

SAFE WELL PROSPEROUS CONNECTED

North Lincolnshire Local Plan (2020-2038)
Gypsy and Traveller Site Focused Consultation
May 2024

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1. Introduction and Background

- 1.1 North Lincolnshire Council has developed a new [Local Plan](#) covering the period 2020 to 2038. National planning policy sets clear expectations as to how a Local Plan must be positively prepared and developed in order to be justified, effective and consistent with national policy and to deliver sustainable development that meets local needs and national priorities.
- 1.2 The Council submitted this plan for independent examination alongside a number of Evidence Base Documents to the Secretary of State on 11th November 2022. In December 2022 the appointed Inspectors wrote to the Council outlining their [Initial Questions EXAM1](#). To meet the Gypsy and Traveller Accommodation needs set out in the [Gypsy, Traveller and Travelling Show Person Accommodation Need Assessment \(October 2021\)](#) (GTAA) the Council has now completed a site assessment process to propose a site allocation for this use. Following the Exploratory Meeting held between the appointed Inspectors and the Council on 23rd January 2024, the Inspectors wrote to the Council on 7th February 2024 [EXAM10](#) and set out the necessary consultation requirements relating to the new site. This document provides the opportunity for comments to be gathered.
- 1.3 The Local Plan must be prepared in line with relevant legislation and be consistent with the national planning policies. These are set out in the [National Planning Policy Framework](#) (NPPF) (Revised 2023) and the accompanying [Planning Practice Guidance](#) (PPG), as well as in other policy statements. The [Planning Policy for Traveller Sites](#) (PPTS) advises, amongst other things that, “local planning authorities should, in producing their Local Plan:
 - a) identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years’ worth of sites against their locally set targets
 - b) identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15.”
- 1.4 At the Local Plan Publication stage (2021) the GTAA was updated. The assessment identified that North Lincolnshire needs to find provision for 17 permanent residential pitches and 0 transit pitches between 2021 and 2038. The GTAA identifies a need for 8 permanent residential pitches between the first five years of the plan. The submitted plan proposes a criteria based policy (Policy H6) and to work with the market to bring forward sites to meet the identified needs within the plan period, as capacity within existing sites would not meet the increased needs. However, the Inspectors asked, via their Initial Questions, if this approach to meeting the needs of Gypsies and Travellers and Travelling showpeople was justified, effective and consistent with national policy.
- 1.5 This consultation is on the proposed new gypsy and traveller allocation and supporting site specific policy only, rather than the whole Local Plan document, because the Council carried out a comprehensive consultation and engagement process before reaching this stage. Therefore, this consultation relates only to a proposed Gypsy and Traveller allocation contained in proposed site allocation Policy H6-1 Land east of Mill Lane, Brigg.
- 1.6 All representations made during the consultation periods for the Regulation 19 Publication Draft Local Plan and the Regulation 19 Publication Draft Addendum Local Plan have been submitted, alongside the Local Plan, to the Secretary of State. If you have previously submitted representations on the Regulation 19 Publication Draft Local Plan (October 2021) and Regulation 19 Publication Draft Addendum Local Plan, you do not need to resubmit them again. The Inspectors will be aware of the comments and will have been considering them as part of the examination. Therefore this consultation is inviting comments on the new gypsy and traveller site allocation, and the Council will only accept comments on this.

- 1.7 If you wish to take part in the future hearing sessions on this matter you must make a representation now.
- 1.8 This consultation runs from **Friday 10th May 2024 to Friday 21st June 2024** (inclusive).
- 1.9 A public consultation event is to be held on **Wednesday 5th June 2024** at **Scunthorpe Central, Carlton Street, DN15 6TX 2pm to 7pm** to allow local people and others to come along to speak to a planning officer and ask questions prior to submitting a response.
- 1.10 There are several ways for you to respond, but we would like to encourage you to submit your views online via our website www.localplan.northlincs.gov.uk. Doing so should save you time and will allow us to process and consider your comments more quickly.
- 1.11 A response form is also available on request from the Place Planning Team and comments can be sent by email to: localplan@northlincs.gov.uk.
- 1.12 If you do not have access to the internet, please respond in writing to:

Local Plan – Gypsy and Traveller Site Focused Consultation
Place Planning
North Lincolnshire Council
Church Square House
30-40 High Street
Scunthorpe
DN15 6NL
- 1.13 All comments should be submitted **on or before Friday 21st June 2024**. Please get in touch with us via email if you have any questions or need assistance. You can also call the Place Planning Team with any questions or to request further information on 01724 296694.

2. Methodology for Site Selection

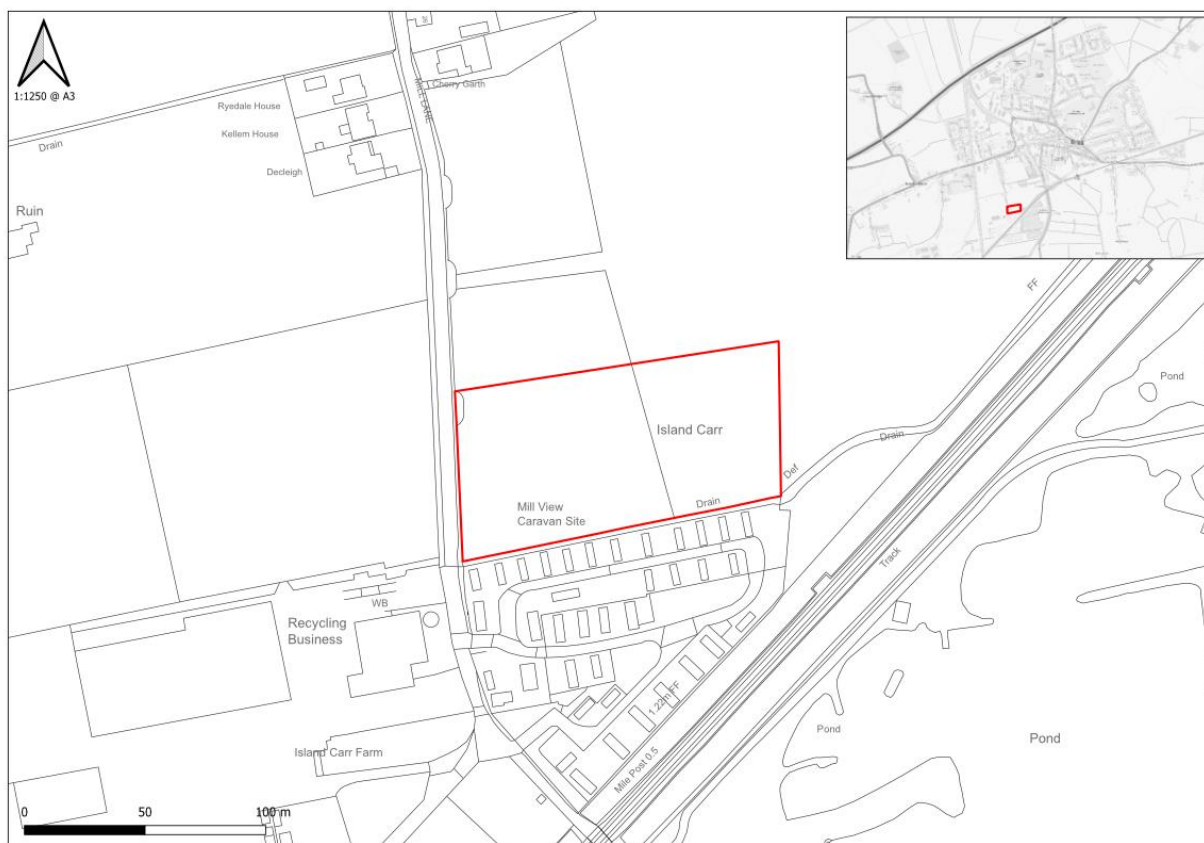
- 2.1 The Council as part of this further consultation work have produced a Gypsy and Traveller Site Assessment Document. The Site Assessment Document sets out the detailed process undertaken to assess and identify suitable land for 17 Gypsy and Traveller pitches in North Lincolnshire, and the individual site assessment outcomes.
- 2.2 A total of thirteen sites were sourced by considering the suitability of recycled housing sites that were previously discounted for housing use and assessed as potential Gypsy and Traveller sites. The assessment was undertaken in two stages; stage one being the initial site assessment that acted as a sieving exercise and excluded sites based on intrinsic and absolute constraints, and stage two which involved a more detailed assessment that considered site specific suitability, availability and achievability criteria.
- 2.3 Three sites were discounted at stage one due to highway access and safety issues, therefore ten sites were taken forward for a more detailed assessment in stage two. Of these ten sites, the Council have proposed to allocate a Gypsy and Traveller site on Land east of Mill Lane in Brigg (site assessment reference H6BRG-9) for inclusion in the submitted North Lincolnshire Local Plan. Land east of Mill Lane was considered the most deliverable of all the sites assessed, as the landowner is committed to delivering the site as a Gypsy and Traveller allocation, and the Council's Estates team is able to assist with this. The site is also a natural contender for allocation as it presents an opportunity to extend an existing Gypsy and Traveller site and is well located to the settlement of Brigg and its services and facilities.
- 2.4 Environmental constraints have been assessed and the Council's Environmental Health team confirmed the preferred site is not known to be contaminated or affected by noise or odour, despite its location near to an existing industrial site. The site is located in a high-risk flood zone, but it is considered the flood risk issues can be overcome through flood mitigation measures such as sustainable urban drainage systems, raising of ground levels and locating where possible, residential caravans and mobile homes (more vulnerable uses) in the lower flood risk area in the western portion of the site near Mill Lane. Discussions with the Environment Agency have helped inform a sequential and exception test which is published within the Draft Gypsy and Traveller Site Delivery Background Document alongside this consultation document.
- 2.5 Table 1 below sets out the nine rejected sites considered in the stage two assessment that are considered reasonable alternatives for allocation.

Table 1: Rejected sites that present reasonable alternatives for allocation

Site ref.	Site address
H6BAR-1	Land at Caistor Road, Barton upon Humber
H6BAR-2	Land west of Gravel Pit Road, Barton upon Humber
H6BAR-3	Melrose Farm, Barrow Road, Barton upon Humber
H6BRG-1	Former Public House, Scawby Road, Brigg
H6BRG-3	Land east of Scawby Road (Power Station), Brigg
H6BRG-4	Land north of Scawby Road (west of A18), Brigg
H6BRG-5	Land north of Scawby Road (east of A18), Brigg
H6BRG-6	Land off Wrawby Road, Brigg
H6BRG-10	Land at Station Road, Brigg

- 2.6 Further details regarding the preferred site and rejected sites, as well as the individual site assessment proformas, are set out in the Site Assessment Document which is published as a background document alongside this consultation. The proposed allocation and nine rejected sites have also been subject to a Sustainability Appraisal (incorporating Strategic Environmental Assessment) (SA), and Habitats Regulations Assessment (HRA), which are also published as part of this consultation.
- 2.7 The proposed site allocation at Land east of Mill Lane, Brigg and Policy H6-1, along with its supporting text has been drafted in line with other proposed site allocation policies and has taken account of the assessments and appraisals identified above. The Council are asking for comments on this proposed site allocation and policy outlined below.

3. Proposed Gypsy and Traveller Residential Site Allocation and Policy



- 3.1 A 0.9 ha site located to the east of Mill Lane, Brigg, immediately north of and adjacent to the existing Gypsy and Traveller site ‘Mill View’ has been allocated for residential Gypsy and Traveller use. The site is currently available for development and could accommodate approximately 17 permanent residential pitches for Gypsies and Travellers.
- 3.2 A drain defines the southern boundary of the site and a railway line is detached from the site but located to the east. The site is laid to grass and is part of a wider field that separates the existing residential development and Gypsy and Traveller site on the eastern side of Mill Lane. An industrial area, Grade II Listed Former Windmill and further Gypsy and Traveller accommodation (River View) are located on the opposite side of Mill Lane to the south west. Highway access to the site can be gained from Mill Lane. Vehicle access points will need to be agreed by the Local Highways Authority. Most of the site is located within Flood Zone 2/3(a) (Fluvial), with a smaller portion adjacent to Mill Lane located within Flood Zone 2 (Fluvial).

POLICY H6-1: Land east of Mill Lane

- 1. Land east of Mill Lane (0.9ha) is allocated for a Gypsy and Traveller site accommodating 17 permanent residential pitches. The site shall only be occupied by those persons who meet the planning definition of Gypsy and Traveller as set out in prevailing guidance at the time of determining a planning application. The site will be developed in accordance with the following site-specific criteria:

Access and highways

- a. Vehicular, pedestrian and cycle access points connecting to Mill Lane will need to be agreed with the Local Highway Authority.
- b. Good footpath and cycle provision should be delivered throughout the site, linking

the development with the existing adjacent Gypsy and Traveller site and to the local services and facilities.

Biodiversity and landscaping

- c. An Ecological Appraisal and possible Ecological Impact Assessment will be required at the planning application stage. The survey should focus on bats but take into account the possible presence of other protected species such as breeding birds.
- d. Any existing trees and hedges around the boundary shall be retained and enhanced.
- e. A comprehensive landscaping scheme, including biodiversity enhancement is required.

Heritage

- f. A Heritage Assessment will be required to demonstrate that the development will have no adverse impact on the historic environment, specifically the Grade II Listed Former Windmill to the south west.

Flood, drainage and water management

- g. A site-specific flood risk assessment will be required to determine the nature and scope of any mitigation necessary and demonstrate that safe development can be achieved on the site without increasing flood risks elsewhere.
- h. A detailed drainage assessment will be required as part of any planning application to demonstrate the development has a positive impact on the local drainage system.

Contamination, noise, and odour

- i. This site is not known to contain contaminated land. However, the site may be subject to environmental constraints including potential adverse impact from contamination, noise, odour and light associated with the nearby industrial site and historic landfill at the nearby former British Sugar site. Prior to submission of a planning application for development it will be necessary to carry out assessments for contamination, noise, odour and light so that appropriate design criteria and mitigation measures can be considered.

Utility and service provision

- j. Early engagement will be required with the utility and service providers in order to establish available supply capacity to the site and, depending on the type of proposed development, what reinforcement will be required.
- k. The site must provide residents with access to an amenity block, through either private amenity facilities on all pitches or a communal amenity building.

Implementation

- l. Development of Policy H6-1 is to be brought forward by the landowner or a developer. The delivery of the site is expected in the first ten years of the plan period.

3.3 Initial work on site delivery has confirmed that site levels will need to be raised in order to ensure the development would be safe. The details are to be established through a site specific flood risk assessment.

3.4 Amenity blocks must provide access to a minimum number of services and facilities as defined in the supporting text to Policy H6.

4. Conclusion and Next Steps

- 4.1 The Council are proposing to allocate a Gypsy and Traveller residential site in the new North Lincolnshire Local Plan and are seeking your views on the proposed site and draft policy between **Friday 10th May 2024 and Friday 21st June 2024** (inclusive). The SA/SEA and HRA have also been updated to include the site.
- 4.2 Once the proposed allocation has been consulted on, all consultation responses will be collated and a response from the Council provided. The schedule of proposed main modifications will also be updated to reflect the latest position as necessary. Once complete, all this information will be sent to the Inspectors with a view to the publishing of their Matters Issues and Questions and the arrangement of the first stage of hearings.