



Central Lincolnshire Examination Note On Gypsy and Traveller Permission

12 December 2022

Introduction

1. At the examination hearing session on Matter 8 on 6 December 2022 the Committee brought a new permission for a Gypsy and Traveller site in West Lindsey that was issued the previous week.
2. The Inspectors requested a note on this permission to provide a brief overview.

About the permission

3. Planning application 145135 for the change of use of land for the siting of 12 gypsy/traveller residential caravan and the erection of 2 amenity buildings was granted on 30 November 2022 by Committee. Whilst the application was retrospective, the site is considered a new site and was assessed as such. This decision was taken following a site visit by West Lindsey District Council Planning Committee after the initial decision was deferred from a previous Planning Committee.
4. The application site is located on land Rear of Watering Dyke Cottages, Grange De Lings on the A15 North of Lincoln. The site is currently accommodated by a modest amount of caravans and associated vehicles which is intended to increase to a maximum of 12 caravans. A map of the site is provided at Appendix 1 to this note.
5. The application site provides 12 pitches broken down into 5 mobile home pitches and 7 touring caravan pitches and is of a size which can accommodate these caravan pitches, associated vehicles and amenity blocks whilst providing external space for children to play including fenced off and open grassed areas. The two modest amenity blocks provide permanent bathroom and laundry facilities on the site. The development also has acceptable space for the onsite parking and manoeuvring of caravans and associated vehicles.
6. In terms of the overall decision making and assessment it was considered on balance that the development as a non-allocated gypsy and traveller site was acceptable in its semi-rural location within reasonable distance to primary health care facilities and schools. The

introduction of a footpath secured via condition along Hall Lane also provide access to public transport adjacent to and a short walk from the site.

7. Equally it was acknowledged within the Planning Officer's report that whilst the need for Gypsy & Traveller Pitches from 2019-2024 had been met, the need for the plan period has not been. The Gypsy and Traveller Accommodation Assessment identifies West Lindsey as having the greatest need for gypsy and traveller sites. A need that potentially increases due to the recent Court of Appeal Decision, referenced in the Committees response to the Inspectors Matters, Issues and Questions in Matter 8 Meeting Housing Needs.
8. It is considered by the Committee therefore that the recent granting of this permission positively contributes to the overall need across West Lindsey and Central Lincolnshire beyond 2024. The relationship between supply on this site and other recent Gypsy and Traveller sites permitted and the need set out in the Gypsy and Traveller Accommodation Assessment (HOU004) is provided in Appendix 2 to this note.

APPENDIX 1 – Map of permission 145135



Contains OS data © Crown copyright and database rights 12 December 2022. OS Licence No. LA 100017926.

Appendix 2 – Update on Gypsy and Traveller Supply and Demand

Time period	Need identified in the GTAA (HOU004)		Supply	Details
	'Ethnic' need	PPTS need		
2019-24*	5	-4	5	WL Ref: 140684 - Land off Laughton Road Blyton
			2	NK Ref: 21/1596/FUL - The Piggeries Martin Moor
			12	WL Ref: 145135 - Land Rear of, Watering Dyke Cottages, Grange De Lings
2024-29	10	10	8-11	Pitches on two sites allocated in Policy S83
2029-34	11	11		
2034-40	15	15		
Total 2019-40	41	32	27-30	Anticipated supply from known sites

* **Note:** the figures for 2019-24 are adjusted for unused residential pitches available, pitches becoming vacant through expected mortality and pitches planned to be built or brought back in to use in 2020 at the time of the GTAA being produced. The supply listed is that delivered since the GTAA was produced.

Further to the above, it is anticipated that additional pitches will be delivered through intensification of and extension to existing sites, and on new sites being delivered through the criteria in the policy to accommodate the remaining 11-14 pitches needed to meet the overall 'ethnic' definition of need to 2040. The Meeting Accommodation Needs of Gypsies and Travellers Report (HOU005) identifies how this need can be met through a variety of means.

This delivery of pitches will continue to be monitored upon adoption of the plan.