

# South East Lincolnshire Local Plan 2011-2036

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Adopted  
March 2019



South East Lincolnshire  
Joint Strategic Planning Committee

undertaken to the satisfaction of the Local Planning Authority.

Where it is demonstrated that a proportion of market housing is necessary to cross-subsidise the specific identified housing need, the housing market proportion will be 50% or less.

The housing need to be met will be secured by legal agreement to ensure that the need can be met in perpetuity and available for members of the immediate community.

## Reasoned Justification

5.11.3 Policy 19 provides the opportunity for a number of specific housing need gaps to be met. Affordable housing, in general, is likely to be the need to be met but Policy 19 would also allow more specific elements of housing to come forward, such as Starter Homes or sheltered accommodation within the social-housing rented sector.

5.11.4 Rural Exception Sites are specific to an identified need and to a particular settlement; therefore local understanding of the need and general support within that community will be required for proposals to be considered positively. Evidence will need to be provided to the Local Planning Authority and Housing Authority that the proposals are deliverable and that they provide mechanisms for the specific local housing need to be met. Where site or financial viability constraints indicate that cross-subsidy through an element of market housing provision may be necessary the Local Planning Authority will need to be satisfied that there are no other options (e.g. funding from other sources) available. It must be evident from the proposal that the local affordable housing need is the focus of the proposal so market housing cross-subsidy should be no more than 50% of the overall scheme.

## Monitoring

Number of affordable and market homes committed on Rural Homes Exception Sites

## 5.12. Accommodation for Gypsies, Travellers and Travelling Showpeople

5.12.1 In Planning policy for traveller sites, 2015<sup>46</sup>, the Government identifies that its 'overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life for travellers while respecting the interests of the settled community'. It goes on to identify that it expects Local Plans to:

- be based upon robust evidence of the likely accommodation needs of gypsies, travellers and travelling showpeople;
- set targets to meet these needs;
- identify enough sites to accommodate at least the first ten years' needs; and

- set out criteria to guide land supply allocations and decisions on planning applications.

## Policy 20: Accommodation for Gypsies, Travellers and Travelling Showpeople

The redevelopment or change of use of an Existing Residential Gypsy/Traveller Site or Existing Residential Travelling Showperson's Site (as identified on the Policies Map) will be permitted only if an assessment has been undertaken which has clearly shown that the site is no longer required to meet the accommodation needs of the Gypsy/Traveller or Travelling Showpersons communities.

Between 2011 and 2036, evidence suggests that, in South East Lincolnshire, there will be a need for the provision of:

- 4 new permanent residential pitches for gypsies and travellers; and
- 1 new permanent residential plot for travelling showpeople.

This need will be met through the development of the sites identified on the Policies Map and listed below:

- **Land at The Stables, Baulkings Drove, Sutton St James** allocated as a 'Proposed Residential Travelling Showperson's Site', to provide accommodation for one additional household; and
- **Land at Bleu Raye Farm, Mill Gate, Whaplode Fen** allocated as a 'Proposed Residential Gypsy/Traveller Site', to provide accommodation for four households.

Planning permission will be granted for the development of these sites, provided that proposals:

1. will be adequately provided with appropriate infrastructure such as electricity, drinking-water, waste-water treatment and recycling/waste management;
2. will not have a significant adverse effect on the amenities of existing local residents or adjoining land users (and proposals must therefore give careful consideration to layout, landscaping, external lighting schemes, and the type of business uses that would be appropriate (if mixed residential and business use is proposed)); and
3. will be successfully assimilated into both their immediate environs and the wider landscape.

Additional needs which may arise during the Local Plan period will be met through the determination of planning applications on other, unallocated sites. Planning permission will be granted for proposals on such sites,

provided that they meet criteria 1 to 3 above, and they:

- a. provide occupants with an acceptable standard of amenity;
- b. are not located adjacent to uses likely to endanger the health of occupants, such as a refuse tip, water recycling centres or contaminated land;
- c. respect the scale of the nearest settled community;
- d. will not place undue pressure on local infrastructure;
- e. will not adversely affect heritage assets or areas of importance to nature conservation;
- f. will not prejudice highway safety or give rise to problems of parking or highway access;
- g. for sites for permanent residential use they:
  - i. provide occupants with access to education, health care and recreational facilities, shops and employment within reasonable travelling distances, preferably by walking, cycling or public transport;
  - ii. are suitable (or capable of being made suitable) for mixed residential and business use;
  - iii. are not located within Flood Zone 3a or 3b and, if located in Flood Zone 2, the Sequential and Exception Tests have been passed; and
- h. for sites for transit or stopping place use, are not located within Flood Zone 3b and, if located within Flood Zone 3a, the Sequential and Exception Tests have been passed.

## Reasoned Justification

5.12.2 Interviews conducted with gypsy, traveller and travelling showperson households for the Boston and South Holland Gypsy and Traveller Accommodation Assessment, 2016 (GTAA)<sup>47</sup> identify that there is a 'known' need for the provision of:

- 1 residential pitch in Boston Borough and 4 residential pitches in South Holland District for gypsy and traveller households;
- 1 residential plot in South Holland District for a travelling showperson's household; and
- no new transit pitches.

5.12.3 It is not considered necessary for the need identified in Boston Borough to be reflected in the Local Plan's targets, because it can be satisfactorily accommodated on vacant pitches on the Redstone Traveller Site in Boston. However, the other 'known' needs translate into the targets set out in Table 4 below.

	Years 1-5 (1 April 2011 to 31 March 2016)	Years 6-10 (1 April 2016 to 31 March 2021)	Years 11-15 (1 April 2021 to 31 March 2026)	Years 16-20 (1 April 2026 to 31 March 2031)	Years 21-25 (1 April 2031 to 31 March 2036)	TOTAL (1 April 2011 to 31 March 2036)
Residential pitches for gypsies & travellers (Boston Borough)	0	0	0	0	0	0
Residential pitches for gypsies & travellers (South Holland)	0	1	1	1	1	4
Residential plots for travelling showpeople (Boston Borough)	0	0	0	0	0	0
Residential plots for travelling showpeople (South Holland)	0	1	0	0	0	1
Transit pitches (Boston Borough)	0	0	0	0	0	0
Transit pitches (South Holland)	0	0	0	0	0	0

Table 3: Pitch and plot targets for gypsies, travellers and travelling showpeople in South East Lincolnshire (1st April 2011 to 31st March 2036)

5.12.4 The GTAA<sup>47</sup> also identifies an 'unknown' need for up to 16 additional residential pitches for gypsy and traveller households (up to 3 in Boston Borough, and up to 13 in South Holland. ['Unknown' needs are those which may arise from gypsy, traveller and travelling showperson's households who were not interviewed by the GTAA consultants.] This 'unknown' need will be met by determining planning applications, taking into account the provisions of the NPPF<sup>9</sup>, Planning policy for traveller sites<sup>46</sup>, and the policies of this Local Plan (in particular Policy 20).

## Monitoring

Net additional residential pitches for gypsies and travellers

Net additional residential plots for travelling showpeople

Net additional transit pitches

Number of unauthorised encampments

## 5.13. Houses in Multiple Occupation and the Sub-Division of Dwellings

5.13.1 The Housing Act 2004 provides a definition of a House in Multiple Occupation (HMO), which, in summary, is that it is a building or part of a building that is rented out by at least 3 people who are not from 1 'household' (e.g. a family) but share some facilities such as a bathroom or kitchen.