

The Planning Inspectorate
Room 3E
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dear Sirs

APPEAL UNDER SECTION 174 – APP/H1705/C/18/3210244

LOCATION - LAND AT RAMPIERS LITTLE LONDON ROAD SILCHESTER HAMPSHIRE

ALLEGED BREACH - WITHOUT PLANNING PERMISSION THE MATERIAL CHANGE OF USE OF THE LAND FROM AGRICULTURAL TO A RESIDENTIAL CARAVAN SITE, THE SITING OF MOBILE HOMES/CARAVANS FOR RESIDENTIAL OCCUPATION ON THE LAND, AND THE LAYING OF HARD STANDING AND SUB BASE

I wish to **SUPPORT** Basingstoke and Deane Borough Council in issuing the enforcement notice dated 20 August 2018 concerning the above unauthorised development that is subject to Appeal Reference APP/H1705/C/18/3210244.

The primary reasons for supporting the Council are that this unauthorised development is in direct contravention of various policies of the Basingstoke & Deane Borough Council Local Plan, the Government's Planning Policy for Traveller Sites and the National Planning Policy Framework.

I support the reasons given by Basingstoke and Deane Borough Council in the enforcement notice and would add that:

1. The unauthorised site **does not meet the locally specific policy tests** for the location of gypsy and traveller sites as set out in Local Plan Policy CN5 as there is no identified need or justification to release this site, hardstanding and access road in the open countryside - with future pressure for day rooms and other domestic paraphernalia, or lack of alternatives to justify development within the open countryside and a Site of Special Scientific Interest.
2. The development represents a **severe risk to highway safety** to all users, both at the junction of the site access with the Public Right of Way, and the junction with Little London Road with insufficient visibility in both directions, contrary to Local Plan Policies CN5(d) and CN9.
3. There is a **lack of social facilities with capacity** such as schools, health services, shops etc. within reasonable distance of the site contrary to Local Plan Policy CN5(c).
4. Services and facilities can only be accessed using a car as there is no safe or convenient pedestrian access, whereby the **strong sense of physical and functional isolation** means there is no integration between the travelling and settled community. The development would also be enclosed with extensive hardstanding and fences whereby the site and occupants are **deliberately isolated** from the rest of the community. The development is contrary to Local Plan Policies CN5(c)(d)(g) and CN9.
5. The site lies **within an area at risk of fluvial and surface water flooding** and as such is not appropriate, failing the sequential, risk-based approach to the location of development. The extensive hardstanding already imported and laid out has impacted on drainage conditions and water quality, increasing the risk of flooding, contrary to Local Plan Policies CN5, EM6 and EM7.

6. A site of this scale, would represent the largest gypsy and traveller site in the Borough, would **dominate the nearest settled community** of Silchester and would not lead to appropriate integration between the settled and travelling communities, contrary to Local Plan Policy CN5.
7. Adverse impact on **nature conservation and biodiversity**, in particular the site is partly within both a Site of Special Scientific Interest and a designated Priority Habitat. These habitats have been destroyed by the unauthorised development. The scheme conflicts with Local Plan Policies CN5 and EM4.
8. The **adverse visual impact** of the use, with associated proliferation of domestic paraphernalia and day rooms is substantial, with a harmful change to the character of the land, contrary to Local Plan Policies CN5, EM1 and EM10.
9. Trees on the site have already been felled without a License, leading to **harm to the valued landscape character** of the area. The unauthorised development and pressure to fell additional trees would only make this impact worse, contrary to Local Plan Policy EM1(e).
10. Adverse **residential amenity** conditions for occupants of the site due to the adjacent sewage treatment works, industrial site and overhead cables, contrary to Local Plan Policies CN5(b) and EM12.
11. The site cannot be adequately and appropriately connected to **local infrastructure** furthermore an overhead power line extends across the site and easement restrictions are not respected, contrary to Local Plan Policies CN5 and CN6.
12. The **impact of contamination** on a sensitive residential land use arising from previous uses of the land, including as a shooting range, and unregulated imported material must be assessed under Local Plan Policy EM12.
13. The development may have impacted upon non-designated heritage assets of **archaeological interest** associated with the former Roman town of Calleva Atrebatum, contrary to Local Plan Policy EM11.
14. Granting planning permission would establish a **precedent** that is likely to lead to harmful intensification and extension of the use onto other land around the application site, making it difficult for the Council to resist future applications and exacerbating the social and environmental harms.

Yours faithfully

Signature
Name
Address

cc Calleva Society callevasociety@gmail.com