

Online Comment

Application H06-0819-26
Location Land south of Blazegate and West of Gedney Drain Gedney
Proposal Change of use of land to a residential caravan site comprising 4 Gypsy/Traveller pitches, each accommodating a static caravan/mobile home and a touring caravan, together with hardstanding, erection of 4 amenity buildings and improvement of existing access - retrospective

Name Parish Clerk
Address Gedney Parish Council

Date Submitted 11-09-26
For/Against No Observations

Planning Application H06-0819-26

Land south of Blazegate and west of Gedney Drain, Gedney, Lincolnshire

Proposal: Hardstanding and change of use for 4 static and 4 touring caravans

Objection on behalf of the Parish Council

Gedney Parish Council wishes to strongly object to planning application H06-0819-26 for the hardstanding and change of use of the land to accommodate four static caravans and four touring caravans.

The Parish Council's principal concern is the cumulative impact of this proposal, particularly given the existing Gypsy and Traveller sites already established within the surrounding area.

There are already two existing Gypsy and Traveller sites within approximately two miles of the application site. The Parish Council considers that this application must be assessed in the context of this existing provision and not viewed in isolation.

Furthermore, the Ropers Gate site has very recently been granted planning permission for a further 16 pitches. This represents a substantial increase in Gypsy and Traveller accommodation within the surrounding area and is a particularly relevant consideration when assessing the cumulative impact of the current proposal.

The addition of a further site comprising four static and four touring caravans, on top of the existing sites and the recently approved expansion at Ropers Gate, would result in a significant further concentration of this type of development within a relatively small geographical area. In the Parish Council's view, this would have an unacceptable impact on the character and appearance of the surrounding rural area and would represent an excessive level of development of this nature for the locality.

The Parish Council is particularly concerned that the cumulative effect of the existing sites, the recently approved additional 16 pitches at Ropers Gate, and this proposed development has not been given sufficient weight. Each individual application may appear acceptable when considered in isolation; however, the combined impact of multiple sites and further expansion in close proximity is materially different and must be properly considered.

Highway and water supply

The Parish Council is also concerned that the highway was dug up and the site connected to the water supply without the appropriate permission being obtained.

This is particularly concerning given that the current application is retrospective. The Council asks the District Council to establish the circumstances surrounding these works and whether the necessary consents and approvals were obtained for the excavation of the highway and connection to the water supply.

These matters should be taken into account when assessing the application and should not be overlooked simply because the application is retrospective.

Conclusion

The Parish Council asks the District Council to give significant consideration to:

- the number and proximity of existing Gypsy and Traveller sites;
- the recently approved additional 16 pitches at Ropers Gate;
- the cumulative impact of adding a further site in such close proximity;
- the effect on the rural character and visual amenity of the area;
- whether this would result in an over-concentration of sites in the locality;
- the circumstances surrounding the excavation of the highway and connection to the water supply; and
- whether the benefits of permitting this additional site outweigh the cumulative adverse

impacts.

The Parish Council would emphasise that this is not an objection based simply on the principle of Gypsy and Traveller accommodation. The objection relates specifically to the proposed development, its location, the existing concentration of sites, the cumulative impact and the works already undertaken.