

**APPLICATION NO: F/YR15/1002/F**

**SITE LOCATION: Land South of Rosemary Cottage, New Road, Manea.**

## **SECOND UPDATE**

A revised second reason for refusal:

*The proposal does not accord with the requirements of Fenland's Gypsy and Traveller Accommodation Needs Assessment (GTANA) Update – November 2013 which identifies that 13 new Gypsy and Traveller pitches will be required from 2013 to 2021. The most up-to-date calculation (June 2016) indicates that 16 pitches are available or benefit from planning permission to contribute towards the need. The proposal would not be in accordance with the findings of the GTANA (2013) and is therefore also contrary to Policy LP5 (Part D) of the Fenland Local Plan 2014.*

More in depth information to support the second reason for refusal

### **Gypsy and Traveller pitches available and granted planning permission since production of GTANA Update – (November 2013) - Position at June 2016**

The 'GTANA Update - November 2013' which supported the Fenland Local Plan through Examination and was found sound by the Local Plan inspector, sets out (in paragraph 8.8) that to achieve a 5 year housing land supply 13 pitches should be provided in the district during the period 2013 to 2021. The GTANA is available at this link: <http://www.fenland.gov.uk/CHttpHandler.ashx?id=8964&p=0>

The table below sets out the Council's up-to-date position (June 2016) on its 5 year housing land supply for Gypsies and Travellers.

This counts planning permissions which have been granted since November 2013 where these are either an open permission, or for named occupiers and their dependents as these are likely to be available in perpetuity. It also counts sites approved before November 2013 where it is known that the pitches are currently vacant / unimplemented. It does not count pitches which are for a specified named occupier and the use of which should cease on the death of the individual. Local authority, as well as private pitches, form part of the assessment.

The table indicates that there are sufficient pitches (16) to meet the Council's 5 year housing land target (13) for Gypsies and Travellers and therefore the need is met.

<b>Location</b>	<b>FDC planning reference no. &amp; pitches approved</b>	<b>Total number of pitches available for G&amp;Ts – Nov 2013</b>	<b>Total number of pitches available for G&amp;Ts – June 2016</b>
	<b>Planning permissions granted before November 2013</b>		
	<b>Private pitches</b>		
Land at Bar Drove, Friday Bridge	F/YR/11/0521/F (Appeal allowed for 2 pitches)	2	1
Land East Of Lodge Farm, Bevis Lane, Wisbech St Mary	F/YR01/0016/F (Appeal allowed for 3 pitches)	n/a	3
	<b>Local authority pitches</b>		
1 Sandbank, Wisbech St Mary	n/a	n/a	1
7 Fenland Way, Chatteris	n/a	n/a	1
	<b>Planning permissions granted since November 2013</b>		
	<b>Private pitches</b>		
Log Cabin, The Old Dairy Yards, Westfield Road, Manea	F/YR14/0588/F (Permission 3 pitches)	n/a	3

Land North East Of Golden View, North Brink, Wisbech	F/YR15/0284/F (Permission for 2 pitches)	n/a	2
Ponderosa Farm, Garden Lane, Wisbech St Mary	F/YR14/0846/F (Appeal allowed for 1 pitch)	n/a	1
The Spinney, Horsemoor Road, Wimblington,	F/YR14/0854/F (Appeal allowed for 5 caravans - one already exists on site)	n/a	4
<b>Total</b>		-	<b>16</b>

**Resolution:** Refuse as per Section 9 on page 22 of Agenda item 5.