

Revised Policy 11 Gypsy and Traveller and Travelling Show people accommodation

The revised policy below and explanatory text beneath replaces Policy 11 in the Submission Havering Local Plan.

The Council will seek to ensure that the accommodation needs of Gypsies and Travellers and Travelling Showpeople who meet the planning definition of a traveller (as set out in Planning Policy for Traveller Sites (2015)) and those who do not meet the planning definition (as set out in Planning Policy for Traveller Sites (2015)) are met for the period 2016-2021. The Council will seek to ensure that appropriate forms of accommodation are provided where it has been clearly demonstrated that this aligns with the criteria below.

All the Gypsy and Traveller and Travelling Showpeople sites considered to meet the identified accommodation needs for 2016-2021 are identified on the Proposals Map and listed in Appendix X. These sites will be removed from the Green Belt and inset within it.

The sites are only to be used for Gypsy and Traveller and Travelling Showpeople accommodation. Once such use ceases or in the event that the need is able to be met through the use of sites not in the Green Belt then the land is to revert to Green Belt. Any proposals for uses other than accommodation for Gypsy and Travellers and Travelling Showpeople will be considered as if the land remained in the Green Belt and planning policies for the Green Belt will apply to such proposals.

To this end, provision to meet the needs of Gypsies and Travellers and Travelling Showpeople pitches on new sites and those on the sites identified on the Proposals Map and listed in Appendix X will be supported in a planning application where the Council considers that:

- i. Need is adequately demonstrated through an up to date and robust needs assessment with verifiable evidence relating to the definition in national policy;
- ii. The site has a suitable site layout which demonstrates that the site is able to accommodate the number of pitches sought;
- iii. The site has essential services such as water, power, sewerage, drainage and waste disposal or is capable of being provided with these;
- iv. The site is provided with high quality boundary treatment and landscaping in accordance with Policy 27 of this Plan;
- v. The site has safe and convenient access to the highway and public transport services and will not result in unacceptable impact on the capacity and environment of the Highway network;

- vi. The site is in a sustainable location with access to local services and community facilities and does not place undue pressure on local infrastructure and services (such as healthcare, schools and shops);
- vii. The proposal would not result in significant adverse impacts on the amenity of other site occupants and the occupiers of neighbouring sites;
- viii. The proposal will demonstrate and achieve neighbourliness in its interaction with its neighbours and the surrounding neighbourhood;
- ix. The proposal is well planned or soft landscaped so as to enhance the environment and increase its openness and promotes opportunities for healthy lifestyles for residents;
- x. The proposal would not result in significant adverse impacts on the visual amenity of the local area;
- xi. Sites at risk of flooding should be subject to the sequential and exception tests.
- xii. Arrangements can be put in place to ensure the proper management of the site in line with the policy requirements above.

Future need in the latter periods of the Local Plan period (2021-31) as a result of new household formation will be addressed against the criteria set out above and through any subsequent monitoring and review of the Local Plan.

Development of any additional permanent or temporary Gypsy and Traveller pitches will be determined in accordance with the Planning Policy for Traveller Sites (2015). The sites will be expected to be in sustainable locations and have access to local services. Proposals must meet an up to date and evidenced need and the criteria above.

Reasoned explanation / justification

7.9.1. The Havering Gypsy and Traveller Accommodation Assessment (GTAA) Update Report 2019 provides a robust assessment of current and future need for Gypsy, Traveller and Travelling Showpersons accommodation in Havering for the plan period 2016-2031.

7.9.2. The Council is committed to an early review of the Local Plan and this will provide the opportunity to review the GTAA as a key part of the evidence base to ensure that the need for gypsy and traveller accommodation is understood and recognised through appropriate provision. The preparations for an early review of the Local Plan will also provide the opportunity for the Council to assess the scope for further sites and to identify these in its next Local Plan. In doing this, the Council will have regard to the Planning Policy for Traveller Sites (PPTS) and focus its attention on looking for sites in the built up area including sites that are within Council ownership.

7.9.3. The GTAA is supported by a detailed Pitch Deliverability Assessment to determine whether the current identified need for pitches could be accommodated within the existing boundaries of established sites.

7.9.4. The GTAA Update Report identifies that all Gypsy and Traveller families living in Havering currently occupy private sites within the Havering Green Belt. There are no public sites within the borough and there are no sites in the built up area. The biggest constraint when trying to identify suitable land to meet the need for Gypsy and Traveller pitches in Havering is the Green Belt.

7.9.5. National planning policy says that Gypsy and Traveller pitches are inappropriate development in the Green Belt and can only be permitted in very special circumstances. However, despite repeated and extensive efforts, the Council has not been able to identify any suitable and deliverable non-Green Belt land within the built-up area that could be used for Gypsy and Traveller accommodation.

7.9.6. The policy seeks to meet the needs identified in the GTAA through the allocation, regularisation and intensification of existing Gypsy and Traveller sites within the Havering Green Belt. This follows the Council's conclusion that very special circumstances can be demonstrated from a significant level of need for pitches for Gypsies and Travellers; a lack of any alternative suitable and deliverable non Green Belt land; and that the allocation, regularisation and intensification of established sites would cause no further harm to the Green Belt subject to proposals satisfying the criteria in the policy.

7.9.7. The Council is removing these sites from the Green Belt and insetting them within it. This is so that planning applications for Gypsy and Traveller and Travelling Show people accommodation on these sites do not need to demonstrate very special circumstances to be approved. The Council wishes to make it clear that these alterations to the Green Belt boundary are limited and exceptional in order to meet the specific identified needs for Traveller sites.

7.9.8. Although the sites are removed from the Green Belt, the Council emphasises that the only acceptable use of these sites will be for accommodation for Gypsies and Travellers and Travelling Showpeople. The Council will regard the sites as remaining within the Green Belt and subject to Green Belt policies in the event of other proposals being submitted for them.

7.9.9. The Council will expect planning applications to be submitted from the adoption of the Local Plan to 'regularise' these sites. The Council will consider appropriate enforcement action in the event of applications not being submitted and planning permissions granted for individual sites. All planning applications for these sites will be assessed the relevant policies of this Local Plan and the detailed management criteria set out above and included within Planning Policy for Traveller

Sites (2015). Proposals will be expected to provide a satisfactory residential environment for the occupiers on the site and to make appropriate provision for the safe and convenient movement and parking of vehicles within the site.

(a) Need from households who met the planning definition in Planning Policy for Traveller Sites (2015)

7.9.10. The GTAA identifies a 15-year need for 174 pitches for Gypsy and Traveller households who met the planning definition of a Traveller as set out in the Planning Policy for Traveller Sites 2015 (PPTS).

Years	0-5	6-10	11-15	Total
	2016-21	2021-26	2026-31	
Met Planning Definition	135	18	21	174

7.9.11. Of the 174 pitches, 135 pitches are needed within the first 5-year period of the Plan (2016-2021) to meet current need and the remaining 39 pitches in the latter part of the Local Plan period (2021-2031) to meet future need through new household formation. No specific additional need has been identified for plots for Travelling Showpeople over the 15-year plan period (2016-2031). However, the households living on the yard stated that they are looking to expand the yard on to adjacent land that they own, and that this will meet all of their current and future needs.

7.9.12. The Pitch Deliverability Assessment concluded that 128 pitches of the necessary 135 pitches could be accommodated within existing site boundaries.

7.9.13. It is not currently possible to meet the current need for 7 pitches for households on 2 unauthorised sites within the current site boundaries due to land ownership issues. The Council will explore alternative provision to meet this need on other sites in the borough including through the use of other land at existing sites in the ownership of members of the Travelling Community.

7.9.14. The sites where an allocation has been made are identified on the Proposals Map and listed in Appendix X. These allocations include any existing temporary or unauthorised pitches.

(b) Need from households who did not meet the planning definition in Planning Policy for Traveller Sites (2015)

7.9.15. The GTAA identified a need for 39 pitches for households that did not meet the planning definition of a Traveller. Of these, a total of 29 pitches are needed in the first 5 years of the Local Plan period (2016-2021) and a further 10 pitches are needed in the latter part of the Local Plan period (2021-2031). All of this need arises from existing sites located in the Green Belt.

Years	0-5	6-10	11-15	Total
	2016-21	2021-26	2026-31	
Did not meet Planning Definition	29	5	5	39

7.9.16. The Pitch Deliverability Assessment that was completed concluded that the identified need for 29 pitches in the first 5 years of the Local Plan period (2016-21) can be met within the boundaries of the existing sites.

7.9.17. The sites where an allocation to meet the need identified above are identified on the Proposals Map and are listed in Appendix 1. These allocations include any existing temporary or unauthorised pitches.

(c) Need from ‘undetermined’ households

7.9.18. The GTAA also identified need for up to 6 pitches for ‘undetermined’ households. There is a need for 3 pitches in the first 5 years of the Local Plan period (2016-2021) and a need for a further 3 pitches in the latter part of the Local Plan period (2021-2031). Any need arising from undetermined households will be determined against the criteria set out in Policy 11.

Years	0-5	6-10	11-15	Total
	2016-21	2021-26	2026-31	
Undetermined	3	1	2	6

(d) Future need

7.9.19. Where further sites are proposed for households that meet the planning definition of a Traveller the Council will ensure that they are required to meet legitimate additional borough need.

7.9.20. When considering applications for Gypsy and Traveller sites and Travelling Showpersons plots, the Council will take into account the policy criteria outlined in Policy 11 in addition to the requirements of national policy.

7.9.21. In general, proposals for Gypsy and Traveller sites and Travelling Showpersons plots are inappropriate development in the Green Belt and any additional sites will only be approved when very special circumstances have been demonstrated in line with National Policy.

7.9.22. Where further sites are proposed for households that do not meet the planning definition of a Traveller the Council will ensure that they are required to meet legitimate additional borough need.

Appendix X

Gypsy and traveller sites identified in Policy 11 Gypsy and Traveller accommodation

Sites identified to meet the need for pitches for Gypsies and Travellers and Travelling Showpeople who meet the definition in Planning Policy for Traveller Sites (2015)

Site	Planning Status	GTAA Need	5-Year
Laburnham Stables	Permanent	4	
Railway Sidings	Permanent	1	
The Old Forge	Permanent	2	
Willow Tree Lodge	Permanent	6	
Laburnham Stables	Temporary	5	
Railway Sidings	Temporary	10	
Tyas Stud Farm	Temporary	5	
Crow Lane (r/o 21)	Tolerated	2	
Ashleigh View	Unauthorised	5	
Blossom Hill View, Church Road	Unauthorised	1	
Cherry Blossom View, Church Road	Unauthorised	2	
Cherry Tree View, Church Road	Unauthorised	3	
Dunromin, Church Road	Unauthorised	1	
Fairhill Rise	Unauthorised	3	
Gravel Pit Coppice	Unauthorised	14	
Hogbar Farm	Unauthorised	8	
Hogbar Farm East	Unauthorised	10	
Hogbar Farm West	Unauthorised	1	
Laburnham Stables	Unauthorised	1	
Meadow Rise, Church Road	Unauthorised	4	
Meadow View, Church Road	Unauthorised	3	
Paddock View, Church Road	Unauthorised	2	
Plot 3, Church Road	Unauthorised	1	
Plot 13, Church Road	Unauthorised	1	
Plot 14, Church Road	Unauthorised	1	
Springfield, Church Road	Unauthorised	2	
Putwell Bridge Caravan Park	Unauthorised	3	
The Grove	Unauthorised	5	
The Oak View, Church Road	Unauthorised	1	
The Oak, Church Road	Unauthorised	1	
The Schoolhouse, Church Road	Unauthorised	1	
Vinegar Hill	Unauthorised	18	
Willow View, Church Road	Unauthorised	1	
TOTAL		128	

Sites identified to meet the need for pitches for Gypsies and Travellers and Travelling Showpeople who do not meet the definition in Planning Policy for Traveller Sites (2015)

Site	Planning Status	GTAA Need	5-Year
Railway Sidings	Temporary	4	
Lower Bedfords Road	Unauthorised	3	
Fairhill Rise	Unauthorised	4	
Hogbar Farm	Unauthorised	8	
Hogbar Farm West	Unauthorised	6	
Putwell Bridge Caravan Park	Unauthorised	2	
Vinegar Hill	Unauthorised	4	
TOTAL		29	

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