

Planning Statement

Use of land as a residential caravan site for
gypsy / traveller families (8 (no.) pitches)

Oak Tree Stables site

Sand Lane

Besthorpe

Newark-on-Trent



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Use of land as a residential caravan site for gypsy / traveller families (8 (no.) pitches), Oak Tree Stables site, Sand Lane, Besthorpe, Newark-on-Trent

Introduction

1. This statement accompanies a full planning application for the use of land as a residential caravan site for gypsy and traveller families. The site is located on the southern side of Sand Lane, Besthorpe. The application proposes the formation of 8(no.) pitches for 8(no.) families. There are three family groups in accommodation need presently occupying the site. The site, which has an area of approximately 1.0ha is demonstrably capable of accommodating a greater number of pitches. In view of the substantial unmet need for gypsy and traveller pitches in the District, there is considered to be merit in making additional provision to contribute to the fulfilment of this need.
2. The application site has a recent history of non-agricultural usage. Planning permission was granted for the erection of a brick stable building on the site in 2007 (07/00476/FUL) and planning permission was granted for a barn in 2009 (09/00590/FUL). It would appear that the barn was subsequently extended and a kennel building erected alongside. The barn appears to have been used as a workshop and contains a static caravan and bathroom and washing facilities. This caravan has been occupied for a number of years prior to the acquisition of the site.
3. The site is well screened from Sand Lane. There is an existing site access at the eastern end of the site frontage, with flanking brick walls and piers. To the east is an area of woodland. To the west is a paddock area and to the south beyond a further paddock is a grouping of farm buildings. Besthorpe village is approximately 300m to the west. Collingham is approximately 2.5km to the south.
4. The Council's most recent Gypsy and Traveller Accommodation Assessment (GTAA) identifies a significant unmet need for Gypsy and Traveller pitches. There is no realistic prospect of that unmet need being satisfied in the near future. The proposals in this case are considered to satisfy the provisions of Core Policies 4 and 5 of the Amended Core Strategy relating to Gypsy and Traveller site provision. The site is well screened, and capable of further screening, and the use will give rise to no adverse impacts upon the character and appearance of the locality.

The application site

5. The application site is situated on the southern side of Sand Lane, Besthorpe, approximately 2.5km to the north of Collingham village, a similar distance to the south-west of North Scarle, and approximately 8km to the north of the Newark urban area.
6. Sand Lane runs eastwards off the A1133 Newark – Gainsborough road at the northern end of the village. The main body of the village is set on the western side of the A1133. Sand lane runs eastwards for approximately 550m, before turning sharply northwards and then north-eastwards in the direction of North Scarle.



Mapping (not to scale) illustrating Besthorpe, Collingham, North Scarle and the location of the appeal site.

7. The site in this case is located on the southern site of this initial eastwards running section of Sand Lane, and is located approximately 250m east of the junction with the A1133. There are fields to either side of the lane, generally in use as paddocks or comprising areas of untended scrub. This untended scrub to the north of this initial section of sand lane is a designated SSSI (Besthorpe Warren) and a SINCR. Set along the northern side of this initial section of Sand Lane, to either side of the SSSI, there are a number of separate, sporadic building groupings / farmsteads.
8. Midway along the southern side of this initial section of Sand Lane, is a further area of scrubland that has a dense tree cover at its northern end along the roadside.
9. The application site is located directly to the west of this wooded area, and comprises an area of former scrubland that has latterly been used for horse grazing. The site is rectangular in form and has an area of approximately 1.0ha.
10. The site has an approximate 80m frontage onto Sand Lane, and a depth of approximately 145m. The site gently undulates, and rises slightly as it moves southwards away from the road. There is an established tree and hedge screen running along the roadside boundary, something that continues along both side of the lane.



Aerial photograph identifying the location of the application site

11. The land is accessed by means of a gated entrance at the eastern end of the site frontage. The access point is metallised and is flanked by brick walls and piers. A solid timber side hung gate is set back from the roadside boundary.



Site entrance from sand Lane. Adjoining the entrance is a stable block approved under application ref: 07/00476/FUL

12. A timber fence runs along the initial section of the eastern site boundary. Remaining boundaries are defined by a mixture of hedging and fencing, including in the south-western corner, palisade type fencing.



Application site

13. Located alongside the site entrance, close to the roadside boundary is a brick and tile finished stable building. This has an L-plan form and as approved under application ref: 07/0046/FUL comprised four stables.



The stable building (looking from within site towards Sand Lane)

14. Set in the south-western corner of the site is an enclosed building structure. This is of blockwork and profiled sheet construction with a shallow monopitch roof. As approved under application ref: 09/0950/FUL the building was open fronted. The present structure is fully enclosed with roller shutter and personnel door to the east facing elevation. The building appears to have been extended at the rear (west side). Aerial photography would suggest that these changes were made more than 4 years ago.
15. In the south-east corner is a range of lower slung timbered framed corrugated sheet buildings. There appears to be no record of these buildings having been consented. They are however present on 2012 and 2017 aerial photographs and can be assumed to be immune from enforcement action.



Existing site buildings alongside the southern site boundary

16. The site is located entirely within Flood Zone 1.
17. The grants of planning permission for stables and barn in 2007 and 2009 respectively would suggest that the site has, since that time been used for the keeping of horses. The existence of stables would suggest that horses at the site were 'kept' rather than purely grazed. It would appear that more recently the barn building has been used residentially with a caravan located within the building and plumbing for bathroom facilities and washing facilities within the building itself. Insofar as the land is no longer utilised, it may be considered 'untidy' and 'derelict'.
18. The site has now been occupied by three gypsy families who are in accommodation need.



(Top left) static caravan that was residentially occupied in the barn building. (Top right & bottom) Recent site occupation

The proposed development

19. The applicant is part of a [REDACTED] and has returned to the area to be close to his family who have [REDACTED]. The site is now in his ownership and he wishes to utilise the site to provide a permanent pitch for himself. He has taken occupation of the site as he has no alternative accommodation. Other family members, comprising two separate households have relocated from Tolney Lane, Newark, where they were living on overcrowded pitches. They now wish to secure their own pitches for themselves and their [REDACTED]. They are unaware of any available pitches elsewhere in the Newark area. There is recent evidence of unauthorised camping taking place in the Newark area (The provision of new pitches would resolve some unmet accommodation needs).



Recent unauthorised camping in Newark

20. There is thus a direct need in this instance for pitches for [REDACTED]. Whilst it would be feasible in this case to identify part of the overall site for 3 (no.) pitches to meet the [REDACTED].
21. The application in this case proposes a total of 8(no.) pitches on the site. The plan submitted with the application identifies that these pitches would be served by a service road running centrally through the site from the existing site access point. Four pitches would be set either side of the service road.
22. The plans illustrate a potential configuration within each plot, comprising space for a static caravan and two touring caravans, as well as parking for two vehicles. Space has also been identified for a day room for each pitch. These comprise paired rooms straddling adjoining pitches and are based upon the day-room amenity building specification set out within Annex 6B of DCLG document: Designing Gypsy and Traveller sites: Good Practice Guide (2008). Whilst the day rooms do not comprise part of the present application, they have been illustrated on the submitted plan to show that the pitches have inbuilt future-capacity to accommodate such facilities. Also included within each pitch is a small garden / play area and an additional play area has been identified at the northern end of the site abutting Sand Lane.

23. It is proposed to retain the three existing site buildings, and to utilise them in connection with the proposed use. The two southern buildings will be incorporated into separate adjoining pitches enabling them to be utilised for storage purposes in connection with the occupation of those pitches. The stable building is proposed to be used as a site managers office. This will be set out in line with the recommendations set out in the DCLG report for such facilities, and will also include some communal facilities such as a laundry room and bathroom facilities, in cases where day room facilities are not immediately provided. This is considered to represent an appropriate re-use of the building, which is of robust construction and structurally sound.
24. Individual pitches will be appropriately enclosed by gates and fencing and site boundaries will be secured by fencing and landscaping. Boundary landscaping, where required will comprise indigenous hedges, with a rich species mix including evergreen species, including for example, holly.
25. Surface water will discharge to soakaway. Foul drainage will discharge to septic tank.

Planning considerations

26. National planning policy on gypsy and traveller sites is set out within the DCLG document '*Planning policy for traveller sites*'(2015).
27. Whilst intended to inform the preparation of development plan policies, the document emphasises that the starting point for the consideration of any planning application is the development plan, and that applications should be determined in accordance with the plan, unless material indications indicate otherwise.
28. The document highlights that Councils should plan positively for gypsies and travellers, based upon up-to-date assessments of need. Local authorities should identify and update annually, a five years supply of specific deliverable sites.
29. The Council has produced a Gypsy and Traveller Accommodation Assessment (2020). This identifies a significant unmet need for pitches for gypsy and traveller households. Over the period 2019-2034 the assessment identifies a need for 118 pitches for households meeting the relevant planning definition. In the five-year period 2019-2024 there is estimated to be a need for pitches for 77 households. That need is not currently being met, and there are no sites or pitches available to the applicant and the two other identified households. This is a strong and compelling material consideration in this instance. The absence of available deliverable sites, has resulted in a number of recent consents on land outside of the built-up area, in countryside locations, including for example, a recent consent for two pitches at Chestnut Farm, Barnby in the Willows (21/00027/FUL).
30. Policy C of the *Planning policy for traveller sites (PPTS)*, document acknowledges that gypsy and traveller sites can be located within rural or semi-rural settings, and the only qualification within that policy is that the scale of such sites should not dominate the nearest settled community. Paragraph 25 qualifies this advice by stating that new traveller site development should be very strictly controlled in open countryside that is '*away from*' existing settlements. The term '*away from*' has been interpreted in appeal cases to mean '*isolated*' whereas sites within a reasonable distance of existing settlements (in some cases distances in excess of one mile) have been accepted as not being '*away from*' for the purposes of the PPTS.

31. A recent example of the consideration of 'away from' is set out in a appeal decision relating to a gypsy site at Crossways, at Main Street, Bathley (LPA Ref: 18/02219/FUL; PINS Ref: APP/B3030/W/19/3225352). In that instance, the site was located approximately 450m from Bathley. In policy terms, Bathley as an equivalent position in the settlement hierarchy to Besthorpe. The Inspector in this instance considered the proposals to be in line with national policy guidance and could not be considered isolated or away from an existing settlement.
32. In this case the site is located less than 300m from the main built-up part of Besthorpe (less than the distance in the Bathley case). In this respect it is not considered to be away from settlements for the purposes of the PPTS, and is considered to be an appropriate site for a traveller site in principle.
33. Paragraph 24 of the PPTS states that local planning authorities should consider the following issues amongst other relevant matters when considering planning applications for traveller sites;
- a) the existing level of local provision and need for sites*
 - b) the availability (or lack) of alternative accommodation for the applicants*
 - c) other personal circumstances of the applicant*
 - d) that the locally specific criteria used to guide the allocation of sites in plans or which form the policy where there is no identified need for pitches/plots should be used to assess applications that may come forward on unallocated sites*
 - e) that they should determine applications for sites from any travellers and not just those with local connections*
34. Paragraph 26 continues by stating that when considering applications, local planning authorities should attach weight to the following matters:
- a) effective use of previously developed (brownfield), untidy or derelict land*
 - b) sites being well planned or soft landscaped in such a way as to positively enhance the environment and increase its openness*
 - c) promoting opportunities for healthy lifestyles, such as ensuring adequate landscaping and play areas for children*
 - d) not enclosing a site with so much hard landscaping, high walls or fences, that the impression may be given that the site and its occupants are deliberately isolated from the rest of the community*
35. We consider these matters in detail below.
36. Core Policy 4 of the Amended Core Strategy relates to Gypsies and Travellers – New Pitch Provision. This identifies that future pitch provision will be made in line with the most up to date Gypsy and Traveller Accommodation Assessment (GTAA) 'through all necessary means' including;
- *The allocation of new sites through the development plan*
 - *The granting of planning permission for pitches on new sites in line with Core Policy 5*
 - *The granting of planning permission for the provision of additional pitches at existing sites through further appropriate intensification of use or expansion of the site in line with Core Policy 5.*
 - *The purchase by the Council or partners of new sites for additional pitches;*

- *Encouraging owners of underutilised sites to allow occupation of vacant pitches*
- *The compulsory purchase of existing sites with the benefit of planning permission which are not used, and*
- *The provision of flood resilience measures to enable the safe expansion of existing sites in partnership with the Environment Agency.*

37. In relation to the various delivery options for additional pitches listed in the policy, it is relevant to note that;

- ❖ There are no new sites allocated for additional pitches within the development plan (Bullet 1). Whilst Core Policy 4 suggests that future pitch provision will be determined following publication of the GTAA, through the production of the Allocations and Development Management DPD, the plan has only reached the Options stage. Whilst the document identifies three potential future allocations that could potentially yield 69 pitches, these do not comprise formal or even draft allocations. Future allocation does not mean that the sites will necessarily be available in the near future, or that technical issues associated with the sites can be resolved. Little weight can therefore be attached to these sites at the present time. The three sites identified would not, in any event, completely satisfy the overall level of need identified, and a substantial need would remain even if all three sites were capable of being delivered.
- ❖ The applicant is not aware of any authorised locations where it is possible to create additional plots through intensification. Indeed, there is some evidence of existing pitches, such as Tolney Lane, suffering from overcrowding (Bullet 3).
- ❖ We are not aware that the Council has purchased, or is in the process of purchasing any additional sites (Bullet 4).
- ❖ We are not aware that there are any vacant pitches, that are available, or are likely to become available in the near future (Bullet 5).
- ❖ We are not aware of any unused lawful sites that could be considered for compulsory purchase (Bullet 6).
- ❖ We are not aware of any proposals for flood resilience measures that would enable the safe expansion of existing sites.

38. In these circumstances, the only reasonable route to new pitch provision is likely to be the ‘*The granting of planning permission for pitches on new sites in line with Core Policy 5*’. The proposals should therefore be assessed on this basis. The lack of available alternative sites is a compelling material consideration in the assessment of proposals under Core Policy 5.

39. Core Policy 5 sets out criteria for considering sites for Gypsies & Travellers and Travelling Showpeople. The policy states that the following criteria will be used to guide the process of allocation, in the Allocations & Development Management DPD, of individual sites and to help inform decisions on proposals reflecting unexpected demand. The criteria are set out below alongside a consideration of how the proposals satisfy the criteria.

CORE POLICY 5: CRITERIA FOR CONSIDERING SITES FOR GYPSIES AND TRAVELLERS AND TRAVELLING SHOWPEOPLE

The following criteria will be used to guide the process of allocation, in the Allocations & Development Management DPD, of individual sites and to help inform decisions on proposals reflecting unexpected demand. In considering all sites, the District Council will reflect the overall aims of reducing the need for long distance travelling and possible environmental damage caused by unauthorized encampments and the contribution that live/work mixed use sites make to achieving sustainable development.

No	Criteria	Comment
1	<i>The site would not lead to the unacceptable loss, or significant adverse impact on landscape character and value, important heritage assets and their settings, nature conservation or biodiversity sites;</i>	The proposed development will not give rise to adverse impact upon the character and appearance of the locality. The site has well defined boundaries which are capable of reinforcement through additional perimeter landscaping. There will be no adverse impact upon heritage assets or their setting and there will be no adverse impacts upon designated nature conservation sites.
2	<i>The site is reasonably situated with access to essential services of mains water, electricity supply, drainage and sanitation and to a range of basic and everyday community services and facilities – including education, health, shopping and transport facilities;</i>	The site presently enjoys services connections (water and electricity). The site comprises free-draining land and surface water will discharge either directly to ground or to ground via soakaways. Foul drainage will be to septic tank. Services and facilities are accessible in nearby settlements including Besthorpe, North Scarle and Collingham. Besthorpe is served by demand-responsive bus services and by school bus services.
3	<i>The site has safe and convenient access to the highway network</i>	The site has safe and convenient access to the highways network. There is an existing good-quality access serving the site. The access enjoys good visibility in both directions.
4	<i>The site would offer a suitable level of residential amenity to any proposed occupiers, including consideration of public health, and not have an unacceptable adverse impact on the amenity of nearby residents particularly in rural and semi-rural settings where development is restricted overall;</i>	The proposed development will offer a good standard of amenity for future occupiers. There will be provision of communal facilities for pitch occupiers. The submitted block plan also illustrates that there is scope within the site to accommodate appropriately scaled day room facilities with each plot.
5	<i>The site is capable of being designed to ensure that appropriate landscaping and planting would provide and maintain visual amenity;</i>	There is scope to provided additional perimeter landscaping to the site. This is illustrated in the submitted block plan.
6	<i>In the case of any development proposal which raises the issue of flood risk, regard will be had to advice contained in the Governments, 'Planning Policy for Traveller Sites' and the findings of the Newark and Sherwood Strategic Flood Risk Assessment. Where flooding is found to be an issue, the District Council will require the completion of a site-specific Flood Risk Assessment, applying both the Sequential and Exceptions Tests, as appropriate, to achieve safety for eventual occupiers;</i>	The site in this case is not located within an area at risk of flooding. The site is located within Flood Zone 1.

7	<i>Where a major development project requires the temporary or permanent relocation of a major traveller site the District Council will work with the applicant and the affected community to identify an alternative site using the spatial strategy and above criteria;</i>	Not applicable
8	<i>When calculating site capacities, the following pitch sizes will be used as a guide</i> - Transit pitches – 250 sq.m - Permanent sites with communal facilities -350 sq.m - Permanent sites; self-contained pitches – 550 sq.m - Permanent self-contained sites with an element of business use	The pitches in this instance have been designed with these pitch sizes in mind. The proposed pitches match or exceed the recommended minima.
9	<i>Proposals for new pitch development on Tolney Lane will be assessed by reference to the Sequential and Exception Tests as defined in the Planning Practice Guidance. These will normally be provided by temporary planning permission. Development to improve the standard of amenity within existing lawful pitches on Tolney Lane will be supported where it can satisfy the exception test and complies with other relevant development plan policies.</i>	This criterion is specific to Tolney Lane. Not applicable

40. The overarching aims set out in Core Policy 5 include;

- ❖ Reducing the need for long-distance travelling
- ❖ Reducing environmental damage caused by unauthorised encampments
- ❖ The contribution that live / work mixed use sites can make to achieving sustainable development.

41. In this instance the site is well located and offers access to services and facilities in adjoining and nearby villages (in particular Collingham and North Scarle, which are both a short journey from the site). A permanent site will avoid unauthorised encampments. The proposed site layout in this case incorporates relatively large pitches that will enable live / work type usage. It is also proposed to retain existing site buildings that will be adaptable to alternative usage as part of a live / work use of the respective pitches.

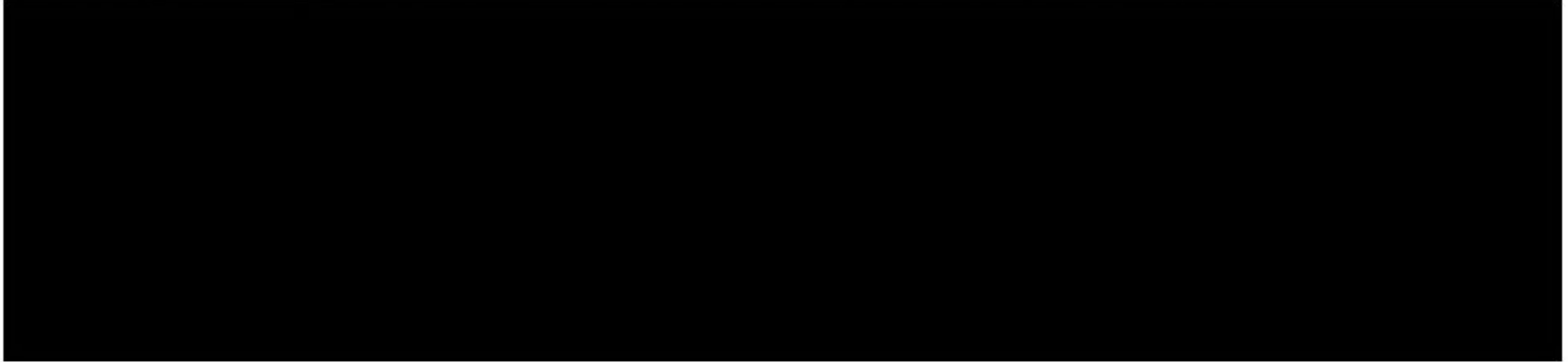
42. The following sections consider the matters relevant to the determination of applications outlined within Paragraphs 24 and 26 of the Planning Policy for Travellers Sites document.

Existing level of local provision and need for sites

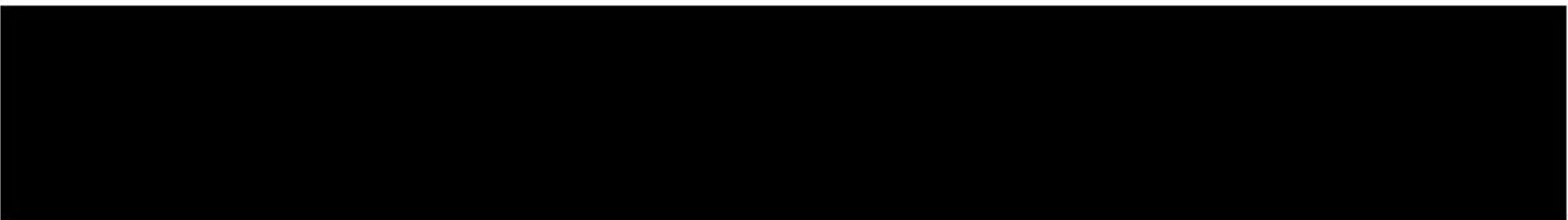
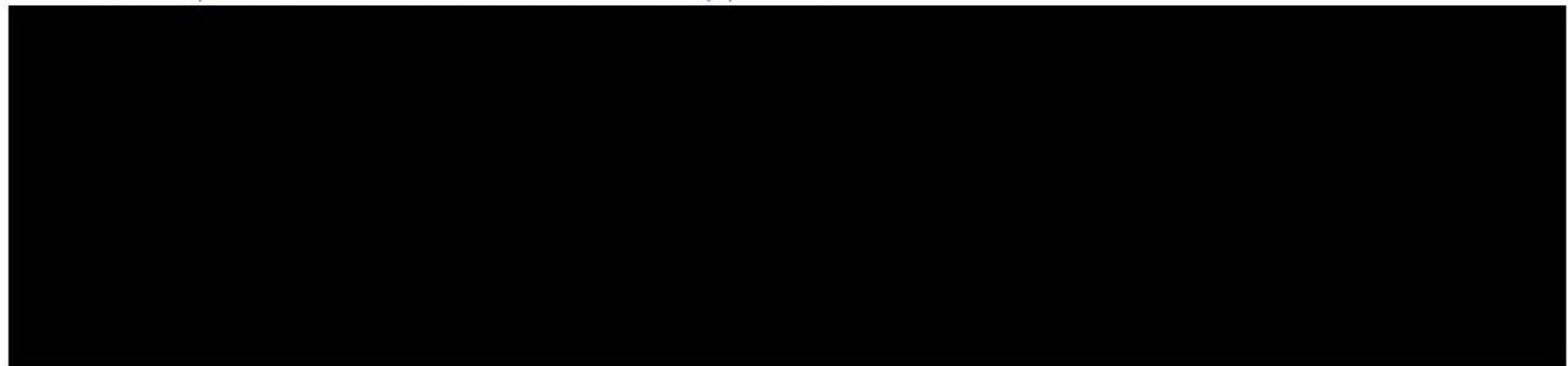
43. The Council's most recent GTAA (Feb.2020) identifies a significant unmet need for pitches – 118 in the period to 2034. This level of need is not presently being met and even if emerging proposals in the review of the Allocations and Development Management Policies DPD materialise as allocations in due course, there is no guarantee that allocated sites will actually result in deliverable sites. They are certainly not available in the short to medium term future.

44. The fact that the proposal includes a number of speculative plots, should not be considered to be a shortcoming of the proposals (see Bathley appeal decision referenced above: para.31). These plots will make a significant contribution to unmet need.

The availability (or lack) of alternative accommodation for the applicants



Other personal circumstances of the applicant



That the locally specific criteria used to guide the allocation of sites in plans or which form the policy where there is no identified need for pitches/plots should be used to assess applications that may come forward on unallocated sites

48. Core Policy 5 criteria form the basis for the consideration of future site allocations. We have demonstrated that these criteria will be satisfied in this case.

That they should determine applications for sites from any travellers and not just those with local connections

49. The three households seeking accommodation in this case currently live in the Newark area and / or have local connections to the area.

Effective use of previously developed (brownfield), untidy or derelict land

50. The use of the land for the keeping of horses, - the most recent site use – does not technically fall within the exclusions to the definition of previously developed land - listed in Annex 2 the NPPF. It comprises land that is occupied by several permanent structures with a well-defined curtilage to the land. It does not comprise an agricultural or forestry use. It is arguably therefore previously developed land. Regardless of whether the land is considered to comprise previously-developed land, the fact that the site is now disused, would certainly classify it as 'derelict' within the terms of the policy.

Sites being well planned or soft landscaped in such a way as to positively enhance the environment and increase its openness

51. The plans submitted with the application identify the retention of the existing roadside hedge and trees. A new hedgerow is proposed to be planted along the western and southern side boundaries. Bordering woodland to the east, additional planting to this boundary is not considered necessary. Indigenous hedge planting to boundaries will enhance the overall appearance of the locale.

Promoting opportunities for healthy lifestyles, such as ensuring adequate landscaping and play areas for children

52. The submitted plans include provisions for garden / play area within each pitch, as well as a larger recreational space at the northern end of the site.

Not enclosing a site with so much hard landscaping, high walls or fences, that the impression may be given that the site and its occupants are deliberately isolated from the rest of the community

53. The amount of landscaping proposed will not be such as to completely isolate the site from surrounding land.

54. Policy DM5 of the Allocations and Development Management DPD relates to design considerations. The policy identifies 10 considerations against which proposals should be assessed;

ALLOCATIONS AND DEVELOPMENT MANAGEMENT DPD: POLICY DM5: DESIGN		
In accordance with the requirements of Core Policy 9, all proposals for new development shall be assessed against the following criteria:		
No.	Criteria	Comment
1	Access <i>Provision should be made for safe and inclusive access to new development. Where practicable, this should make use of Green Infrastructure and as many alternative modes of transport as possible.</i>	The site can be satisfactorily accessed. The development will be accessed via the existing site access. This is a good quality surfaced access and enjoys good visibility in both directions.
2	Parking <i>Parking provision for vehicles and cycles should be based on the scale and specific location of the development. Development resulting in the loss of parking provision will require justification.</i>	Adequate provision is made for the parking of vehicles within the site.
3	Amenity <i>The layout of development within sites and separation distances from neighbouring development should be sufficient to ensure that neither suffers from an unacceptable reduction in amenity including overbearing impacts, loss of light and privacy. Development proposals should have regard to their impact on the amenity or operation of surrounding land uses and where necessary mitigate for any detrimental impact.</i>	The development will not result in adverse amenity impacts upon any dwellings. There are no dwellings in the immediate vicinity that would be impacted by the application proposals. No adjoining land uses will be impacted by the development

	<p><i>Proposals resulting in the loss of amenity space will require justification.</i></p> <p><i>The presence of existing development which has the potential for a detrimental impact on new development should also be taken into account and mitigated for in proposals. New development that cannot be afforded an adequate standard of amenity or creates an unacceptable standard of amenity will be resisted.</i></p>	<p>There will be no material loss of amenity space in this case.</p> <p>The pitches will each enjoy a satisfactory standard of residential amenity. There will be no amenity impacts upon neighbouring dwellings.</p>
4	<p>Local distinctiveness and character <i>The rich local distinctiveness of the District's landscape and character of built form should be reflected in the scale, form, mass, layout, design, materials and detailing of proposals for new development. In accordance with Core Policy 13, all development proposals will be considered against the assessments contained in the Landscape Character Assessment Supplementary Planning Document.</i></p> <p><i>Proposals creating backland development will only be approved where they would be in-keeping with the general character and density of existing development in the area, and would not set a precedent for similar forms of development, the cumulative effect of which would be to harm the established character and appearance of the area.</i></p> <p><i>Inappropriate backland and other uncharacteristic forms of development will be resisted. Where local distinctiveness derives from the presence of heritage assets, proposals will also need to satisfy Policy DM9.</i></p>	<p>Through the retention and enhancement of perimeter planting, the proposed site use will be appropriately screened and its impact upon the wider landscape will be minimised.</p> <p>The character and appearance of the locality will not be materially changed as a result of the development.</p> <p>The development does not comprise a backland development.</p>
5	<p>Trees, Woodlands, Biodiversity & Green Infrastructure <i>In accordance with Core Policy 12, natural features of importance within or adjacent to development sites should, wherever possible, be protected and enhanced. Wherever possible, this should be through integration and connectivity of the Green Infrastructure to deliver multi-functional benefits.</i></p>	<p>The development will not result in the loss of any trees. The site is generally open with tree planting confined to the site frontage. Landscaping matters are considered capable of being dealt with by means of suitably worded planning conditions.</p>
6	<p>Crime & Disorder <i>The potential for the creation or exacerbation of crime, disorder or antisocial behaviour should be taken into account in formulating development proposals. Appropriate mitigation through the layout and design of the proposal and/or off-site measures should be included as part of development proposals.</i></p>	<p>The development has been designed with crime prevention considerations in mind.</p>
7	<p>Ecology <i>Where it is apparent that a site may provide a habitat for protected species, development proposals should be supported by an up-to date ecological assessment, including a habitat survey and a survey for species listed in the</i></p>	<p>The site does not provide a habitat for any protected species.</p>

	<i>Nottinghamshire Biodiversity Action Plan. Significantly harmful ecological impacts should be avoided through the design, layout and detailing of the development, with mitigation, and as a last resort, compensation (including off-site measures), provided where significant impacts cannot be avoided.</i>	
8	Unstable Land <i>Development proposals within the current and historic coal mining areas of the district should take account of ground conditions, land stability and mine gas, and where necessary include mitigation measures to ensure they can be safely implemented.</i>	The application site does not comprise unstable land.
9	Flood Risk and Water Management <i>The Council will aim to steer new development away from areas at highest risk of flooding.</i> <i>Development proposals within Environment Agency Flood Zones 2 and 3 and areas with critical drainage problems will only be considered where it constitutes appropriate development and it can be demonstrated, by application of the Sequential Test, that there are no reasonably available sites in lower risk Flood Zones.</i> <i>Where development is necessary within areas at risk of flooding it will also need to satisfy the Exception Test by demonstrating it would be safe for the intended users without increasing flood risk elsewhere.</i> <i>In accordance with the aims of Core Policy 9, development proposals should wherever possible include measures to pro-actively manage surface water including the use of appropriate surface treatments in highway design and Sustainable Drainage Systems.</i>	The site is not located within a flood risk area.
10	Advertisements <i>Proposals requiring advertisement consent will be assessed in relation to their impact on public safety, the appearance of the building on which they are sited or the visual amenity of the surrounding area</i>	Not applicable in this case.

55. Accordingly we can identify no policy conflicts in this case.

Conclusions

56. The foregoing has demonstrated that the proposals represents an appropriate development within the terms of the DCLG: Planning Policy for Travellers Sites guidance, and Core Policies 4 and 5 of the Amended Core Strategy. There is a significant unmet need for gypsy sites in the districts. The three identified households are in accommodation need. The families all have local connections. The site will meet their accommodation needs. The development will also provide 5 additional pitches for gypsy families in accommodation need. The proposals will therefore make a notable contribution to the satisfaction of the identified need.
57. The site has a history on non-agricultural uses and is now disused. The site contains a number of buildings that are capable of retention and re-use. The site is well screened from Sand Lane, and with appropriate additional landscaping the development can be accommodated without impact upon the wider locale. The site is located in proximity to Besthorpe village and in PPTS terms is not isolated or situated away from existing settlements. It is a locating that is considered to be acceptable in principle for a gypsy site. The proposed use can be accommodated without materially impacting upon the character and appearance of the wider locale.

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