Annex 14

Havering Cabinet Meeting on August 5 2020

Item to be approved for Havering Local Plan Main Modifications Public Consultation

Pitch Deliverability Assessments (Matrixs) (February 2019)

August 2020



Examination into the Havering Local Plan 2016 - 2031

Document for Public Consultation alongside the Proposed Main Modifications

Pitch Deliverability Assessment (Matrices) (February 2019)

August 2020

SITE BACKGROUND Site reference HA16 Site name and address Ashlea View, Tomkyns Lane, RM14 1TP Site plan
Site plan
Pond Pond View
Tennis Court
Site planning status Unauthorised
Planning historyP1705.10 – 3 static, 1 tourer – expired 30 June 2013
GTAA 2019 pitch number 5
GTAA 2019 planning definition5 households met the planning definition
status Additional current and future 6 needs 6
Total pitch need 2016-20215 – 5 x unauthorised
Total pitch need 2021-20311 – 1 x new household formation
Site area 2.3ha
Site ownership Private
DEVELOPMENT CONSTRAINTS
Green Belt Yes
SSSI No
Heritage Area No
Flood zone No Contaminated land No
Within 250m of landfill site No Within high pressure gas pipeline No
safeguarding zone
Mains water and electricity Yes
available or accessible
Sanitation available or capable of Yes being provided
Provision for surface water and No

storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character	Low impact. Residential development on the site is set back
and amenity	from Tomkyns Lane, is screened by vegetation and has a low
	impact on the local character, appearance and general openness of the area.
Impact of site on amenity of local	Low impact. Sporadic residential development along
residents	Tomkyns Lane and no adjoining properties.
Site can provide visual and acoustic	The residential area is set back from Tomkyns Lane and
privacy	provides visual and acoustic privacy.
Environmental concerns	No known issues.
Constraints on design and layout of	The residential area should be located at the end of the
the site	driveway (as current) in order to maintain the character,
	openness and visual amenity of the area.
Could the site meet current and	Yes
future need?	
Could the site only meet current	n/a
need?	
Can the configuration of the site be	Yes
altered to meet future need?	
Are the residents in a position to	Yes – Site owners have plenty of room to accommodate
take forward the planning	their current and future needs. If granted planning
application/deliver the site and	permission, they would construct a proper access road and
intensification to meet planning	invest money on the site.
conditions?	

SITE BACKGROUND	
Site reference	HA14
Site name and address	Blossom Hill View, Church Road
Site plan	Biosson Hin View, Charlen Roda
Site planning status	Unauthorised
Planning history	Appeal dismissed 27 Mar 2008. Several plots.
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	Household met the planning definition
Additional current and future needs	2
Total pitch need 2016-2021	1 – 1 x unauthorised
Total pitch need 2021-2031	1 – 1 x new household formation
Site area	0.05ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No

Within high pressure gas pipeline	No
safeguarding zone	
Mains water and electricity	Yes
available or accessible	
Sanitation available or capable of	Yes
being provided	
Provision for surface water and	No
storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character	Medium Impact. The northern part of this site has a low
and amenity	impact as the site is not immediately visible from all public
	areas and is situated some distance from Church Road. The
	southern part of this site has a higher impact as it extends the
Impact of site on amenity of local	site towards Church Road, from where it is most visible. Low – medium impact. There are a number of residential
residents	properties on Benskins Lane to the east and Crown Farm
residents	Kennels to the north.
Site can provide visual and acoustic	Varied - some fencing provides visual and some acoustic
privacy	privacy.
Environmental concerns	No known issues.
Constraints on design and layout of	No constraints although details of proposed design and
the site	layout of the residential area would be required.
Could the site meet current and	Yes, there is space for additional pitches.
future need?	
Could the site only meet current	n/a
need?	
Can the configuration of the site be	Yes
altered to meet future need?	
Are the residents in a position to	Yes. The occupants of this pitch are willing to take forward
take forward the planning	the planning application and are able to co-ordinate their
application/deliver the site and	resources to implement a landscaping/layout scheme to
intensification to meet planning	improve the visual appearance of the site and necessary
conditions?	improvements to the access roadway.

SITE BACKGROUND	
Site reference	НА
Site name and address	Plot 14, Church Road
Site name and address Site plan	Plot 14, Church Road
Site planning status	Unauthorised
Planning history	None
GTAA 2019 pitch number	1
GTAA 2019 planning definition	Household met the planning definition
status	
Additional current and future	1
needs	
Total pitch need 2016-2021	1 x unauthorised
Total pitch need 2021-2031	0
Site area	0.01ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No

Within high pressure gas pipeline	No
safeguarding zone	
Mains water and electricity	Yes
available or accessible	
Sanitation available or capable of	Yes
being provided	
Provision for surface water and	No
storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character	Medium Impact. The northern part of this site has a low
and amenity	impact as the site is not immediately visible from all public
	areas and is situated some distance from Church Road. The
	southern part of this site has a higher impact as it extends the site towards Church Road, from where it is most visible.
Impact of site on amenity of local	Low – medium impact. There are a number of residential
residents	properties on Benskins Lane to the east and Crown Farm
	Kennels to the north.
Site can provide visual and acoustic	Varied - some fencing provides visual and some acoustic
privacy	privacy.
Environmental concerns	No known issues.
Constraints on design and layout of	No constraints although details of proposed design and
the site	layout of the residential area would be required.
Could the site meet current and	Yes.
future need?	
Could the site only meet current	n/a
need?	
Can the configuration of the site be	n/a
altered to meet future need?	
Are the residents in a position to	Yes. The occupants of this pitch are willing to take forward
take forward the planning	the planning application and are able to co-ordinate their
application/deliver the site and	resources to implement a landscaping/layout scheme to
intensification to meet planning	improve the visual appearance of the site and necessary
conditions?	improvements to the access roadway.

SITE BACKGROUND Site reference HA25 Site name and address Crow Lane (r/o 24) Site plan Site planning status Tolerated **Planning history** Lawful – 4 caravans GTAA 2019 pitch number 4 GTAA 2019 planning definition Households undetermined – 4 x refusals status Additional current and future 1 needs Total pitch need 2016-2021 0 Total pitch need 2021-2031 1 x new household formation, undetermined Site area 0.06ha Site ownership Private **DEVELOPMENT CONSTRAINTS Green Belt** No SSSI No Heritage Area No Flood zone No **Contaminated land** No Within 250m of landfill site No Within high pressure gas pipeline No safeguarding zone Mains water and electricity Yes available or accessible Sanitation available or capable of Yes being provided Provision for surface water and No storm water drainage Access to highway network Yes Primary school within 2km Yes GP surgery within 2km Yes Shops within 2km Yes

Public transport route within 800m	Yes
Impact of site on local character	Low impact - industrial use to the north of the site.
and amenity	
Impact of site on amenity of local	Low impact - mixed residential and industrial use along Crow
residents	Lane.
Site can provide visual and acoustic	Unsure – not visible from Crow Lane but visible from
privacy	adjacent homes.
Environmental concerns	No known issues.
Constraints on design and layout of	Site is currently very intensively occupied with no apparent
the site	room for additional accommodation and few options for
	reconfiguration.
	<image/>
Could the site meet current and	Unlikely
future need?	
Could the site only meet current	Yes – provided the current configuration is viable.
need?	
Can the configuration of the site be	Unlikely – no space for further accommodation. 3
altered to meet future need?	showman's caravans and 2 tourers on site.
Are the residents in a position to	No contact with residents as they refused to be interviewed.
take forward the planning	
application/deliver the site and	
intensification to meet planning	
conditions?	

SITE BACKGROUND Site reference HA30 Site name and address The Caravan Park, Putwell Bridge (Former Brook Street Service Station) Site plan Putwell Bridge HESTER ROAD **Putwell Bridge** Caravan Park ٥ Gas Gov ٥ Unauthorised Site planning status Appeal Allowed 22 Mar 2011 **Planning history** 6 caravans (max 2 static) – expired 22 Mar 2016 GTAA 2019 pitch number 4 GTAA 2019 planning definition 2 households met the planning definition. status 2 households did not meet the planning definition. Additional current and future 7 - 3 from households that met the planning definition and 4 from households that did not meet the planning definition. needs Total pitch need 2016-2021 3 from households that met the planning definition -2 xunauthorised, 1 x 5-year need. 2 from households that did not meet the planning definition – 2 x unauthorised. 2 from households that did not meet the planning definition Total pitch need 2021-2031 - 2 x new household formation. Site area 0.04ha Private Site ownership **DEVELOPMENT CONSTRAINTS Green Belt** Yes SSSI No **Heritage Area** No Yes Flood zone **Contaminated land** Yes Within 250m of landfill site No Within high pressure gas pipeline No safeguarding zone Mains water and electricity Yes

available or accessible	
Sanitation available or capable of	Yes
being provided	
Provision for surface water and	No
storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	No
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character	Low impact, site set well away from the road and residential
and amenity	properties and as such, has low impact on the local
	character, appearance and general openness of the area.
Impact of site on amenity of local	Low impact owing to the distance between the location of
residents	accommodation on the site and the nearest residential
	properties which are some distance away.
Site can provide visual and acoustic	Yes. Fencing around site provides visual privacy. Some noise
privacy	from the A12 but not significant.
Environmental concerns	Potential air quality and noise issues from the A12.
Constraints on design and layout of	No constraints although details of proposed design and
the site	layout of the residential area would be required.
Could the site meet current and	Yes
future need?	
Could the site only meet current	n/a
need?	
Can the configuration of the site be	Yes, mobile homes can be repositioned, a replacement
altered to meet future need?	dayroom can be built, and extra tourers accommodated.
Are the residents in a position to	Yes. In addition to the existing land the owners have recently
take forward the planning	negotiated with the adjoining land owner to change the
application/deliver the site and	boundaries to create access for the new cemetery. This will
intensification to meet planning	provide additional land to the rear of the site.
conditions?	

SITE BACKGROUND	
Site reference	HA14
Site name and address	Plot 13, Church Road
Site plan	PIOL 13, CHURCH ROAD
Site planning status	Unauthorised
Planning history	Appeal dismissed 27 Mar 2008. Several plots.
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	Household met the planning definition
Additional current and future needs	2
Total pitch need 2016-2021	1 x unauthorised
Total pitch need 2021-2031	1 x new household formation
Site area	0.01ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No

thin high pressure gas pipeline No	
eguarding zone)
ins water and electricity Ye	
ailable or accessible	5
nitation available or capable of Ye	-
-	5
ng provided vision for surface water and No	
	J
rm water drainage	
cess to highway network Ye	
mary school within 2km Ye	
surgery within 2km Ye	
ops within 2km Ye	
blic transport route within 800m Ye	
	edium Impact. The northern part of this site has a low
	pact as the site is not immediately visible from all public eas and is situated some distance from Church Road. The
	uthern part of this site has a higher impact as it extends the
	e towards Church Road, from where it is most visible.
	w – medium impact. There are a number of residential
idents pro	operties on Benskins Lane to the east and Crown Farm
	ennels to the north.
•	aried - some fencing provides visual and some acoustic
vacy	ivacy.
	o known issues.
- · ·	o constraints although details of proposed design and
	yout of the residential area would be required.
uld the site meet current and Ye	s. Additional land available for extra pitches.
ure need?	
uld the site only meet current n/	a
ed?	
n the configuration of the site be n/	a
ered to meet future need?	
e the residents in a position to Ye	s. The occupants of this pitch are willing to take forward
e forward the planning the	e planning application and are able to co-ordinate their
plication/deliver the site and real	sources to implement a landscaping/layout scheme to
ensification to meet planning im	prove the visual appearance of the site and necessary
nditions? im	provements to the access roadway.

SITE BACKGROUND	
Site reference	HA14
Site name and address	Cherry Blossom View, Church Road
Site plan	Cherry Biosson View, Church Rodd
Site planning status	Unauthorised
Planning history	Appeal dismissed 27 Mar 2008
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	Household met the planning definition
Additional current and future needs	3
Total pitch need 2016-2021	2 – 1 x unauthorised, 1 x 5-year need
Total pitch need 2021-2031	1 x new household formation
Site area	0.03ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No

Within high pressure gas pipeline	No
safeguarding zone	NO
Mains water and electricity	Yes
available or accessible	
Sanitation available or capable of	Yes
being provided	Tes
Provision for surface water and	No
storm water drainage	
	Yes
Access to highway network	
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character	Medium Impact. The northern part of this site has a low
and amenity	impact as the site is not immediately visible from all public areas and is situated some distance from Church Road. The
	southern part of this site has a higher impact as it extends the
	site towards Church Road, from where it is most visible.
Impact of site on amenity of local	Low – medium impact. There are a number of residential
residents	properties on Benskins Lane to the east and Crown Farm
	Kennels to the north.
Site can provide visual and acoustic	Varied - some fencing provides visual and some acoustic privacy
privacy	
Environmental concerns	No known issues.
Constraints on design and layout of	No constraints although details of proposed design and
the site	layout of the residential area would be required.
Could the site meet current and	Yes, there is space for additional pitches.
future need?	
Could the site only meet current	n/a
need?	
Can the configuration of the site be	Yes
altered to meet future need?	
Are the residents in a position to	Yes. The occupants of this pitch are willing to take forward
take forward the planning	the planning application and are able to co-ordinate their
application/deliver the site and	resources to implement a landscaping/layout scheme to
intensification to meet planning	improve the visual appearance of the site and necessary
conditions?	improvements to the access roadway.

SITE BACKGROUND	
Site reference	HA14
Site name and address	Cherry Tree View, Church Road
Site plan	Cherry Tree View, Church Kodu
Site planning status	Unauthorised
Planning history	Appeal dismissed 27 Mar 2008
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	Household met the planning definition
Additional current and future needs	3
Total pitch need 2016-2021	3 – 1 x unauthorised, 1 x doubled-up, 1 x 5-year need
Total pitch need 2021-2031	0
Site area	0.04ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No

Within high pressure gas pipeline	No
safeguarding zone	NO
Mains water and electricity	Yes
available or accessible	
Sanitation available or capable of	Yes
being provided	
Provision for surface water and	No
storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character	Medium Impact. The northern part of this site has a low
and amenity	impact as the site is not immediately visible from all public
	areas and is situated some distance from Church Road. The
	southern part of this site has a higher impact as it extends the
	site towards Church Road, from where it is most visible. Low – medium impact. There are a number of residential
Impact of site on amenity of local residents	properties on Benskins Lane to the east and Crown Farm
residents	Kennels to the north.
Site can provide visual and acoustic	Varied - some fencing provides visual and some acoustic
privacy	privacy.
Environmental concerns	No known issues.
Constraints on design and layout of	No constraints although details of proposed design and
the site	layout of the residential area would be required.
Could the site meet current and	Yes, additional space available for extra pitches.
future need?	
Could the site only meet current	n/a
need?	
Can the configuration of the site be	Yes
altered to meet future need?	
Are the residents in a position to	Yes. The occupants of this pitch are willing to take forward
take forward the planning	the planning application and are able to co-ordinate their
application/deliver the site and	resources to implement a landscaping/layout scheme to
intensification to meet planning	improve the visual appearance of the site and necessary
conditions?	improvements to the access roadway.

SITE BACKGROUND	
Site reference	HA12
Site name and address	Willow View, Church Road
Site plan	Inels Mariecot Bungalow Meadow View Springfield Willow View Meadow Rise Paddock View Meadow Rise Paddock View Meadow Rise Paddock View Meadow Rise
Site planning status	Unauthorised
Planning history	P0940.09. Expired 8 October 2012
GTAA 2019 pitch number	1
GTAA 2019 planning definition	Household met the planning definition.
status	
Additional current and future	2
needs	
Total pitch need 2016-2021	1 x unauthorised
Total pitch need 2021-2031	1 x new household formation
Site area	0.02ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline	No
safeguarding zone	
Mains water and electricity	Yes
available or accessible	
Sanitation available or capable of	Yes
being provided	
Provision for surface water and	No
storm water drainage	

Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character	Medium impact. The northern part of this site has a low
and amenity	impact as the site is not immediately visible from all public
	areas and is situated some distance from Church Road. The
	southern part of this site has a higher impact as it extends
	the site towards Church Road, from where it is most visible.
Impact of site on amenity of local	Low – medium impact. There are a number of residential
residents	properties on Benskins Lane to the east and Crown Farm
	Kennels to the north west.
Site can provide visual and acoustic	Varied - some fencing provides visual and some acoustic
privacy	privacy.
Environmental concerns	No known issues.
Constraints on design and layout of	No constraints although datails of proposed design and
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and	
future need?	Yes. Additional land available for extra pitches.
Could the site only meet current	n/a
need?	ii/d
Can the configuration of the site be	Yes.
altered to meet future need?	165.
Are the residents in a position to	Yes. The occupants of this pitch are willing to take forward
take forward the planning	the planning application and are able to co-ordinate their
application/deliver the site and	resources to implement a landscaping/layout scheme to
intensification to meet planning	improve the visual appearance of the site and necessary
conditions?	improvements to the access roadway.
conuntions:	improvements to the access roduway.

SITE BACKGROUND	
Site reference	HA14
Site name and address	Plot 3, Church Road
Site plan	Piot 3, Church Roda
Site planning status	Unauthorised
Planning history	Appeal dismissed 27 Mar 2008. Several plots.
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	Household met the planning definition
Additional current and future needs	1
Total pitch need 2016-2021	1 x unauthorised
Total pitch need 2021-2031	0
Site area	0.02ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	
within 250m of landing site	No

Within high proceurs gas pipeling	No
Within high pressure gas pipeline safeguarding zone	NO
	Yes
Mains water and electricity available or accessible	res
	Vec
Sanitation available or capable of	Yes
being provided	
Provision for surface water and	No
storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character	Medium Impact. The northern part of this site has a low
and amenity	impact as the site is not immediately visible from all public
	areas and is situated some distance from Church Road. The southern part of this site has a higher impact as it extends the
	site towards Church Road, from where it is most visible.
Impact of site on amenity of local	Low – medium impact. There are a number of residential
residents	properties on Benskins Lane to the east and Crown Farm
	Kennels to the north.
Site can provide visual and acoustic	Varied - some fencing provides visual and some acoustic
privacy	privacy.
Environmental concerns	No known issues.
Constraints on design and layout of	No constraints although details of proposed design and
the site	layout of the residential area would be required.
Could the site meet current and	Yes
future need?	
Could the site only meet current	n/a
need?	
Can the configuration of the site be	n/a
altered to meet future need?	
Are the residents in a position to	Yes. The occupants of this pitch are willing to take forward
take forward the planning	the planning application and are able to co-ordinate their
application/deliver the site and	resources to implement a landscaping/layout scheme to
intensification to meet planning	improve the visual appearance of the site and necessary
conditions?	improvements to the access roadway.
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SITE BACKGROUND	
Site reference	HA25
Site name and address	Crow Lane (r/o 21), RM7 0EL
Site plan	
Site planning status	Tolerated
Planning history	Lawful – 2 mobile homes
GTAA 2019 pitch number	1
GTAA 2019 planning definition	Household met the planning definition
status	
Additional current and future needs	4
Total pitch need 2016-2021	2 x 5-year need
Total pitch need 2021-2031	2 x new household formation
Site area	0.07ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline	No
safeguarding zone	
Mains water and electricity	Yes
available or accessible	
Sanitation available or capable of	Yes
being provided	
Provision for surface water and	Yes
storm water drainage	
Access to highway network	Yes

Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character	Low impact - similar accommodation to the east of the sit.e
and amenity	
Impact of site on amenity of local	Low impact – site has been occupied for over 40 years.
residents	
Site can provide visual and acoustic	Fenced and visually unobtrusive
privacy	
Environmental concerns	None
Constraints on design and layout of	None
the site	
Could the site meet current and	Yes
future need?	
Could the site only meet current	-
need?	
Can the configuration of the site be	Yes
altered to meet future need?	
Are the residents in a position to	Yes
take forward the planning	
application/deliver the site and	
intensification to meet planning	
conditions?	

SITE BACKGROUND	
Site reference	HA14
Site name and address	Dunromin, Church Road
Site plan	Patclock View Patclock View View View View View View View View
Site planning status	Unauthorised
Planning history	None
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	Household met the planning definition
Additional current and future needs	1
Total pitch need 2016-2021	1 x unauthorised
Total pitch need 2021-2031	
Site area	0.03ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No

Within high proceure gas pipeling	No
Within high pressure gas pipeline safeguarding zone	NO
	Yes
Mains water and electricity available or accessible	res
	Vec
Sanitation available or capable of	Yes
being provided	
Provision for surface water and	No
storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character	Medium Impact. The northern part of this site has a low
and amenity	impact as the site is not immediately visible from all public areas and is situated some distance from Church Road. The
	southern part of this site has a higher impact as it extends the
	site towards Church Road, from where it is most visible.
Impact of site on amenity of local	Low – medium impact. There are a number of residential
residents	properties on Benskins Lane to the east and Crown Farm
	Kennels to the north.
Site can provide visual and acoustic	Varied - some fencing provides visual and some acoustic
privacy	privacy.
Environmental concerns	No known issues.
Constraints on design and layout of	No constraints although details of proposed design and
the site	layout of the residential area would be required.
Could the site meet current and	Yes.
future need?	
Could the site only meet current	n/a
need?	
Can the configuration of the site be	n/a
altered to meet future need?	
Are the residents in a position to	Yes. The occupants of this pitch are willing to take forward
take forward the planning	the planning application and are able to co-ordinate their
application/deliver the site and	resources to implement a landscaping/layout scheme to
intensification to meet planning	improve the visual appearance of the site and necessary
conditions?	improvements to the access roadway.

SITE BACKGROUND	
Site reference	HA19
Site name and address	Fairhill Rise, Lower Bedfords Road
Site plan	Image: cover beenous node
Site planning status	Unauthorised
Site planning status Planning history	Appeal allowed 10 August 2007 for 5 caravans (max 3 static),
	expired 10 August 2012
GTAA 2019 pitch number	4
GTAA 2019 planning definition	1 household met planning definition,
status	3 households did not meet planning definition
Additional current and future	9
needs	
Total pitch need 2016-2021	 3 for households that met the planning definition – 1 x unauthorised, 2 x 5-year need. 4 for households that did not meet the planning definition – 3 x unauthorised, 1 x 5-year need.
Total pitch need 2021-2031	2 x new household formation from households that did not meet the planning definition.
Site area	0.1ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline	No

safeguarding zone	
Mains water and electricity	Yes
available or accessible	
Sanitation available or capable of	Yes
being provided	
Provision for surface water and	No
storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within	Yes
800m	
Impact of site on local character	Low impact. Site forms a narrow wedge of land that is mostly
and amenity	contained by existing development to the south and east. As
	such, the visual impact and encroachment into the Green Belt
	is limited.
Impact of site on amenity of local	Low impact on the residents of Stanwyck Gardens owing to
residents	the distance between the location of accommodation on the
	site and the rear of the residential properties. Noise from site
	residents no different to neighbouring houses.
Site can provide visual and	Yes. Fencing around the site provides visual and acoustic
acoustic privacy	privacy.
Environmental concerns	No known issues.
Constraints on design and layout	No constraints although details of proposed design and layout
of the site	of the residential area would be required.
Could the site meet current and	Yes – subject to potential reconfiguration of the site.
future need?	
Could the site only meet current	n/a
need?	
Can the configuration of the site	Yes
be altered to meet future need?	
Are the residents in a position to	Unable to discuss with site residents following a recent police
take forward the planning	raid on the site. However the outcomes of the initial site
application/deliver the site and	interview indicated that the owner was very keen to obtain
intensification to meet planning	planning consent in order to construct a dayroom.
conditions?	

SITE BACKGROUND	
Site reference	HA18
Site name and address	Pitch 1, Gravel Pit Coppice, Benskins Lane
Site plan	Curtis Plantation Travellers Site Westwood Park Hollywood
Site planning status	Unauthorised
Planning history	P0405.15 – 6 plots. Expired 18 Feb 2019
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	Household met the planning definition
Additional current and future needs	2
Total pitch need 2016-2021	1 x unauthorised
Total pitch need 2021-2031	1 x new household formation
Site area	0.1ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline	No
safeguarding zone	
Mains water and electricity	Yes
available or accessible	
Sanitation available or capable of being provided	Yes
Provision for surface water and	No

storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	No (1.4km's)
Impact of site on local character and amenity	Medium impact. Mature woodland cut down to enable development of this site and others and as such, development of the sites has had a high impact on the rural character and wooded appearance of the area and the erosion of the openness of the Green Belt.
Impact of site on amenity of local residents	Low impact. Sporadic residential development along Benskins Lane and no adjoining properties.
Site can provide visual and acoustic privacy	Each of the six sites is enclosed by fencing which affords visual and acoustic privacy.
Environmental concerns	Potential air quality and noise issues from M25.
Constraints on design and layout of	No constraints although details of proposed design and
the site	layout of the residential area would be required.
Could the site meet current and future need?	Yes
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes
Are the residents in a position to	Yes
take forward the planning	
application/deliver the site and	
intensification to meet planning	
conditions?	

SITE BACKGROUND	
Site reference	HA18
Site name and address	Romany Rest, Gravel Pit Coppice, Benskins Lane
Site plan	Curtis Plantation Westwood Park Westwood Hollywood
Site planning status	Unauthorised
Planning history	P0405.15 – 6 plots. Expired 18 Feb 2019
GTAA 2019 pitch number	1
GTAA 2019 planning definition	Household met the planning definition.
status	
Additional current and future needs	5
Total pitch need 2016-2021	4 – 1 x unauthorised, 1 x doubled-up, 2 x 5-year
Total pitch need 2021-2031	1 x new household formation
Site area	0.1ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area Flood zone	No
Flood zone Contaminated land	No
Within 250m of landfill site	No No
Within high pressure gas pipeline	No
safeguarding zone	
Mains water and electricity	Yes
available or accessible	
Sanitation available or capable of	Yes
being provided	
Provision for surface water and	No

storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	No (1.4km's)
Impact of site on local character and amenity	Medium impact. Mature woodland cut down to enable development of this site and others and as such, development of the sites has had a high impact on the rural character and wooded appearance of the area and the erosion of the openness of the Green Belt.
Impact of site on amenity of local residents	Low impact. Sporadic residential development along Benskins Lane and no adjoining properties.
Site can provide visual and acoustic privacy	Each of the six sites is enclosed by fencing which affords visual and acoustic privacy.
Environmental concerns	Potential air quality and noise issues from M25.
Constraints on design and layout of	No constraints although details of proposed design and
the site	layout of the residential area would be required.
Could the site meet current and future need?	Yes
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	n/a
Are the residents in a position to	Yes
take forward the planning	
application/deliver the site and	
intensification to meet planning	
conditions?	

SITE BACKGROUND	
Site reference	HA18
Site name and address	Rosewood Cottage, Gravel Pit Coppice, Benskins Lane
Site plan	Curtis Plantation Westwood Park Hollywood
Site planning status	Unauthorised
Planning history	P0405.15 – 6 plots. Expired 18 Feb 2019
GTAA 2019 pitch number	1
GTAA 2019 planning definition	Household met the planning definition.
status	
Additional current and future	1
needs	1 v upouthorized
Total pitch need 2016-2021	1 x unauthorised
Total pitch need 2021-2031	0
Site area	0.1ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	Voc
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone Contaminated land	No
	No
Within 250m of landfill site	No
Within high pressure gas pipeline	No
safeguarding zone Mains water and electricity	Yes
available or accessible	
Sanitation available or capable of	Yes
being provided	
Provision for surface water and	No

storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	No
Impact of site on local character and amenity	Medium impact. Mature woodland cut down to enable development of this site and others and as such, development of the sites has had a high impact on the rural character and wooded appearance of the area and the erosion of the openness of the Green Belt.
Impact of site on amenity of local residents	Low impact. Sporadic residential development along Benskins Lane and no adjoining properties.
Site can provide visual and acoustic privacy	Each of the six sites is enclosed by fencing which affords visual and acoustic privacy.
Environmental concerns	Potential air quality and noise issues from M25.
Constraints on design and layout of	No constraints although details of proposed design and
the site	layout of the residential area would be required.
Could the site meet current and future need?	Yes
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	n/a
Are the residents in a position to	Yes
take forward the planning	
application/deliver the site and	
intensification to meet planning	
conditions?	

SITE BACKGROUND	
Site reference	HA18
Site name and address	Valley View, Gravel Pit Coppice, Benskins Lane
Site plan	Curtis Plantation Westwood Park Westwood Hollywood
Site planning status	Unauthorised
Planning history	P0405.15 – 6 plots. Expired 18 Feb 2019.
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	Household met the planning definition.
Additional current and future needs	3
Total pitch need 2016-2021	1 x unauthorised, 1 x doubled-up
Total pitch need 2021-2031	1 x new household formation
Site area	0.1ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area Flood zone	No No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and	No

storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	No
Impact of site on local character and amenity	Medium impact. Mature woodland cut down to enable development of this site and others and as such, development of the sites has had a high impact on the rural character and wooded appearance of the area and the erosion of the openness of the Green Belt.
Impact of site on amenity of local residents	Low impact. Sporadic residential development along Benskins Lane and no adjoining properties.
Site can provide visual and acoustic privacy	Each of the six sites is enclosed by fencing which affords visual and acoustic privacy.
Environmental concerns	Potential air quality and noise issues from M25.
Constraints on design and layout of	No constraints although details of proposed design and
the site	layout of the residential area would be required.
Could the site meet current and future need?	Yes
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes
Are the residents in a position to	Yes
take forward the planning	
application/deliver the site and	
intensification to meet planning	
conditions?	

SITE BACKGROUND	
Site reference	HA18
Site name and address	Woodland Cottage, Gravel Pit Coppice, Benskins Lane
Site plan	Curtis Plantation Westwood Park Westwood Hollywood
Site planning status	Unauthorised
Planning history	P0405.15 – 6 plots. Expired 18 Feb 2019
GTAA 2019 pitch number GTAA 2019 planning definition	1 Household met the planning definition.
status	
Additional current and future needs	2
Total pitch need 2016-2021	1 x unauthorised, 1 x doubled-up
Total pitch need 2021-2031	0
Site area	0.1ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area Flood zone	No No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline	No
safeguarding zone	
Mains water and electricity	Yes
available or accessible	
Sanitation available or capable of being provided	Yes
Provision for surface water and	No

storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	No (1.4km's)
Impact of site on local character and amenity	Medium impact. Mature woodland cut down to enable development of this site and others and as such, development of the sites has had a high impact on the rural character and wooded appearance of the area and the erosion of the openness of the Green Belt.
Impact of site on amenity of local residents	Low impact. Sporadic residential development along Benskins Lane and no adjoining properties.
Site can provide visual and acoustic privacy	Each of the six sites is enclosed by fencing which affords visual and acoustic privacy.
Environmental concerns	Potential air quality and noise issues from M25.
Constraints on design and layout of	No constraints although details of proposed design and
the site	layout of the residential area would be required.
Could the site meet current and future need?	Yes
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes
Are the residents in a position to	Yes
take forward the planning	
application/deliver the site and	
intensification to meet planning	
conditions?	

SITE BACKGROUND	
Site reference	HA18
Site name and address	Orchard Lodge, Gravel Pit Coppice, Benskins Lane
Site plan	Curtis Plantation Westwood Park Westwood Hollywood
Site planning status	Unauthorised
Planning history	P0405.15 – 6 plots. Expired 18 Feb 2019
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	Household met the planning definition
Additional current and future needs	5
Total pitch need 2016-2021	4 – 1 x unauthorised, 1 x doubled-up, 2 x 5-year
Total pitch need 2021-2031	1 x new household formation
Site area	0.1ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS Green Belt	Yes
SSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline	No
safeguarding zone	
Mains water and electricity	Yes
available or accessible	
Sanitation available or capable of being provided	Yes
Provision for surface water and	No

storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	No
Impact of site on local character and amenity	Medium impact. Mature woodland cut down to enable development of this site and others and as such, development of the sites has had a high impact on the rural character and wooded appearance of the area and the erosion of the openness of the Green Belt.
Impact of site on amenity of local residents	Low impact. Sporadic residential development along Benskins Lane and no adjoining properties.
Site can provide visual and acoustic privacy	Each of the six sites is enclosed by fencing which affords visual and acoustic privacy.
Environmental concerns	Potential air quality and noise issues from M25.
Constraints on design and layout of	No constraints although details of proposed design and
the site	layout of the residential area would be required.
Could the site meet current and future need?	Yes
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes. A mix of statics and tourers can be accommodated.
Are the residents in a position to	Yes
take forward the planning	
application/deliver the site and	
intensification to meet planning	
conditions?	

SITE BACKGROUND	
Site reference	HA28
Site name and address	Haunted House Wood, 102 St. Johns Road
Site plan	
Site planning status	Private
Planning history	P1428.99 – Appeal allowed for 1 Mobile
GTAA 2019 pitch number	3
GTAA 2019 planning definition	1 household did not meet planning definition
status	3 households are undetermined as there was insufficient
	proxy interview data to determine planning status
Additional current and future	2
needs	
Total pitch need 2016-2021	1 x 5-year need
Total pitch need 2021-2031	1 x new household formation
Site area	1.7ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	Yes
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
	100

Public transport route within 800m	Yes
Impact of site on local character	Low impact – screened from residents on St. John's
and amenity	Road/Kingshill Avenue.
Impact of site on amenity of local	Low impact – Well screened from residents on Kingshill
residents	Avenue – similar accommodation at rear of St. John's Road.
Site can provide visual and acoustic	Well screened wooded site, well screened to the south and
privacy	east of site.
Environmental concerns	None known.
Constraints on design and layout of	Space limited – possible fire safety issues. Registry plans
the site	show additional land to the rear which could be utilised.
Could the site meet current and	Yes
future need?	
Could the site only meet current	n/a
need?	
Can the configuration of the site be	Yes. Registry plans show additional land to the rear which
altered to meet future need?	could be utilised.
Are the residents in a position to	Not discussed with owner.
take forward the planning	
application/deliver the site and	
intensification to meet planning	
conditions?	

SITE BACKGROUND	
Site reference	HA20
Site name and address	Hogbar Farm East, Lower Bedfords Road
Site plan	C C C C C C C C C C C C C C C C C C C
	<text></text>
Site planning status	Unauthorised
Planning history	P1937.11. 18 caravans (max. 13 static) – expired 30 April 2013.
GTAA 2019 pitch number	8
GTAA 2019 planning definition status	8 households met the planning definition
Additional current and future	12

needs	
Total pitch need 2016-2021	10 - 8 x unauthorised, 1 x doubled-up, 1 x 5-year need
Total pitch need 2021-2031	2 x new household formation
Site area	0.25ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline	No
safeguarding zone	
Mains water and electricity	Yes
available or accessible	
Sanitation available or capable of	Yes
being provided	
Provision for surface water and	No
storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within	Yes
800m	
Impact of site on local character	Low impact. Site forms a narrow wedge of land that is mostly
and amenity	contained by existing development to the south and east. As
-	such, the visual impact and encroachment into the Green Belt
	is limited.
Impact of site on amenity of local	Low – medium impact. The properties on Stanwyck Gardens
residents	are situated at a lower level to those on this site. However,
	this can be addressed through landscaping to the rear of the
	site. Noise from site residents no different to neighbouring
	houses.
Site can provide visual and	Yes. Fencing around the site provides visual and acoustic
acoustic privacy	privacy.
Environmental concerns	No known issues.
Constraints on design and layout	No constraints although details of proposed design and layout
of the site	of the residential area would be required.
Could the site meet current and	Yes – subject to reconfiguration of the site.
future need?	
Could the site only meet current	n/a
need?	
Can the configuration of the site	Yes – subject to reconfiguration of the site. For example, fewer
be altered to meet future need?	and smaller dayrooms/additional touring caravans instead of
	statics etc.
Are the residents in a position to	Unable to speak with residents due to a recent police raid.
take forward the planning	
application/deliver the site and	

intensification to meet planning	
conditions?	

SITE BACKGROUND	
Site reference	HA09
Site name and address	Hogbar Farm West, Lower Bedfords Road
Site plan	C C C C C C C C C C C C C C C C C C C
Site planning status	Unauthorised
Planning history	Appeal allowed 29 July 2015 4 caravans (max 2 static), expired 29
	July 2018
GTAA 2019 pitch number	7
GTAA 2019 planning definition	1 household met the planning definition.
status	6 did not meet the definition.
Additional current and future needs	10
Total pitch need 2016-2021	1 x unauthorised for households that met the planning definition.6 x unauthorised for households that did not meet the planning definition.
Total pitch need 2021-2031	 1 x new household formation for households that met the planning definition. 2 x new household formation for households that did not meet the planning definition.
Site area	0.2ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas	No
pipeline safeguarding zone	
Mains water and electricity	Yes
•	

available or accessible	
Sanitation available or capable	Yes
of being provided	
Provision for surface water	No
and storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within	Yes
800m	
Impact of site on local	Low impact. Site forms a narrow wedge of land that is mostly
character and amenity	contained by existing development to the south and east. As
	such, the visual impact and encroachment into the Green Belt is
	limited.
Impact of site on amenity of	Low impact. Site is situated to the west of Stanwyck Gardens and
local residents	does not border these residential properties.
Site can provide visual and	Yes. Fencing and tree cover around the site provides visual and
acoustic privacy	some acoustic privacy.
Environmental concerns	No known issues.
Constraints on design and	No constraints although details of proposed design and layout of
layout of the site	the residential area would be required. This includes boundary
	treatment onto Lower Bedfords Road.
Could the site meet current	Yes
and future need?	
Could the site only meet	n/a
current need?	
Can the configuration of the	Yes. Would be happy to build large dayroom and move mobile
site be altered to meet future	homes around. Children on site need place to play during bad
need?	weather.
Are the residents in a position	Yes
to take forward the planning	
application/deliver the site and intensification to meet	
planning conditions?	

SITE BACKGROUND	
Site reference	НА
Site name and address	Hogbar Farm, Lower Bedfords Road
Site plan	
	<text></text>
Site planning status	Unauthorised
Planning history	P1937.11. 18 caravans (max. 13 static) – expired 30 April 2013. Formerly part of Hogbar Farm East.
GTAA 2019 pitch number	11
GTAA 2019 planning definition	6 households met planning definition.
status	5 households did not meet planning definition.

Additional current and future	21
needs	
Total pitch need 2016-2021	8 for households that met the planning definition – 6 x
	unauthorised, 2 x 5-year need.
	8 for households that did not meet the planning definition – 5
	x unauthorised, 2 x doubled-up, 1 x 5-year need.
Total pitch need 2021-2031	2 x new household formation for households that met the
	planning definition.
	3 x new household formation for households that did not meet
	the planning definition.
Site area	0.2ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline	No
safeguarding zone	
Mains water and electricity	Yes
available or accessible	
Sanitation available or capable of	Yes
being provided Provision for surface water and	
	No
storm water drainage	Yes
Access to highway network Primary school within 2km	
GP surgery within 2km	Yes Yes
Shops within 2km	Yes
Public transport route within	Yes
800m	
Impact of site on local character	Low impact. Site forms a narrow wedge of land that is mostly
and amenity	contained by existing development to the south and east. As
	such, the visual impact and encroachment into the Green Belt
	is limited.
Impact of site on amenity of local	Low – medium impact. The properties on Stanwyck Gardens
residents	are situated at a lower level to those on this site. However,
	this can be addressed through landscaping to the rear of the
	site. Noise from site residents no different to neighbouring
	houses.
Site can provide visual and	Yes. Fencing around the site provides visual and acoustic
acoustic privacy	privacy.
Environmental concerns	No known issues.
Constraints on design and layout	No constraints although details of proposed design and layout
of the site	of the residential area would be required.
Could the site meet current and	Potentially if the site layout were to be reconfigured.
future need?	
Could the site only meet current	n/a
•	

need?	
Can the configuration of the site	Potentially if the site layout were to be reconfigured.
be altered to meet future need?	
Are the residents in a position to	Unable to discus with the site owner due to police raid.
take forward the planning	
application/deliver the site and	
intensification to meet planning	
conditions?	

SITE BACKGROUND Site reference HA07 Site name and address Laburnum Stables, RM14 1HX Site plan T Site planning status Private (1)/Temporary (2)/Unauthorised (1) **Planning history** P1733.01 permanent permission for 1 pitch. P1266.14 temporary permission for 2 mobiles, expires 11 May 2020 GTAA 2019 pitch number 4 GTAA 2019 planning definition All households met the planning definition. status Additional current and future 13 needs Total pitch need 2016-2021 4 for households on the private pitch – 1 x doubled-up, 3 x 5vear need. 5 for households on the temporary pitch $-1 \times temporary$, $1 \times temporary$ doubled-up, 2 x 5-year need. 1 for households on the unauthorised pitch – 1 xunauthorised. Total pitch need 2021-2031 2 x new household formation on the private pitch. 1 x new household formation on the temporary pitch. 4.0ha Site area Site ownership Private **DEVELOPMENT CONSTRAINTS Green Belt** Yes SSSI No Heritage Area No Flood zone No **Contaminated land** No Within 250m of landfill site No Within high pressure gas pipeline No safeguarding zone Mains water and electricity Yes

available or accessible	
Sanitation available or capable of	Yes
being provided	
Provision for surface water and	Cannot confirm
storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	No
Public transport route within 800m	Yes
Impact of site on local character	Well screened by hedging from public open space. Large
and amenity	wooded area to north of site.
Impact of site on amenity of local	Medium impact - Situated at the end of Laburnum Gardens.
residents	At present only the stables are visible from the road.
Site can provide visual and acoustic	Yes – dense hedging and woodland to the north and west.
privacy	
Environmental concerns	No known concerns.
Constraints on design and layout of	Proposed layout of residential area would be required to
the site	minimise effect on residents of Laburnum Gardens.
Could the site meet current and	Yes
future need?	
Could the site only meet current	n/a
need?	
Can the configuration of the site be	Yes – large site, mainly grassed paddock.
altered to meet future need?	
Are the residents in a position to	Yes
take forward the planning	
application/deliver the site and	
intensification to meet planning	
conditions?	

SITE BACKGROUND Site reference HA Site name and address Land East of Rosewood Cottage, Benskins Lane Site plan rtis tation Site planning status Unauthorised **Planning history** Enforcement Notice 24 Jul 2017 GTAA 2019 pitch number 1 GTAA 2019 planning definition Household met the planning definition. status Additional current and future 6 needs Total pitch need 2016-2021 5 – 1 x unauthorised, 1 x doubled-up, 3 x 5-year need Total pitch need 2021-2031 1 x new household formation 0.1ha Site area Site ownership Private **DEVELOPMENT CONSTRAINTS Green Belt** Yes SSSI No No Heritage Area No Flood zone **Contaminated land** No Within 250m of landfill site No Within high pressure gas pipeline No safeguarding zone Mains water and electricity Yes available or accessible Sanitation available or capable of Yes being provided Provision for surface water and No storm water drainage

Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	No
Impact of site on local character and amenity	Medium impact. Mature woodland cut down to enable development of this site and others and as such, development of the sites has had a high impact on the rural character and wooded appearance of the area and the erosion of the openness of the Green Belt.
Impact of site on amenity of local residents	Low impact. Sporadic residential development along Benskins Lane.
Site can provide visual and acoustic privacy	Site could be enclosed by fencing which would afford visual and acoustic privacy.
Environmental concerns	Potential air quality and noise issues from M25.
Constraints on design and layout of	No constraints although details of proposed design and
the site	layout of the residential area would be required.
Could the site meet current and future need?	No – residents do not own the site and are the subject of an Eviction Order.
Could the site only meet current need?	No
Can the configuration of the site be altered to meet future need?	No
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	No – residents do not own the site and are the subject of an Eviction Order.

SITE BACKGROUND	
Site reference	HA17
Site name and address	66-72 Lower Bedfords Road
Site plan	
Site planning status	Unauthorised
Planning history	Enforcement Notice Upheld 16 Feb 2000
GTAA 2019 pitch number	3
GTAA 2019 planning definition status	3 households did not meet the planning definition
Additional current and future	3
needs	
Total pitch need 2016-2021	3 – 3 x unauthorised
Total pitch need 2021-2031	0
Site area	0.06ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline	No
safeguarding zone	Voc
Mains water and electricity available or accessible	Yes
Sanitation available or capable of	Yes
being provided	
Provision for surface water and	No
storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
•	

Public transport route within 800m	Yes
Impact of site on local character	Low impact. The site is currently vacant and flanked by large
and amenity	residential properties on both sides.
Impact of site on amenity of local	Low impact. Lower Bedfords Road contains a mix of
residents	residential/commercial uses.
Site can provide visual and acoustic	Yes. Fencing and tree cover around the site provides visual
privacy	and some acoustic privacy.
Environmental concerns	No known issues.
Constraints on design and layout of	No constraints although details of proposed design and
the site	layout of the residential area would be required. This
	includes boundary treatment onto Lower Bedfords Road.
Could the site meet current and	Currently unoccupied.
future need?	
Could the site only meet current	Site is capable of meeting the need for 3 households either
need?	in caravans or in bricks and mortar.
Can the configuration of the site be	Site is capable of meeting the need for 3 households either
altered to meet future need?	in caravans or in bricks and mortar.
Are the residents in a position to	Site owners have stated they would like to build a bungalow
take forward the planning	on the land due to the family's various health conditions.
application/deliver the site and	
intensification to meet planning	
conditions?	

SITE BACKGROUND	
Site reference	HA14
Site name and address	Meadow Rise, Church Road
Site plan	Inels Mariecot Bungalow Meadow View Springfield Willow View Meadow Rise Paddock View Meadow Rise Paddock View
Site planning status	Unauthorised
Planning history	P1355.14 – Expired 4 Dec 2017. P1930.17 – Not decided.
GTAA 2019 pitch number	4
GTAA 2019 planning definition	Household met the planning definition
status	
Additional current and future	5
needs	
Total pitch need 2016-2021	4 x unauthorised
Total pitch need 2021-2031	1 x new household formation
Site area	0.07ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline	No
safeguarding zone	
Mains water and electricity	Yes
available or accessible	
Sanitation available or capable of being provided	Yes
Provision for surface water and	No
storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes

Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character	Medium Impact. The northern part of this site has a low
and amenity	impact as the site is not immediately visible from all public
	areas and is situated some distance from Church Road. The
	southern part of this site has a higher impact as it extends the site towards Church Road, from where it is most visible.
Impact of site on amenity of local	Low – medium impact. There are a number of residential
residents	properties on Benskins Lane to the east and Crown Farm
	Kennels to the north.
Site can provide visual and acoustic	Varied - some fencing provides visual and some acoustic
privacy	privacy.
Environmental concerns	No known issues.
Constraints on design and layout of	No constraints although details of proposed design and
the site	layout of the residential area would be required.
Could the site meet current and	Yes. Additional land available for extra pitches.
future need?	
Could the site only meet current	n/a
need?	
Can the configuration of the site be	Yes
altered to meet future need?	
Are the residents in a position to	Yes. The occupants of this pitch are willing to take forward
take forward the planning	the planning application and are able to co-ordinate their
application/deliver the site and	resources to implement a landscaping/layout scheme to
intensification to meet planning	improve the visual appearance of the site and necessary
conditions?	improvements to the access roadway.

Site reference HA12 Site name and address Meadow View, Church Road Site plan Image: Church Road Site plan Image: Church Road Site plan Image: Church Road Site planning status Unauthorised Planning history P0940.09.2 plots – expired 8 October 2012 GTAA 2019 planning definition 3 Status Households met the planning definition. status Additional current and future needs 0.08ha Site area No Heritage Area No	SITE BACKGROUND	
Site plan mess Site planning status Unauthorised Planning history P0940.09. 2 plots – expired 8 October 2012 GTAA 2019 planning definition Households met the planning definition. status Households met the planning definition. Additional current and future needs 4 Total pitch need 2016-2021 3 x unauthorised Total pitch need 2016-2021 1 x new household formation Site ownership Private DEVELOPMENT CONSTRAINTS Free Belt Kos SSSI Flood zone No Heritage Area No Flood zone No Within 250 mof landfill site No Within 260 mof landfill site No Within 260 mof landfill site No Plood zone No Within 260 mof landfill site No Saniation available or capable of being provided Yes Being provided Yes		HA12
Site plan Mels Site planning status Unauthorised Planning history P0940.09. 2 plots - expired 8 October 2012 GTAA 2019 planning definition Households met the planning definition. status Households met the planning definition. Additional current and future needs 4 Total pitch need 2016-2021 3 x unauthorised Total pitch need 2016-2021 1 x new household formation Site area 0.08ha Site oreen Belt Yes Flood zone No Heritage Area No Flood zone No Within 250m of landfill site No Within 250m of landfill site No Plood zone No Flood zone No Within 250m of landfill site No Within 250m of landfill site No Sanitation available or capable of being provided Yes Being provided Yes Being provided Yes	Site name and address	Meadow View, Church Road
Site planning statusUnauthorisedPlanning historyP0940.09. 2 plots – expired 8 October 2012GTAA 2019 pitch number3GTAA 2019 planning definitionHouseholds met the planning definition.statusAdditional current and futureneeds3Total pitch need 2016-20213 x unauthorisedTotal pitch need 2021-20311 x new household formationSite area0.08haSite ownershipPrivateDEVELOPMIENT CONSTRAINTSVesGreen BeltYesSSSINoHeritage AreaNoFlood zoneNoWithin 1250m of landfill siteNoWithin high pressure gas pipeline safeguarding zoneNoMains water and electricity available or accessibleYesSanitation available or capable of being providedYesProvision for surface water andNo		Inels Mariecot Bungalow Meadow View Springfield Willow View Meadow Rise Paddock View Meadow Rise Paddock View Meadow Rise Cherry Tree View
Planning historyP0940.09. 2 plots – expired 8 October 2012GTAA 2019 pitch number3GTAA 2019 planning definitionHouseholds met the planning definition.status4Additional current and future needs4Total pitch need 2016-20213 x unauthorisedTotal pitch need 2021-20311 x new household formationSite area0.08haSite ownershipPrivateDEVELOPMENT CONSTRAINTSGreen BeltYesSSSINoHeritage AreaNoFlood zoneNoWithin 250m of landfill siteNoWithin high pressure gas pipeline safeguarding zoneNoMains water and electricity available or accessibleYesSanitation available or capable of being providedYesProvision for surface water andNo	Site planning status	
GTAA 2019 pitch number3GTAA 2019 planning definition statusHouseholds met the planning definition.Additional current and future needs4Additional current and future needs4Total pitch need 2016-20213 x unauthorisedTotal pitch need 2021-20311 x new household formationSite area0.08haSite ownershipPrivateDEVELOPMENT CONSTRAINTSYesGreen BeltYesSSSINoHeritage AreaNoFlood zoneNoWithin 250m of landfill siteNoWithin high pressure gas pipeline safeguarding zoneNoMains water and electricity available or accessibleYesSanitation available or capable of being providedYesProvision for surface water andNo		
GTAA 2019 planning definition statusHouseholds met the planning definition.Additional current and future needs4Additional current and future needs3 x unauthorisedTotal pitch need 2016-20213 x unauthorisedTotal pitch need 2021-20311 x new household formationSite area0.08haSite ownershipPrivateDEVELOPMENT CONSTRAINTSGreen BeltGreen BeltYesSSSINoHeritage AreaNoFlood zoneNoWithin 250m of landfill siteNoWithin high pressure gas pipeline safeguarding zoneNoMains water and electricity available or accessibleYesSanitation available or capable of being providedYesProvision for surface water andNo		
status4Additional current and future needs4Total pitch need 2016-20213 x unauthorisedTotal pitch need 2021-20311 x new household formationSite area0.08haSite ownershipPrivateDEVELOPMENT CONSTRAINTSGreen BeltGreen BeltYesSSSINoHeritage AreaNoFlood zoneNoContaminated landNoWithin 250m of landfill siteNoWithin high pressure gas pipeline safeguarding zoneNoMains water and electricity available or accessibleYesSanitation available or capable of being providedYesProvision for surface water andNo		
Additional current and future needs4needs4Total pitch need 2016-20213 x unauthorisedTotal pitch need 2021-20311 x new household formationSite area0.08haSite ownershipPrivateDEVELOPMENT CONSTRAINTSYesGreen BeltYesSSSINoHeritage AreaNoFlood zoneNoContaminated landNoWithin 250m of landfill siteNoWithin high pressure gas pipeline safeguarding zoneNoMains water and electricity available or accessibleYesSanitation available or capable of being providedYesProvision for surface water andNo		
Total pitch need 2016-20213 x unauthorisedTotal pitch need 2021-20311 x new household formationSite area0.08haSite ownershipPrivateDEVELOPMENT CONSTRAINTSFormationGreen BeltYesSSSINoHeritage AreaNoFlood zoneNoContaminated landNoWithin 250m of landfill siteNoWithin high pressure gas pipeline safeguarding zoneNoMains water and electricity available or accessibleYesSanitation available or capable of being providedYesProvision for surface water andNo		4
Total pitch need 2021-20311 x new household formationSite area0.08haSite ownershipPrivateDEVELOPMENT CONSTRAINTSGreen BeltYesSSSINoHeritage AreaNoFlood zoneNoContaminated landNoWithin 250m of landfill siteNoWithin high pressure gas pipeline safeguarding zoneNoMains water and electricity available or accessibleYesSanitation available or capable of being providedYesProvision for surface water andNo	needs	
Total pitch need 2021-20311 x new household formationSite area0.08haSite ownershipPrivateDEVELOPMENT CONSTRAINTSGreen BeltYesSSSINoHeritage AreaNoFlood zoneNoContaminated landNoWithin 250m of landfill siteNoWithin high pressure gas pipeline safeguarding zoneNoMains water and electricity available or accessibleYesSanitation available or capable of being providedYesProvision for surface water andNo	Total pitch need 2016-2021	3 x unauthorised
Site area0.08haSite ownershipPrivateDEVELOPMENT CONSTRAINTSYesGreen BeltYesSSSINoHeritage AreaNoFlood zoneNoContaminated landNoWithin 250m of landfill siteNoWithin high pressure gas pipeline safeguarding zoneNoMains water and electricity available or accessibleYesSanitation available or capable of being providedYesProvision for surface water andNo		1 x new household formation
Site ownershipPrivateDEVELOPMENT CONSTRAINTSYesGreen BeltYesSSSINoHeritage AreaNoFlood zoneNoContaminated landNoWithin 250m of landfill siteNoWithin high pressure gas pipeline safeguarding zoneNoMains water and electricity available or accessibleYesSanitation available or capable of being providedYesProvision for surface water andNo		0.08ha
Green BeltYesSSSINoHeritage AreaNoFlood zoneNoContaminated landNoWithin 250m of landfill siteNoWithin high pressure gas pipeline safeguarding zoneNoMains water and electricity available or accessibleYesSanitation available or capable of being providedYesProvision for surface water andNo	Site ownership	Private
SSSINoHeritage AreaNoFlood zoneNoContaminated landNoWithin 250m of landfill siteNoWithin high pressure gas pipeline safeguarding zoneNoMains water and electricity available or accessibleYesSanitation available or capable of being providedYesProvision for surface water andNo	DEVELOPMENT CONSTRAINTS	
Heritage AreaNoFlood zoneNoContaminated landNoWithin 250m of landfill siteNoWithin high pressure gas pipeline safeguarding zoneNoMains water and electricity available or accessibleYesSanitation available or capable of being providedYesProvision for surface water andNo	Green Belt	Yes
Flood zoneNoContaminated landNoWithin 250m of landfill siteNoWithin high pressure gas pipeline safeguarding zoneNoMains water and electricity available or accessibleYesSanitation available or capable of being providedYesProvision for surface water andNo	SSSI	No
Contaminated landNoWithin 250m of landfill siteNoWithin high pressure gas pipeline safeguarding zoneNoMains water and electricity available or accessibleYesSanitation available or capable of being providedYesProvision for surface water andNo	Heritage Area	No
Within 250m of landfill siteNoWithin high pressure gas pipeline safeguarding zoneNoMains water and electricity available or accessibleYesSanitation available or capable of being providedYesProvision for surface water andNo	Flood zone	No
Within high pressure gas pipeline safeguarding zoneNoMains water and electricity available or accessibleYesSanitation available or capable of being providedYesProvision for surface water andNo	Contaminated land	No
safeguarding zoneYesMains water and electricity available or accessibleYesSanitation available or capable of being providedYesProvision for surface water andNo	Within 250m of landfill site	No
Mains water and electricity available or accessibleYesSanitation available or capable of being providedYesProvision for surface water andNo	Within high pressure gas pipeline	No
available or accessibleYesSanitation available or capable of being providedYesProvision for surface water andNo	safeguarding zone	
Sanitation available or capable of being providedYesProvision for surface water andNo	Mains water and electricity	Yes
being provided Provision for surface water and		
Provision for surface water and No	Sanitation available or capable of	Yes
storm water drainage		No
	storm water drainage	

Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character	Medium impact. The northern part of this site has a low
and amenity	impact as the site is not immediately visible from all public
	areas and is situated some distance from Church Road. The
	southern part of this site has a higher impact as it extends
	the site towards Church Road, from where it is most visible.
Impact of site on amenity of local	Low – medium impact. There are a number of residential
residents	properties on Benskins Lane to the east and Crown Farm
	Kennels to the north west.
Site can provide visual and acoustic	Varied - some fencing provides visual and some acoustic
privacy	privacy.
Environmental concerns	No known issues.
Constraints on design and layout of	No constraints although details of proposed design and
the site	layout of the residential area would be required.
Could the site meet current and	Yes. Additional land is available for extra pitches.
future need?	
Could the site only meet current	n/a
need?	
Can the configuration of the site be	Yes
altered to meet future need?	
Are the residents in a position to	The occupants of this pitch are willing to take forward the
take forward the planning	planning application and are able to co-ordinate their
application/deliver the site and	resources to implement a landscaping/layout scheme to
intensification to meet planning	improve the visual appearance of the site and necessary
conditions?	improvements to the access roadway.

SITE BACKGROUND	
Site reference	HA14
Site name and address	Paddock View, Church Road
Site plan	Paddock view, church Nodu
Site planning status	Unauthorised
Planning history	Appeal dismissed 27 Mar 2008. Several plots.
GTAA 2019 pitch number	2
GTAA 2019 planning definition status	2 households met the planning definition.
Additional current and future needs	2
Total pitch need 2016-2021	2 x unauthorised
Total pitch need 2021-2031	0
Site area	0.04ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No

Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline	No
safeguarding zone	
Mains water and electricity	Yes
available or accessible	
Sanitation available or capable of	Yes
being provided	
Provision for surface water and	No
storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character	Medium Impact. The northern part of this site has a low
and amenity	impact as the site is not immediately visible from all public
	areas and is situated some distance from Church Road. The southern part of this site has a higher impact as it extends the
	site towards Church Road, from where it is most visible.
Impact of site on amenity of local	Low – medium impact. There are a number of residential
residents	properties on Benskins Lane to the east and Crown Farm
	Kennels to the north.
Site can provide visual and acoustic	Varied - some fencing provides visual and some acoustic privacy.
privacy	
Environmental concerns	No known issues.
Constraints on design and layout of	No constraints although details of proposed design and
the site	layout of the residential area would be required.
Could the site meet current and future need?	Yes. Additional space available for extra pitches.
Could the site only meet current need?	n/a
Can the configuration of the site be	Yes
altered to meet future need?	105
Are the residents in a position to	Yes. The occupants of this pitch are willing to take forward
take forward the planning	the planning application and are able to co-ordinate their
application/deliver the site and	resources to implement a landscaping/layout scheme to
intensification to meet planning	improve the visual appearance of the site and necessary
conditions?	improvements to the access roadway.
	improvements to the access roadway.

SITE BACKGROUND	
Site reference	HA31
Site name and address	Railway Sidings, North Ockendon
Site plan	The Railway Sidings (Traveliers Site) 25.6m
Site planning status	Private (2)/Temporary (3)
Planning history	P0905.17 permanent permission for 2 plots; P0950.17 temporary permission for 5 plots over whole site.
GTAA 2019 pitch number	Expires 4 August 2019 5
GTAA 2019 pitch number GTAA 2019 planning definition	3 households met planning definition.
status	2 households did not meet planning definition.
Additional current and future needs	18
Total pitch need 2016-2021	 1 x doubled-up on private pitch met planning definition. 2 x temporary, 3 x doubled-up, 5 x 5-year need on temporary pitch met planning definition. 1 x temporary, 1 x doubled-up on temporary pitch did not meet planning definition.
Total pitch need 2021-2031	 2 x new household formation on private pitch met planning definition. 2 x new household formation on temporary pitch met planning definition. 1 x new household formation on private pitch did not meet planning definition.
Site area	0.6ha

Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI/SNCI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline	No
safeguarding zone	
Mains water and electricity	Yes
available or accessible	
Sanitation available or capable of	Yes – Private system
being provided	
Provision for surface water and	Yes
storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	No
Shops within 2km	No
Public transport route within 800m	Yes
Impact of site on local character	Minimal impact
and amenity	
Impact of site on amenity of local	Low impact
residents	
Site can provide visual and acoustic	Only really visible from railway bridge well screened from
privacy	railway by dense hedging. Farmer has agreed a hedge
	planting scheme to the western boundary.
Environmental concerns	No known issues.
Constraints on design and layout of	Network Rail. No encroachment onto railway embankment,
the site	low impact lighting. No discharge of water onto railway
	embankment.
Could the site meet current and future need?	Yes
Could the site only meet current need?	n/a
Can the configuration of the site be	Yes. Large spacious pitches can easily be sub-divided.
altered to meet future need?	
Are the residents in a position to	Yes. Willing to agree an acceptable plan to meet planning
take forward the planning	conditions.
application/deliver the site and	
intensification to meet planning	
conditions?	
conditions?	

SITE BACKGROUND	
Site reference	HA13
Site name and address	Springfield, off Church Road
Site plan	Mariecot Bungalow Mariecot Bungalow Meadow View Paddock View Meadow Rise Paddock View Cherry Tree View
Site planning status	Unauthorised
Planning history	P0997.12 – Expired 3 Sept 2014
GTAA 2019 pitch number	2
GTAA 2019 planning definition status	2 households met the planning definition
Additional current and future needs	2
Total pitch need 2016-2021	2 x unauthorised
Total pitch need 2021-2031	0
Site area	0.06ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area Flood zone	No
Contaminated land	No No
Within 250m of landfill site	No
Within high pressure gas pipeline	No
safeguarding zone	
Mains water and electricity	Yes
available or accessible	
Sanitation available or capable of	Yes
being provided	
Provision for surface water and	No
storm water drainage	
Access to highway network	Yes

Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character	Medium impact. The northern part of this site has a low
and amenity	impact as the site is not immediately visible from all public
	areas and is situated some distance from Church Road. The
	southern part of this site has a higher impact as it extends
	the site towards Church Road, from where it is most visible.
Impact of site on amenity of local	Low – medium impact. There are a number of residential
residents	properties on Benskins Lane to the east and Crown Farm
	kennels to the north west.
Site can provide visual and acoustic	Varied – some fencing provides visual and some acoustic
privacy	privacy.
Environmental concerns	No known issues.
Constraints on design and layout of	No constraints although details of proposed design and
the site	layout of the residential area would be required.
Could the site meet current and	Yes. Additional land is available for extra pitches.
future need?	
Could the site only meet current	n/a
need?	
Can the configuration of the site be	n/a
altered to meet future need?	
Are the residents in a position to	Yes. The occupants of this pitch are willing to take forward
take forward the planning	the planning application and are able to co-ordinate their
application/deliver the site and	resources to implement a landscaping/layout scheme to
intensification to meet planning	improve the visual appearance of the site and necessary
conditions?	improvements to the access roadway.

SITE BACKGROUND	
Site reference	HA32
Site name and address	The Grove, Prospect Road
Site plan	
Cite alexaning status	
Site planning status Planning history	Unauthorised P1580.16 - 1 static, 3 tourers, expired 30 June 2018
	P1580.16 - 1 static, 3 tourers, expired 30 June 2018 P1524.17 undecided – seeks 5 static, 5 tourers
GTAA 2019 pitch number	5
GTAA 2019 planning definition	5 households met the planning definition
status	
Additional current and future	7
needs	
Total pitch need 2016-2021	5 x unauthorised
Total pitch need 2021-2031	2 x new household formation
Site area	0.09ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No but within a site of Nature Conservation Impact
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline	No
safeguarding zone	
Mains water and electricity	Yes
available or accessible	Vac
Sanitation available or capable of	Yes
being provided	Vac
Provision for surface water and	Yes
storm water drainage	Vac
Access to highway network	Yes

Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character	Low impact – quiet secluded area only visible from the track
and amenity	leading from Prospect Road.
Impact of site on amenity of local	Low impact – good distance from the residents on Prospect
residents	Road.
Site can provide visual and acoustic	Fenced all round – established hedging to the north and east
privacy	of the site.
Environmental concerns	None
Constraints on design and layout of	5 mobile homes on the site. Space for accommodation in
the site	tourers subject to safety requirements.
Could the site meet current and	Potentially but only space for additional tourers.
future need?	
Could the site only meet current	n/a
need?	
Can the configuration of the site be	Possibly by utilising more tourers and addition of a day
altered to meet future need?	room/utility block.
Are the residents in a position to	Not discussed with owners.
take forward the planning	
application/deliver the site and	
intensification to meet planning	
conditions?	

SITE BACKGROUND	
Site reference	HA14
Site name and address	The Oak View, Church Road
Site plan	The Oak View, Church Hoad
Site planning status	Unauthorised
Planning history	Appeal dismissed 27 Mar 2008. Several plots.
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	Household met the planning definition
Additional current and future needs	1
Total pitch need 2016-2021	1 x unauthorised
Total pitch need 2021-2031	0
Site area	0.02ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No

Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline	No
safeguarding zone	
Mains water and electricity	Yes
available or accessible	
Sanitation available or capable of	Yes
being provided	
Provision for surface water and	No
storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character	Medium Impact. The northern part of this site has a low
and amenity	impact as the site is not immediately visible from all public areas and is situated some distance from Church Road. The
	southern part of this site has a higher impact as it extends the
	site towards Church Road, from where it is most visible.
Impact of site on amenity of local	Low – medium impact. There are a number of residential
residents	properties on Benskins Lane to the east and Crown Farm
Cite can provide viewal and accustic	Kennels to the north. Varied - some fencing provides visual and some acoustic
Site can provide visual and acoustic privacy	privacy.
Environmental concerns	No known issues.
Constraints on design and layout of	No constraints although details of proposed design and
the site	layout of the residential area would be required.
Could the site meet current and	Yes.
future need?	
Could the site only meet current	n/a
need?	
Can the configuration of the site be	n/a
altered to meet future need?	
Are the residents in a position to	Yes. The occupants of this pitch are willing to take forward
take forward the planning	the planning application and are able to co-ordinate their
application/deliver the site and	resources to implement a landscaping/layout scheme to
intensification to meet planning	improve the visual appearance of the site and necessary
conditions?	improvements to the access roadway.

SITE BACKGROUND	
Site reference	HA14
Site name and address	The Oak, Church Road
Site plan	The Oak, Church Road
Site planning status	Unauthorised
Planning history	Appeal dismissed 27 Mar 2008. Several plots.
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	Household met the planning definition
Additional current and future needs	2
Total pitch need 2016-2021	1 x unauthorised
Total pitch need 2021-2031	1 x new household formation
Site area	0.02ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No

Within high proceurs gas pinaling	No
Within high pressure gas pipeline safeguarding zone	NO
Mains water and electricity	Yes
available or accessible	res
	Vec
Sanitation available or capable of	Yes
being provided	
Provision for surface water and	No
storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character	Medium Impact. The northern part of this site has a low
and amenity	impact as the site is not immediately visible from all public
	areas and is situated some distance from Church Road. The southern part of this site has a higher impact as it extends the
	site towards Church Road, from where it is most visible.
Impact of site on amenity of local	Low – medium impact. There are a number of residential
residents	properties on Benskins Lane to the east and Crown Farm
	Kennels to the north.
Site can provide visual and acoustic	Varied - some fencing provides visual and some acoustic
privacy	privacy.
Environmental concerns	No known issues.
Constraints on design and layout of	No constraints although details of proposed design and
the site	layout of the residential area would be required.
Could the site meet current and	Yes. Additional land available for extra pitches.
future need?	
Could the site only meet current	n/a
need?	
Can the configuration of the site be	Yes
altered to meet future need?	
Are the residents in a position to	Yes. The occupants of this pitch are willing to take forward
take forward the planning	the planning application and are able to co-ordinate their
application/deliver the site and	resources to implement a landscaping/layout scheme to
intensification to meet planning	improve the visual appearance of the site and necessary
conditions?	improvements to the access roadway.

SITE BACKGROUND	
Site reference	HA01
Site name and address	The Old Forge, Hubbards Chase
Site plan	Peerv Correct Cold Correct Cold Cold Cold Cold Cold Cold Cold Cold
Site planning status	Private
Planning history	P1581.90 - 2 caravans, permanent. Additional L Shaped unit is permitted as a dayroom.
GTAA 2019 pitch number	1
GTAA 2019 planning definition	3 households met the planning definition
status	
Additional current and future needs	3
Total pitch need 2016-2021	2 x 5-year
Total pitch need 2021-2031	1 x new household formation
Site area	0.3ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline	No
safeguarding zone	
Mains water and electricity	Yes
available or accessible	Voc
Sanitation available or capable of	Yes
being provided Provision for surface water and	Yes
storm water drainage	
Access to highway network	Yes
ALLESS LU HIGHWAY HELWUIK	

Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character	Minimal impact. Area features mix of residential/industrial
and amenity	uses.
Impact of site on amenity of local	Minimal impact. Some distance from the main residential
residents	part of Hubbards Close.
Site can provide visual and acoustic	Well screened with dense hedging.
privacy	
Environmental concerns	None
Constraints on design and layout of	None
the site	
Could the site meet current and	Yes – large site.
future need?	
Could the site only meet current	n/a
need?	
Can the configuration of the site be	Unlikely – large brick dayroom accommodation on site,
altered to meet future need?	although approximately half of the site is grassed/paved
	allowing space to accommodate more mobile homes.
Are the residents in a position to	No discussion with owner has taken place.
take forward the planning	
application/deliver the site and	
intensification to meet planning	
conditions?	

SITE BACKGROUND	
Site reference	HA14
Site name and address	The Schoolhouse, Church Road
Site plan	The schoolhouse, church Roda
Site planning status	Unauthorised
Planning history	Appeal dismissed 27 Mar 2008. Several plots.
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	1 household met the definition
Additional current and future needs	2
Total pitch need 2016-2021	1 x unauthorised
Total pitch need 2021-2031	1 x new household formation
Site area	0.02ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No

Mithin high museums and mineling	Ne
Within high pressure gas pipeline	No
safeguarding zone	No.
Mains water and electricity	Yes
available or accessible	
Sanitation available or capable of	Yes
being provided	
Provision for surface water and	No
storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character	Medium Impact. The northern part of this site has a low
and amenity	impact as the site is not immediately visible from all public
	areas and is situated some distance from Church Road. The
	southern part of this site has a higher impact as it extends the site towards Church Road, from where it is most visible.
Impact of site on amenity of local	Low – medium impact. There are a number of residential
residents	properties on Benskins Lane to the east and Crown Farm
residents	Kennels to the north.
Site can provide visual and acoustic	Varied - some fencing provides visual and some acoustic
privacy	privacy.
Environmental concerns	No known issues.
Constraints on design and layout of	No constraints although details of proposed design and
the site	layout of the residential area would be required.
Could the site meet current and	Yes. Additional land available for extra pitches.
future need?	
Could the site only meet current	n/a
need?	
Can the configuration of the site be	Yes
altered to meet future need?	
Are the residents in a position to	Yes. The occupants of this pitch are willing to take forward
take forward the planning	the planning application and are able to co-ordinate their
application/deliver the site and	resources to implement a landscaping/layout scheme to
intensification to meet planning	improve the visual appearance of the site and necessary
conditions?	improvements to the access roadway.

SITE BACKGROUND	
Site reference	HA32
Site name and address	The View, Prospect Road
Site plan	
Site planning status	Private
Planning history	Appeal allowed 12 May 1988
5 1 1	5 caravans permanent
GTAA 2019 pitch number	3
GTAA 2019 planning definition	1 household did not meet planning definition.
status	2 households were undetermined as there was insufficient
	proxy interview data to determine planning status.
Additional current and future	1
needs	
Total pitch need 2016-2021	0
Total pitch need 2021-2031	1 x new household formation
Site area	0.09ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline	No
safeguarding zone	
Mains water and electricity	Yes
available or accessible	
Sanitation available or capable of	Yes
being provided	
Provision for surface water and	Yes
storm water drainage	

Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character	Low impact – established site well away from other homes
and amenity	
Impact of site on amenity of local	Low impact – good distance from residents on Prospect
residents	Road.
Site can provide visual and acoustic	Yes. Fencing and established planting provides privacy
privacy	surrounded by a wooded area.
Environmental concerns	No known issues.
Constraints on design and layout of	Details of where further accommodation on the site would
the site	be located would be required.
Could the site meet current and	Yes
future need?	
Could the site only meet current	n/a
need?	
Can the configuration of the site be	Yes
altered to meet future need?	
Are the residents in a position to	Not discussed with owners.
take forward the planning	
application/deliver the site and	
intensification to meet planning	
conditions?	

SITE BACKGROUND	
Site reference	HA05
Site name and address	Tyas Stud Farm, St. Marys Road
Site plan	rydd ydd romn, ydd rwdd yd rodd Presentael Latchford Farm Dana D Trass
Site planning status	Temporary
Planning history	P0773.13. 2 pitches, max. 1 static each – expires 2 Feb 2021
GTAA 2019 pitch number	2
GTAA 2019 planning definition	2 households met the planning definition, 1 household
status	undetermined.
Additional current and future needs	9
Total pitch need 2016-2021	 5 pitches for households that met the planning definition – 1 x temporary, 1 x doubled-up, 3 x 5-year. 1 x temporary pitch for households that were undetermined.
Total pitch need 2021-2031	2 x new household formation for households that met the planning definition.1 x new household formation for undetermined households.
Site area	0.36ha
Site ownership	Private

DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline	No
safeguarding zone	
Mains water and electricity	Yes
available or accessible	
Sanitation available or capable of	Yes
being provided	
Provision for surface water and	No
storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character	Low impact. Site set well away from the road – no
and amenity	detrimental impact when seen from the M25, trains or footpath to the east.
	Tootpath to the east.
Impact of site on amenity of local	Low impact. Latchford Farm and Wyngards Farm situated to
residents	the east of the site are the only neighbouring properties and
	the site does not have any detrimental impact on the
	the site does not have any detrimental impact on the amenity of these residents.
Site can provide visual and acoustic	
Site can provide visual and acoustic privacy	amenity of these residents. The site has visual privacy from Latchfords Farm and Wyngards Farm and the residential area is situated at the
-	amenity of these residents. The site has visual privacy from Latchfords Farm and Wyngards Farm and the residential area is situated at the southern end of the site, some considerable distance from
-	amenity of these residents. The site has visual privacy from Latchfords Farm and Wyngards Farm and the residential area is situated at the southern end of the site, some considerable distance from the railway line. Some noise from the M25 but not
privacy	amenity of these residents. The site has visual privacy from Latchfords Farm and Wyngards Farm and the residential area is situated at the southern end of the site, some considerable distance from the railway line. Some noise from the M25 but not significant.
privacy Environmental concerns	amenity of these residents. The site has visual privacy from Latchfords Farm and Wyngards Farm and the residential area is situated at the southern end of the site, some considerable distance from the railway line. Some noise from the M25 but not significant. Potential air quality and noise issues from M25.
privacy Environmental concerns Constraints on design and layout of	amenity of these residents.The site has visual privacy from Latchfords Farm andWyngards Farm and the residential area is situated at the southern end of the site, some considerable distance from the railway line. Some noise from the M25 but not significant.Potential air quality and noise issues from M25.Details of the proposed design and layout of the site with
privacy Environmental concerns Constraints on design and layout of the site	amenity of these residents.The site has visual privacy from Latchfords Farm andWyngards Farm and the residential area is situated at the southern end of the site, some considerable distance from the railway line. Some noise from the M25 but not significant.Potential air quality and noise issues from M25.Details of the proposed design and layout of the site with the residential area clearly defined would be required.
privacy Environmental concerns Constraints on design and layout of the site Could the site meet current and	amenity of these residents.The site has visual privacy from Latchfords Farm andWyngards Farm and the residential area is situated at the southern end of the site, some considerable distance from the railway line. Some noise from the M25 but not significant.Potential air quality and noise issues from M25.Details of the proposed design and layout of the site with the residential area clearly defined would be required.Yes – existing pitches are very large and also additional land
privacy Environmental concerns Constraints on design and layout of the site Could the site meet current and future need?	amenity of these residents.The site has visual privacy from Latchfords Farm andWyngards Farm and the residential area is situated at the southern end of the site, some considerable distance from the railway line. Some noise from the M25 but not significant.Potential air quality and noise issues from M25.Details of the proposed design and layout of the site with the residential area clearly defined would be required.
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privacy Environmental concerns Constraints on design and layout of the site Could the site meet current and future need? Could the site only meet current need?	amenity of these residents. The site has visual privacy from Latchfords Farm and Wyngards Farm and the residential area is situated at the southern end of the site, some considerable distance from the railway line. Some noise from the M25 but not significant. Potential air quality and noise issues from M25. Details of the proposed design and layout of the site with the residential area clearly defined would be required. Yes – existing pitches are very large and also additional land holding to the north of the site.
privacy Environmental concerns Constraints on design and layout of the site Could the site meet current and future need? Could the site only meet current need? Can the configuration of the site be	 amenity of these residents. The site has visual privacy from Latchfords Farm and Wyngards Farm and the residential area is situated at the southern end of the site, some considerable distance from the railway line. Some noise from the M25 but not significant. Potential air quality and noise issues from M25. Details of the proposed design and layout of the site with the residential area clearly defined would be required. Yes – existing pitches are very large and also additional land holding to the north of the site. Yes. There is ample room for 12 pitches. Owner is happy to
privacy Environmental concerns Constraints on design and layout of the site Could the site meet current and future need? Could the site only meet current need?	amenity of these residents. The site has visual privacy from Latchfords Farm and Wyngards Farm and the residential area is situated at the southern end of the site, some considerable distance from the railway line. Some noise from the M25 but not significant. Potential air quality and noise issues from M25. Details of the proposed design and layout of the site with the residential area clearly defined would be required. Yes – existing pitches are very large and also additional land holding to the north of the site. - Yes. There is ample room for 12 pitches. Owner is happy to accommodate up to 20 pitches to help meet need. This can
privacy Environmental concerns Constraints on design and layout of the site Could the site meet current and future need? Could the site only meet current need? Can the configuration of the site be altered to meet future need?	 amenity of these residents. The site has visual privacy from Latchfords Farm and Wyngards Farm and the residential area is situated at the southern end of the site, some considerable distance from the railway line. Some noise from the M25 but not significant. Potential air quality and noise issues from M25. Details of the proposed design and layout of the site with the residential area clearly defined would be required. Yes – existing pitches are very large and also additional land holding to the north of the site. - Yes. There is ample room for 12 pitches. Owner is happy to accommodate up to 20 pitches to help meet need. This can be met by a mix of mobile homes, tourers and day rooms.
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privacy Environmental concerns Constraints on design and layout of the site Could the site meet current and future need? Could the site only meet current need? Can the configuration of the site be altered to meet future need? Are the residents in a position to take forward the planning application/deliver the site and	 amenity of these residents. The site has visual privacy from Latchfords Farm and Wyngards Farm and the residential area is situated at the southern end of the site, some considerable distance from the railway line. Some noise from the M25 but not significant. Potential air quality and noise issues from M25. Details of the proposed design and layout of the site with the residential area clearly defined would be required. Yes – existing pitches are very large and also additional land holding to the north of the site. - Yes. There is ample room for 12 pitches. Owner is happy to accommodate up to 20 pitches to help meet need. This can be met by a mix of mobile homes, tourers and day rooms.

SITE BACKGROUND	
Site reference	HA08
Site name and address	Vinegar Hill, Lower Bedfords Road
Site plan	
Site planning status	Unauthorised
Planning history	P0760.14
	Temporary permission 10 caravans (max 5 static) Expired 01/08/2017
GTAA 2019 pitch number	9
GTAA 2019 planning definition	7 households met planning definition.
status	2 households did not meet planning definition.
Additional current and future needs	26
Total pitch need 2016-2021 Total pitch need 2021-2026	 18 from households that met the planning definition – 7 x unauthorised, 5 x doubled-up, 6 x 5-year. 4 from households that did not meet the planning definition – 2 x unauthorised, 2 x 5-year. 2 x new household formation from households that met the planning definition. 2 x new household formation from households that did not meet the planning definition.
Site area	meet the planning definition. 0.51ha
Site area	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No

Within 250m of landfill site	No
Within high pressure gas pipeline	No
safeguarding zone	
Mains water and electricity	Yes
available or accessible	
Sanitation available or capable of	Yes
being provided	
Provision for surface water and	No
storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character	Low impact. Site forms a narrow wedge of land that is
and amenity	mostly contained by existing development to the south and
	east. As such, the visual impact and encroachment into the
	Green Belt is limited.
Impact of site on amenity of local	Low impact on the residents of Stanwyck Gardens and
residents	Straight Road to the rear of the site. Noise from site
	residents no different to neighbouring houses.
Site can provide visual and acoustic	Yes. Fencing around site provides visual and acoustic privacy.
privacy	
Environmental concerns	No known issues.
Constraints on design and layout of	No constraints although details of proposed design and
the site	layout of the residential area would be required.
Could the site meet current and	Possibly – subject to an amended site layout to
future need?	accommodate additional caravans.
Could the site only meet current	n/a
need?	
Can the configuration of the site be	Yes. Whilst the site may not be big enough to accommodate
altered to meet future need?	the required number of formal additional pitches, there is
	sufficient room on the site to accommodate sufficient
	caravans and shared day rooms.
Are the residents in a position to	Not discussed with owner.
take forward the planning	
application/deliver the site and	
intensification to meet planning	
conditions?	

SITE BACKGROUND	
Site reference	HA33
Site name and address	1 Willoughby Drive
Site plan	Red lines round 1A Willoughby Drive
Site planning status	Bricks and mortar
Planning history	
GTAA 2019 pitch number	1 bricks and mortar property
GTAA 2019 planning definition	Household met the planning definition.
status	
Additional current and future	0
needs	
Total pitch need 2016-2021	
Total pitch need 2021-2031	0.41
Site area	0.1ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	Vec
Green Belt SSSI	Yes
	No No
Heritage Area Flood zone	No
Contaminated land	Unknown
Within 250m of landfill site	No
Within high pressure gas pipeline	No
safeguarding zone	
Mains water and electricity	Yes
available or accessible	
Sanitation available or capable of	Yes
being provided	
Provision for surface water and	Yes
storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes

Public transport route within 800m	Yes
Impact of site on local character	Low
and amenity	
Impact of site on amenity of local	Low
residents	
Site can provide visual and acoustic	Bricks and mortar accommodation
privacy	
Environmental concerns	Noise, dust from waste converters
Constraints on design and layout of	n/a
the site	
Could the site meet current and	No
future need?	
Could the site only meet current	No
need?	
Can the configuration of the site be	No
altered to meet future need?	
Are the residents in a position to	Unknown
take forward the planning	
application/deliver the site and	
intensification to meet planning	
conditions?	

SITE BACKGROUND	
Site reference	HA04, HA27
Site name and address	Willow Tree Lodge, Brookmans Park Road
Site plan	Animal Sanctuary
Site planning status	Private
Planning history	 P0719.18 – 12 caravans (11 static and 1 tourer, replacement stable block) – Allowed subject to Legal Agreement E0007.11 – 1 plot. E0017 – 1 plot 13 Feb 2018 – Appeal Allowed/Dismissed Land to rear – 4 plots – dismissed Land to north of stables – 2 plots – allowed Land to east of Willow Tree Lodge – lawful for 2 plots Land to west of Willow Tree Lodge – 2 plots - allowed
GTAA 2019 pitch number	11
GTAA 2019 planning definition status	11 households met the planning definition
Additional current and future needs	8
Total pitch need 2016-2021	6 – 4 x concealed or doubled-up households or adults, 2 x 5- year need
Total pitch need 2021-2031	2 x new household formation.
Site area	0.5ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No

Within high pressure gas pipeline	No
safeguarding zone	
Mains water and electricity	Yes
available or accessible	
Sanitation available or capable of	Yes
being provided	
Provision for surface water and	Yes
storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within	Yes
800m	
Impact of site on local character	Low - medium impact owing to the scale of development
and amenity	proposed. However, the site is visible from the A127 heading
	west towards Romford.
Impact of site on amenity of local	Low – medium impact owing to the scale of development
residents	proposed. There are a number of residential properties on Brookman's Park Drive.
Site can provide visual and	Not at present as the site is open land.
acoustic privacy	
Environmental concerns	Potential air quality and noise issues from the Southend
	Arterial Road.
Constraints on design and layout	No constraints although details of proposed design and
of the site	layout of the residential area would be required.
Could the site meet current and	Yes
future need?	
Could the site only meet current	
need?	
Can the configuration of the site	Yes
be altered to meet future need?	
Are the residents in a position to	Recent approval for 11 pitches (subject to a Legal
take forward the planning	Agreement). Owner is prepared to work with HBC to
application/deliver the site and	implement further pitches.
intensification to meet planning	
conditions?	

SITE BACKGROUND	
Site reference	HA33
Site name and address	1A Willoughby Drive
Site plan	
Site planning status	Unauthorised
Planning history	Enforcement Notice 21 October 2011
GTAA 2019 pitch number	1
GTAA 2019 planning definition	Households met the planning definition
status	
Additional current and future needs	3
Total pitch need 2016-2021	2 – 1 x unauthorised, 1 x doubled-up
Total pitch need 2021-2031	1 - 1 x new household formation
Site area	0.05ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Green Belt	Yes
SSSI	No
Heritage Area	No
Flood zone	No
Contaminated land	Unknown
Within 250m of landfill site	No
Within high pressure gas pipeline	No
safeguarding zone	Voc
Mains water and electricity available or accessible	Yes
Sanitation available or capable of	Yes
being provided	
Provision for surface water and	Yes
storm water drainage	
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes

Impact of site on local character	Low
and amenity	
Impact of site on amenity of local	Low
residents	
Site can provide visual and acoustic	No
privacy	
Environmental concerns	Noise, dust from waste converters
Constraints on design and layout of	Subject to enforcement notice.
the site	
Could the site meet current and	No
future need?	
Could the site only meet current	No
need?	
Can the configuration of the site be	No
altered to meet future need?	
Are the residents in a position to	Unknown
take forward the planning	
application/deliver the site and	
intensification to meet planning	
conditions?	