

## Elizabeth Marsden

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**From:** Elizabeth Marsden  
**Sent:** 03 October 2018 15:18  
**To:** 'Nearchos Eleftheriades'  
**Subject:** RE: 18/01441/FUL - Mr D. Saunders - Land at Southwick Road, North Boarhunt

Thank you for your email, that – I would suggest at least two weeks (12<sup>th</sup> October) for the extension of time, but this will depend on whether it is possible to address the drainage and further Strategic Planning section comments, which I have set out below.

*'While not in Source Protection Zone 1, the proposed package treatment plant would probably be within 50m of this borehole. If the discharge to ground can be relocated so that it is more than 50m away from the borehole, it may be acceptable, but the EA should probably be involved as a permit may be required. As stated in the objection letter, there are other restrictions on the locations of package treatment plants and drainage fields. The design would have to meet building regulations and we can check this under the proposed condition. We just need to know that it is possible to relocate all of the works to a suitable part of the site, and that the applicant can gain approval from the EA.'*

It will be necessary to demonstrate that the works can be moved to a more suitable location. However, even if this is possible, you should also be aware that I have received a response from our policy section with regard to the additional justification that you have provided, which I have set out below.

*As you know, we have been recommending that there is no need for further gypsy & traveller pitches given the provision now made through the Traveller DPD and recent consents. However, we are about to publish Proposed Modifications to the DPD which include a new 'criteria-based policy' for applications for additional sites. Although not yet adopted and subject to consultation, this draft policy has been discussed at the DPD examination and is as follows:*

### **Policy TR6**

***Proposals for traveller accommodation outside the sites identified in policies TR1 – TR4, including expansion of these sites, will be permitted within the settlement boundaries defined by policy DM1 or through infilling in accordance with policy MTRA3.***

***Sites outside the provisions of these policies (other than appropriate intensification under policy TR5) will only be permitted where they are for occupation by persons who:-***

- ***are defined as gypsies and travellers or travelling showpeople (Planning Policy for Traveller Sites 2015 Annex 1 or a subsequent revision); and***
- ***can demonstrate an exceptional personal or cultural need to be located in the area; and***
- ***can provide evidence of a lack of other suitable accommodation.***

***Sites must be in sustainable locations well related to existing communities as defined by Policy CP5 and comply with the requirements of Policy TR6.***

*This site is outside the provisions of policies TR1-TR4, DM1 and MTRA3 so the criteria in the 2<sup>nd</sup> and 3<sup>rd</sup> paragraphs should be applied:*

- *meet the PPTS traveller definition – they say they are travelling but there is not a lot of detail of when, for what purpose, etc. I'm not sure how much evidence of this we would normally expect but it seems a bit thin (e.g. attending horse fairs is not travelling for work purposes unless they are trading horses, which does not seem to be the case);*
- *can demonstrate exceptional need to be located in the area/provide evidence of a lack of other suitable accommodation – I don't think they have shown this as they seem to be based in the Fareham area so would have to demonstrate what they have done to find a site closer to the children's school, including sites within settlement boundaries. However, before making an exception to our policies to allow this site I think we need to be clear that they have a local connection and why that cannot be met in a location that is better related to Titchfield?*
- *In sustainable locations – given that this family appear to be based in the Titchfield area its difficult to see how this is a sustainable location for their needs.*

In these circumstances, there is still insufficient information or justification for a favourable recommendation of the application and unless additional, satisfactory evidence can be provided there will be no alternative but to refuse the application. You should also be aware that, if such a recommendation was to be forthcoming, it would be necessary for the application to go to planning committee for determination.

I would appreciate your confirmation of whether you feel that you are able to provide further information to overcome the objections on either the drainage or the policy grounds.

Regards,

Liz Marsden

**From:** Nearchos Eleftheriades [mailto:nearchos.eleftheriades@gpsltd.co.uk]  
**Sent:** 01 October 2018 09:48  
**To:** Elizabeth Marsden  
**Subject:** Fwd: 18/01441/FUL - Mr D. Saunders - Land at Southwick Road, North Boarhunt

----- Forwarded message -----

**From:** Nearchos Eleftheriades <nearchos.eleftheriades@gpsltd.co.uk>  
**Date:** Thu, 27 Sep 2018 at 13:12  
**Subject:** Re: 18/01441/FUL - Mr D. Saunders - Land at Southwick Road, North Boarhunt  
**To:** <EMarsden@winchester.gov.uk>

Dear Liz,

Thank you for your email.

I agree to an extension of time on our application. How long should we agree the extension to be ? I also look forward in reviewing the drainage team's advise on our application, thank you.

Kind Regards,

Nearchos Eelftheriades

On Thu, 27 Sep 2018 at 11:18, <[EMarsden@winchester.gov.uk](mailto:EMarsden@winchester.gov.uk)> wrote:

Thank you for that, which I have forwarded to our policy section for their further views on the proposal. This may take several days I am afraid and I would appreciate it if you could agree to a further extension of time in order to enable the additional information to be assessed.

I have also asked for further advice from our drainage team, given the objections to the proposal in terms of the proposed foul drainage system and proximity to a bore well and will contact you when I have received this information.

Regards,

Liz Marsden

**From:** Nearchos Eleftheriades [mailto:[nearchos.eleftheriades@gpsltd.co.uk](mailto:nearchos.eleftheriades@gpsltd.co.uk)]  
**Sent:** 25 September 2018 09:50  
**To:** Elizabeth Marsden  
**Subject:** 18/01441/FUL - Mr D. Saunders - Land at Southwick Road, North Boarhunt

Dear Liz,

Please find attached personal circumstances for the intended occupants of the pitch included within the application.

It will be much appreciated if you could confirm that you have received it.

Kind Regards,

Nearchos Eleftheriades

Planning Technician

For and on behalf of Green Planning Studio Ltd.

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