

South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Date: 8th April 2022
GPS ref: 21_1161B
Planning Portal ref: PP-11183339

Dear Sir/Madam,

Re: Land To The South Of Chear Fen Boat Club Twentypence Road Cottenham Cambridgeshire

An application at the above-mentioned address has been submitted via Planning Portal for '*a material change of use of land through intensification to the stationing of caravans for residential purposes, nine dayrooms and the formation of hardstanding ancillary to that use.*'

The applicant seeks planning permission for 9 no. residential pitches to meet a recognised need, and a personal need, for such facilities in the area to facilitate a gypsy lifestyle.

The application site is known as land to the south of Chear Fen Boat Club, Twentypence Road, Cottenham Cambridgeshire. The application site is located approximately 4km north-east of Cottenham. The River Great Ouse forms the northern boundary of the site and the B1049 the eastern boundary. The western and southern boundaries are defined by established mature hedgerows / trees. The site is served by an existing dedicated access road.

The site is well screened on all sides by established mature trees and hedgerows which will prevent views into the site and along the east and most of the southern side by a large established bund. Uses inside bunds are a feature of this area. From the footpath along the River Great Ouse, the dominant feature is the Twentypence Marina on the northern side of the river. Views to the south of the footpath are obscured by a belt of mature trees.

Following a site visit and consultation with the client the site layout has been determined to best meet the applicant's requirements and limit any impacts. Although it has been withdrawn by Government, in the absence of any replacement document, the pitch has been designed with reference to the standards that were defined in 'Designing Gypsy and Travellers Sites – A Good Practice Guide (2008)'. The layout design also conforms with South Cambridgeshire DC's Policy H/23: Design of Gypsy and Traveller Sites.

The proposed pitches will be kept well clear of the River Great Ouse.

The proposed caravans will conform to the definition within Section 29(1) of the Caravan Sites and Control of Development Act 1960 and Section 13(1) of the Caravan Sites Act 1968 and therefore plans and elevations of individual units are not required.

The proposal incorporates one mobile home, one touring caravan, and one dayroom per pitch. The dayrooms will provide facilities that enable the occupants of the caravans to minimise the recognised hazards associated with cooking and fire in the close confines of caravans and provide facilities for washing and bathing and the maintenance of basic hygiene.

Please note in regards to making the decision that there will be children living on the site and as such any decision taken by the council should be made having considered the best interests of the children on the site. There is an explicit requirement to treat the needs of the children on the site as a primary consideration (UNCRC Article 3, fully set out at para 80-82 of AZ) and, in respect of a decision by the LPA to safeguard and promote the welfare and well-being of the children (Children's Act 2004, s.11(1)).

Yours sincerely,
Graham Clark BA(Hons) DipTP MRTPI

Associate Director
For and on behalf of Green Planning Studios Ltd