceptions test will not be required for the site, and the proposal is sequentially appropriate.

The land on which the 8no static caravans are proposed is not within a Critical Drainage Area (Footnote 63 of the NPPF) and the Environment Agency's Risk of Flooding from Surface Water (pluvial) flood mapping identifies the site (of the caravans) at very low risk of pluvial flooding. A portion of the shared access near to Stovolds Hill is identified at High Risk of Surface Water Flooding. However, no changes to the access are proposed (this site does not use that northern access track). Therefore, a condition on surface water flooding would not be NPPF compliant in this instance.

Officers have noted previous comments from the Environmental Health team on other gypsy / traveller applications in the immediate area that several sites in this area have connected foul drainage such that they empty into the stream/ditch to the north and EH and the Environment Agency have been involved with these ongoing issues in an attempt to rectify the situation. Regardless of the separate legislative regimes available to both the EH and the Environment Agency on unauthorised discharges into stream / ditches, for any

new planning application this is a concern. Whilst this was not a condition attached to WA/2025/01859, it has become a more pronounced issue in the intervening period and intensification has the potential to only exacerbate the issue further, especially given the proposal does not provide any information on sufficient waste management. A condition was attached on an adjacent site - Ranch Park (WA/2026/00215) and given these concerns, a condition will also be attached here to ensure that suitable foul water drainage solutions are provided for.

Subject to a foul water drainage condition, the proposal therefore accords with Policies DM3 and CC4 of the Local Plan (Part 1) 2018 and guidance within the NPPF and NPPG.

17. Highways and Parking

Policy ST1(9) of the Waverley Local Plan (Part 1) states that development should make appropriate provision for car parking, having regard to the type of development and its location, in accordance with local standards.

Policy DM9 of the Waverley Local Plan (Part 2) (LPP2) seeks to provide safe and convenient access for all highway users in variety of ways. The policy also states that development should include adequate car parking spaces, cycle storage and make appropriate provision of electric vehicle charging points.

The proposal utilises the existing private access road off the western side of Stovolds Hill that is already used for access to developments of a similar nature (to the south of the development site through Lydia Park). The CHA did not previously object to WA/2025/01859 and given the addition of four static caravans in the context of those pitches that already use that access track, it is not considered to intensify use of the access that would be prejudicial to highway safety. A condition has been attached that the parking shall be retained and access continued to be made available for vehicles to enter and leave the site in forward gear.

It is considered that – subject to a condition – the proposal would not conflict with Policy ST1(9) of LPP1 or Policy DM9 of LPP2.

18. Biodiversity and compliance with Habitat Regulations 2017

Policy NE1 of the Waverley Local Plan (Part 1) (LPP2) states that the Council will seek to conserve and enhance biodiversity. Development will be permitted provided it retains, protects and enhances biodiversity and ensures any negative impacts are avoided or, if unavoidable, mitigated.

Policy DM1 of the Waverley Local Plan (Part 2) (LPP2) seeks to control the environmental impacts of development, and DM1(9) states that development should avoid negative impacts upon biodiversity deliver the minimum biodiversity net gain of 10% as required by the Environment Act 2021.

Protected Species / Habitats

The application site is not within, adjacent to or within the buffer zone of any internationally, nationally or locally designated habitats sites. The submitted application form and biodiversity checklist indicates that the applicant believes that the proposal would not be likely to affect features of biodiversity or geological conservation interest.

Biodiversity Net Gain

The proposed development is part retrospective (as evidenced by available aerial imagery), and the works would fall within the 'de minimis' exemption. Therefore, no BNG is required on this site as outlined in the Environment Act 2021.

The development would therefore accord with Policy NE1 of the Local Plan (Part 1) 2018, Policy DM1 of the Local Plan (Part 2) 2023 and Paragraphs 192 and 193 of the NPPF 2024.

19. Other Matters

Policy DM2 of the Local Plan (Part 2) 2023 states that all development should seek to maximise energy efficiency and reduce carbon emissions through its design, structure, orientation and positioning, landscaping and relevant technology.

A Climate Change and Sustainability Checklist has been submitted in support of the application. Given the nature of development for static caravans and a day room, no concern is raised.

20. Personal circumstances, Human Rights and the Public Sector Equality Duty, and best interests of the children

Officers are mindful of Article 8 of the European Convention on Human Rights as incorporated into the Human Rights Act 1998 (HRA) which states that everyone has a right to respect for private and family life, their home and correspondence. This is a qualified right, whereby interference may be justified in the public interest, and it would be proportional to do so.

Additionally, the Council – as a public authority - have had due regard to the Public Sector Equality Duty (PSED) contained in the Equality Act 2010, which sets out the need to eliminate unlawful discrimination, harassment and victimisation and to advance equality of opportunity. The applicant and family are Irish travellers and therefore have the protected characteristic of race for the purposes of PSED.

No specific personal circumstances have been advanced in the planning statement – however, officers have not identified harm from the proposal given the context of the site and therefore, the application does not require personal circumstances to potentially outweigh any identified harm.

21. Conclusion

The planning balance assessment concludes that the proposal is in accordance with the Development Plan, as such, planning permission is recommended for approval.

Recommendation

That permission be **GRANTED** subject to the following conditions:

1. Condition:

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. Condition:

The plan numbers to which this permission relates are:

- Location Plan (2531/FP1.0 location 1:1250)
- Site Block Plan (2531/FP2.1a dated 15/04/2026)
- Proposed Dayroom (FP3.0 dated 15/04/2026)

The development shall be carried out in accordance with the approved plans.

Reason:

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan (Part 1) 2018 and Policies DM1 and DM4 of the Local Plan (Part 2) 2023.

3. Condition:

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans (Drawing No. 2531/FP2.1a dated 15/04/2026) for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking / turning areas shall be retained and maintained for their designated purposes.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy DM9 of Local Plan Part 2 (2023) and the National Planning Policy Framework (2024).

4. Condition:

The site shall not be occupied by any persons other than gypsies and travellers as defined within Annex 1: Glossary of Planning Policy for Traveller Sites (December 2024).

Reason:

To ensure control over the occupation of the development in accordance with Policies AHN4 and TD1 of the Local Plan 2018 (Part 1).

5. Condition:

If the use hereby permitted is to cease, all caravans, buildings, structures, equipment and materials brought onto and erected on the land for the purposes of such use shall be removed within 30 days of the date of the last use.

Reason:

In the interest of the character and amenity of the area in accordance with Policies RE1, RE3 and TD1 of the Local Plan 2018 (Part 1).

6. Condition:

No more than 2 static caravans and no touring caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 as amended, shall be stationed on each gypsy / traveller pitch hereby approved and there shall be no more than 4 gypsy / traveller pitches on the application site.

Reason:

In the interest of the character and amenity of the area in accordance with Policies RE1, RE3 and TD1 of the Local Plan 2018 (Part 1).

7. Condition:

No commercial activities shall take place on the site, including the storage of materials, at any time.

Reason:

In the interest of the character and amenity of the area in accordance with Policies RE1, RE3 and TD1 of the Local Plan 2018 (Part 1).

8. Condition:

No floodlights or other forms of external lighting shall be installed on the site, other than that approved as part of this development, without the prior written permission of the Local Planning Authority.

Reason:

In the interest of the character and amenity of the area in accordance with Policies RE1, RE3 and TD1 of the Local Plan 2018 (Part 1).

9. Condition:

No vehicle over 3.5 tonnes shall be stationed, parked or stored on this site, at any time.

Reason:

In the interest of the character and amenity of the area in accordance with Policies RE1, RE3 and TD1 of the Local Plan 2018 (Part 1).

10. Condition:

Prior to the first occupation of the additional static caravans hereby approved, a detailed hard and soft landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The landscaping scheme shall be carried out strictly in accordance with the agreed details and shall be carried out within the first planting season after commencement of the development or as otherwise agreed in writing with the Local Planning Authority. The landscaping shall be maintained to the satisfaction of the Local Planning Authority for a period of 5 years after planting, such maintenance to include the replacement of any trees and shrubs that die or have otherwise become, in the opinion of the Local Planning Authority, seriously damaged or defective. Such replacements to be of same species and size as those originally planted.

Reason:

In the interest of the character and amenity of the area in accordance with Policies TD1, RE1 and RE3 of the Local Plan (Part 1) 2018.

11. Condition:

Prior to the first occupation of the additional static caravans hereby approved, a refuse storage plan for each pitch shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the refuse storage is provided and thereafter retained in accordance with the approved details.

Reason:

To ensure adequate waste management is available to meet the needs of the intensified application site in accordance with Policy DM37 of the Local Plan (Part 2) 2023.

12. Condition:

Prior to first occupation of the additional static caravan units hereby approved, a scheme for the disposal of foul drainage and the disposal of 'grey water', together with a timetable for its implementation and details of its management, must be submitted in writing to the Local Planning Authority for approval. The approved scheme must be implemented in accordance with the approved details and timetable and the approved scheme shall thereafter be retained and managed for the duration of the development.

Reason:

In the interest of environmental health to avoid indiscriminate waste disposal in accordance with Policy DM1 of the Local Plan (Part 2) 2023.

Informatives:

The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of Paragraph 39 of the National Planning Policy Framework 2024.

Case Officer Sam Wallis

Signed: _____ Date: 09/07/2026

Agreed by Team or DC Manager: Joanne Hollingdale Date: 14.07.206

Time extension agreement in writing seen by signing off officer: N/A

Agreed by Development Manager or Head of Planning Services N/A