



Gypsy, Traveller & Travelling Showpeople Accommodation Needs Assessment (GTANA)

Addendum

Created May 2019

1. Introduction:

- 1.1 This note forms an addendum to the Gypsy and Traveller Accommodation Needs Assessment (GTANA) (February 2017) which was undertaken by RRR Consultancy Ltd.
- 1.2 This addendum is required in respect of Travelling Showpeople's need. It is the Council's understanding that the statements regarding need set out in section 6 of the GTANA (paragraphs 6.22 – 6.27) are now out of date, and do not represent the up to date needs of the Travelling Showpeople community within the district.
- 1.3 This addendum will review the existing identified provision and need, summarise recent planning activity and draw conclusions with regards to any newly identified need.

2. Existing identified provision and need:

- 2.1 In terms of current Travelling Showpeople accommodation provision, the GTANA (paragraphs 6.23 and 6.24) states:

"Within Mansfield district there is a small yard used for storage, the repair of equipment, and living quarters. The yard also hosts Mansfield Fair twice per year. An area of the yard is fenced off to delineate the living quarters. Another section is used for the storage and maintenance of fairground equipment.

The yard is occupied by a small family. The owner and occupiers of the yard took part in the consultation. Some of the occupiers' children reside on the yard whilst others have set up home elsewhere".

- 2.2 In terms of current Travelling Showpeople accommodation need, the GTANA (paragraphs 6.25, 6.26 and 6.27) states:

"The family spoke about being satisfied with current provision. They do not need any further provision and stated that there is adequate space on the yard to accommodate future expansion if required without impacting on the local area.

The occupiers and owner commented on not currently wanting or needing to move or expand the yard. The family spoke of positive experiences of the local school system, how the schools that their children went to when they were younger were supportive of their way of life. They also had positive comments about the health service and their relationship with the local community. They said that they experience some racism, but mainly by

passer-by's who "don't know better" and stated "that's just part of life for all Traveller groups".

Given the above it is estimated that there is no need for additional Travelling Showpeople accommodation within the district".

- 2.3 The council understands that the geographical location of this 'yard' is Ley Lane, Mansfield Woodhouse in Mansfield. This was confirmed via a telephone call with Dr Kate Rust Ryan who is the Co-author of the GTANA on Tuesday 18th September 2018.

3. Recent Planning Activity:

Land off Ley Lane

- 3.1 On 26th January 2017 the council received a planning application ref: 2017/0047/FUL. The application was for the erection of 14 no. single storey dwellings and associated landscaping and works at Land off Ley Lane, Mansfield Woodhouse in Mansfield. The application was granted planning permission subject to the signing of a section 106 (S106) agreement at Planning Committee on 24th July 2017.

- 3.2 The committee report¹ confirmed that there was no planning history for the site. In addition, under the description of the proposal, the committee report states:

"The land is mainly covered with grass, with the exception of a strip through the centre of the site which forms a mud track leading to an area used informally as a storage area for caravans / fairground equipment and other vehicles".

- 3.3 A Town and Country Planning (Development Management Procedure) (England) Order 2015 Notice Under Article 13 of Application for Planning Permission was served to the 'owner in part' of the site proposed for development. The 'owner in part' objected to the planning application in a letter dated to the council on 13 February 2017 stating:

"I write to formally object to the application a) because I wish to continue to use the site for the existing and established use as a site for fairground equipment and caravan/s, such use have taken place since my grandfather's time and b) this form of piecemeal development on an area of open green space would, in my opinion, be to the general detriment of the area and community."

¹ https://planning.mansfield.gov.uk/online-applications/files/C28E420DC74652A7C30C0D8B13769326/pdf/2017_0047_FUL-COMMITTEE_REPORT-390681.pdf

- 3.4 As the site was recognised within the GTANA as providing appropriate provision (paragraph 6.27), it was estimated that there was no need for additional Travelling Showpeople accommodation within the district. With the granting of the above permission, this changes the Travelling Showperson provision within the district.
- 3.5 The Council took the planning application back to committee on 29th April 2019 due to the S106 not being signed, with evidence being presented that there are Travelling Showpeople living on the site. The Council once again resolved to grant permission subject to the signing of the S106 agreement.

Land on Longster Lane

- 3.6 Separate from the activity of Ley Lane, a planning application ref: 2017/0380/COU was submitted to the council on 5 June 2017. The application was for 'the change of use of land to form a showman's depot at a disused electricity sub-station on Longster Lane, Warsop Vale in Mansfield'. The application has yet to be determined as officers are awaiting further information from the applicant.
- 3.7 The Design and Access Statement submitted in support of the planning application stipulates that the site is proposed to utilise the site for winter storage and accommodation, as well as being a base for the family throughout the year. It should be noted that the site previously benefitted from planning permission ref: 2009/0433/NT, which was granted subject to a number of planning conditions. The applicant sought this permission with a view to relocate from their current base in Leicestershire, however a change in family circumstances led to them needing to stay in Leicester, and they were not able to purchase the application site. The planning permission then lapsed in 2012.
- 3.8 Since 2012, the applicant depot in Leicestershire has been sold off by its owner to another family and as such there is an imminent and pressing need to find a new base for the showman's business and the family. It is understood the applicant now owns and is living on the site at Longster Lane.
- 3.9 The planning application is yet to be determined, however communication between officers and the landowners is ongoing.

4. Conclusions:

- 4.1 Since the publication of the GTANA in 2017, new information has come to light through planning activity highlighted above.
- 4.2 As we are aware that there is an existing Travelling Showpeople's yard on Ley Lane that is being displaced by the granting of permission ref:

2017/0047/FUL, this should now be considered as additional provision that will need to be provided within the district.

- 4.3 It is assumed that the outstanding S106 will be signed, and as such the permission is deliverable. If this is the case, the Council has a duty to plan to meet the housing needs of the existing site occupants.
- 4.4 In addition, since the GTANA was published a new Travelling Showpeople's yard has located within the district on Longster Lane. As the planning application ref: 2017/0380/COU has yet to be granted, it should be considered that additional provision is also required within the district, at least until the application can be determined.
- 4.5 As such the Council once again has a duty to plan to meet the housing needs of the existing site's occupants.
- 4.6 In short, this addendum has identified that there are **two new Travelling Showpeople yards required within the district**. Now that this additional need has been identified, the Council should plan for this provision through the emerging Gypsy & Traveller (which shall now be known as the Gypsy, Traveller and Travelling Showpeople) DPD.