



AGENDA ITEM 6 - DC/18/2084

Fryern Park Farm, Fryern Park, Fryern Road, Storrington

Update:-

The Council's Planning Compliance Team visited the application site on Thursday 10 January 2019. As part of this visit it was confirmed that while two mobile homes have been stationed on the site they are not in the same positions as is proposed by the current application. In addition, and as stated in paragraph 1.7 of the Committee Report, it is understood they are being occupied by workers associated with the construction of an adjoining stable block. The mobile homes on the site would not therefore be related to the use and layout being proposed by the current application. On this basis the application is not therefore retrospective and the pre-commencement / occupation conditions which form part of the recommendation (nos. 3 through 6) would therefore remain relevant to the proposed development.

In addition, a number of queries have been raised relating to the inclusion of amenity buildings for each pitch and the provision of parking spaces for touring caravans as part of the proposed layout. A good practice guide for designing Gypsy and Traveller sites was produced by the Department for Communities and Local Government (DCLG) in 2008. While this guide has been withdrawn by the DCLG it has not been replaced with an updated document and its contents regarding amenity buildings remains highly relevant to the consideration of planning applications for gypsy and traveller pitches.

The Good Practice Guide states that an average family pitch must be capable of accommodating an amenity building, a large mobile home (trailer) and touring caravan, a small garden area and parking space for two vehicles.

In respect of amenity buildings this guide states that:-

"It is essential for an amenity building to be provided on each pitch, although this can be provided across two pitches as two separate and entirely self contained semi-detached units. The amenity building must include, as a minimum: hot and cold water supply; electricity supply; a separate toilet and hand wash basin; a bath/ shower room; a kitchen and dining area."

The amenity buildings proposed by this application reflect the above guidance and are therefore considered necessary in order to provide well designed pitches on the site.

In order to reflect good practice the layout also provides pitches with a mobile home and parking space for a touring caravan. The inclusion of space for a touring caravan reflects to need to accommodate occupants travelling lifestyle, with conditions 7 and 9 of the recommendation (as set out in the main Committee Report) ensuring only 1 touring caravan for each pitch and preventing occupation at any time they are parked on the application site.

End