

TOWN AND COUNTRY PLANNING ACT 1990

Property:	Land to the west of Langary Gate Road
Proposal:	Change of use of previously reclaimed land to enable a mixed residential and equine use through the standing of two residential static caravans and two touring caravans and erection of of two stables and ancillary works to create a home for a Gypsy / Traveller family.
Applicant:	Mr and Ms O'Neil
Local Planning Authority:	South Holland District Council

DESIGN AND ACCESS STATEMENT

Introduction.

1. This is an application for a Gypsy / Traveller Site. There are:
 - fourteen exhibits accompanying this document. These are identified as **Tab 1 – Tab 14** and are contained in an indexed and paginated bundle.
2. The application is further supported through a:
 - location plan;
 - block plan;
 - plan of an indicative static caravan
 - elevations of proposed stables

3. A confidential personal circumstances report and a site specific flood risk assessment is also attached.
4. An Aerial photograph of the land is shown at **Tab 1**.
5. The access to the land is shown at **Tab 2**.
6. Access to water and sewerage services is shown at **Tab 3**.
7. Road accidents in the vicinity of the access for the last 24 years are shown at **Tab 4**.
8. The planning history of the neighbouring land land is shown at **Tab 5**.
The land has no planning history. The land has been used for the keeping and rearing of horses for more than ten years.
9. Planning policy for traveller sites is shown at **Tab 6**.
10. Policy 20 of the South East Lincolnshire Local Plan is shown at **Tab 7**.
11. The distance of the development from services of common good is shown at **Tab 8**.
12. A contamination screening assessment is shown at **Tab 9**.
13. A flood map for planning is shown at **Tab 10**.

14. Natural History information is shown at **Tab 11**.
15. The land has been used for the keeping and breeding between about 2006 to date. The land has water and electricity services available. The land is reclaimed from the sea.
16. The development complies with the criteria identified in Policy 20 of the South East Lincolnshire Local Plan. It also complies with Planning Policy for Traveller Sites. There will be a dependence on vehicular access to services.
17. The site has a potable water supply and electricity. The proposed area of land to be used residentially is to be screened by native species hedges. It shall have a very limited effect on the character and appearance of the area.
18. Application H05-0985-24 was refused on two grounds on **02 June 2025**. This is shown at **Tab 12**.
19. The refusal of application H05-0985-24 was accompanied by an officer report. This is shown at **Tab 13**.
20. On 11 June 2025 the internal drainage board identified that the development that application H05-0985-24 sought to effect was acceptable. This is shown at **Tab 14**.

Design

21. The design is for a traditional family Gypsy / Traveller site.

Access

- 22. There is an existing access from the site onto Langary Gate Road. This is to be extended and required consents from the internal drainage board is being sought.
- 23. Langary Gate Road adjacent to the appeal site is a very quiet road, and traffic is normally at about 40 mph (max).
- 24. The site is likely to generate a maximum of four vehicular movements a day.
- 25. Crashmap as shown at **Tab 3** identifies that there have been no accidents in the vicinity of the site.
- 26. The sight lines of the property are adequate, and visibility splays in excess of 200m exist.

Conclusion

- 27. The application site on either a temporary or permanent basis will provide much needed accommodation for a Local Gypsy / Traveller family. The reasons for refusal of application H05-0985-24 have been identified by the Internal Drainage Board as having ceased to exist There is now no good reason for planning consent not to be granted.

Stuart H CARRUTHERS
August 2024

Updated July 2025