

**J005116**

**PL/2024/11341**

**Trickys Paddock, Brickworth Road, Whiteparish, SP5 2QG**

**Addendum note regarding Existing Plan**

As a preliminary note, Local planning authorities are reminded of the need to take a proportionate approach. Where it is clear that information would not be relevant to the determination of the application, it should not be required from the applicant.

For example, it should not be necessary for an applicant to provide detailed information on elevations of existing buildings on the site if these will not be altered by the development proposal, or detailed information on site boundary treatments if these are entirely unaffected by the development.

In this regard, “As Existing Plans” should detail the existing site layout. However, in practice this is not always helpful, particularly when such a layout plan would detail elements which are in breach of planning control. As such, WSPA prepare our “As Existing Plans” on the basis of what is lawful, or benefits from planning permission on any particularly site. This provides clarity to the decision maker as to what is proposed.

In this case, planning permission was granted at appeal under 20/06783/FUL. This granted the change of use of the land to a two pitch Gypsy/Traveller site. This permission has been implemented, as the planning permission granted was done so on the basis that the development described in the decision letter had already commenced. Consequently, the applicant deems that permission to be extant.

As such, whilst the layout on the site at present does not reflect the submitted “As Existing Site Plan”, that plan does detail what planning permission is extant for, namely two pitches, each with a dayroom and a static caravan.

Put simply, the layout of the development currently in-situ on the ground is a work in progress towards achieving the development as designed on the submitted “As Proposed Plan”, subject to the necessary planning approvals being obtained within this application.