

Barnet London Borough  
London Borough of Barnet,  
2 Bristol Avenue,  
Colindale,  
NW9 4EW

**Date:** August 2023  
**GPS ref:** 23\_1285  
**Planning Portal ref:** PP-12406683

Dear Sir/Madam,

**Re: Planning Statement - Land NW of Mays Lane, Arkley, Barnet, EN5 2AH**

This supporting Planning Statement is submitted by Green Planning Studio Ltd on behalf of Mr. Patrick Casey to accompany the planning application for *'a material change of use for stationing of caravans for residential use with hardstanding and dayrooms ancillary to that use.'*

The applicant seeks planning permission for no.2 residential pitches to meet a recognised need, and a personal need, for such facilities in the area to accommodate a gypsy lifestyle.

Following a site visit and consultation with the client, the site layout has been determined to best meet the applicant's requirements and although it has been withdrawn by Government, in the absence of any replacement document, the pitch has been designed with reference to the standards that were defined in 'Designing Gypsy and Travellers Sites – A Good Practice Guide (2008)'.

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

The application site is located within a Green Belt setting 650m south-west of Duck Island, measuring 8,138.09 sq. m as shown on '23\_1285\_001 Site Location Plan'. The proposed application demonstrates that there would be, at worst, limited impact or other harm to the area.

Currently, the application site is an undeveloped plot enclosed by mature hedgerows, located to the north of Mays Lane, approximately 200m from the nearest settlement boundary. Mays Lane forms the site's south-eastern boundary. The Brethren's Meeting Room borders to the north-east, while existing stables border to the south-west. Whittings Hill Open Space extends to the north.

Duck Island provides the nearest facilities to the application site. Due to its close proximity, the application site has the means to be deemed sustainable. Facilities such as Whittings Hill Primary School (700m), Quinta Convenience Store (900m) and WhittingsHill Primary School Bus Stop (600m) support the application site as a sustainable location.

The application site will be accessed from the northern side of Mays Lane via a central existing gated access, as shown on '23\_1285\_002 Existing Site and Block Plan'. Vehicles accessing the site are able to enter the site without blocking the highway, turn, and leave in a front facing gear.

The application site is well screened from Mays Lane, Whitings Hill Open Space and The Brethren's Meeting Room's carpark which would form the only public viewpoints. The limited views of the site will be diminished further via supplementary planting surrounding the proposed development. Any lasting visual concerns could be minimised through the use of appropriate landscaping, which can be agreed via condition.

The proposed development has been designed to be in keeping with the character of the area and positioned to limit its visual impact, as shown on '23\_1285\_003 Proposed Site Plan'. The proposal incorporates No. 1 mobile home, No.1 touring caravan, and No.1 dayroom per pitch. The dayroom will provide facilities that enable the occupants of the caravans to minimise the recognised hazards associated with cooking and fire in the close confines of caravans and provide facilities for washing and bathing and the maintenance of basic hygiene. The dayroom will be constructed out of timber to be in keeping with nearby existing buildings.

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

If you have any further questions or queries regarding this application, please do not hesitate to contact us.

Yours sincerely,

*E.M. Giles*

**Ethan Giles**

Planning Applications Caseworker

For and on behalf of Green Planning Studio Ltd