

## **DRAFT Statement of Common Ground**

**Relating to Land south of Sandhill, Hermitage, Thatcham, RG18 9XU**

Appeal made by **Mr R. Black** (*“the Appellant”*) under section 78 of the Town and Country Planning Act 1990 against the refusal of planning permission by **West Berkshire Council** (*“the LPA”*).

**PINS Ref:** TBC  
**LPA Ref:** 23/00815/FUL  
**Appellant Ref:** J004472

### **Areas of Agreement**

- The appeal site is not within the Green Belt,
- The appeal site is located in a National Landscape (formerly AONB),
- The appeal site is not located within an area of Flood Risk,
- There are no Noise related issues,
- There are no Sustainability related issues,
- There are no Air Quality related issues,
- The LPA have an unmet need and cannot demonstrated a 5 year supply of Gypsy/Traveller sites.

### **Areas in Disagreement**

- Whether or not the Appellants have demonstrated a personal need for a site;
- Whether or not there is an inevitability of Traveller sites being located outside of settlement boundaries, often within Areas of Outstanding Natural Beauty, and the weight afforded to this matter,
- The level of unmet need within the Borough, and the weight afforded to this matter,
- Whether or not there exist suitable alternative sites, and the weight afforded to this matter,
- Whether or not the development results in adverse impacts on Character & Appearance and the National Landscape, and the weight afforded to this matter,
- Whether or not the development would provide adequate drainage measures,
- Whether or not the development would result in unacceptable highways impacts,

- Whether or not there exists material considerations which would outweigh any and all identified harm.

**Declaration**

This SoCG reflects those matters which have been agreed and is without prejudice to matters which are currently not agreed, notwithstanding any further future agreement which may be reached between the **Appellant** and **Basildon Borough Council**.

LPA Signature		Date:
Name:		
Agent/Appellant Signature		Date:
Name:		