

**FIRST SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**18<sup>th</sup> June 2019**

**Agenda item      9**

**Application Ref. 19/00332/FUL**

**Land to the West of Newcastle Road (A53), Blackbrook**

The views of the Highway Authority have not been received in response to the submitted plan showing visibility splays at the site access. As such it is not known whether the plans address reason 2 of the recommendation as set out in the main agenda report.

To ensure that the Highway Authority have a reasonable amount of time to consider and provide comments on the plan in question it is your Officer's opinion that the recommendation should be changed as follows:

**Subject to**

**(a) Should the Highway Authority remove their objection by no later than 27<sup>th</sup> June the Head of Planning given the delegated authority to REFUSE the application for the following reasons;**

- 1. The proposed development is in an unsuitable location within the open countryside away from services and facilities and without safe and convenient access to public transport. Whilst the Local Planning Authority recognises that there is an identified and unmet need for a further gypsy and traveller pitch in the period between 2014 and 2019, and a further 6 pitches in the period between 2019 and 2034 the benefits arising from the proposed development do not outweigh identified harm. The proposed development would therefore be contrary to Policy CSP7 of the Core Strategy and national policy within the Planning Policy for Traveller Sites, saved policy N20 of the Local Plan and the guidance of the National Planning Policy for Traveller Sites and the National Planning Policy Framework.**
- 2. The applicant has failed to demonstrate that the residents of the site will not be adversely affected by the impact of noise from the A53 and the nearby pumping station and as such the proposal is contrary to the guidance of the National Planning Policy for Traveller Sites and the National Planning Policy Framework.**
- 3. The applicant has failed to demonstrate that the proposed development will not have an adverse impact on Wellings, a critical groundwater source used for public water supply to the local area and is vulnerable to surface influences, contrary to the guidance of the National Planning Policy Framework.**

**(b) Should the Highway Authority maintain their objection or not respond by 27<sup>th</sup> June the Head of Planning given the delegated authority to REFUSE the application for the reasons 1-3 above and the following additional**

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**reason as amended to reflect the views of the Highway Authority if necessary;**

**The applicant has failed to demonstrate that the existing access is suitable for the proposed development and that the visibility splays achievable from the site are appropriate for the speed of traffic and that the development will not, therefore, result in an adverse impact on highway safety. As such the proposal is contrary to the guidance of the National Planning Policy Framework.**