

# Gypsy, Traveller and Travelling Showpeople Sites

## Site Assessment Study




On behalf of **Uttlesford District Council**





## Document Control Sheet

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# 1 Introduction and Background

## 1.1 Introduction

- 1.1.1 Uttlesford District Council (the Council) has appointed Peter Brett Associates LLP (PBA) to assess sites for Gypsy and Traveller and Travelling Showpeople uses. The objective of this study is to assess potential sites to determine if they are suitable, available and achievable.
- 1.1.2 The results of this study will inform the development of relevant policies and allocations in the emerging Local Plan and guide the consideration of future planning applications for Gypsy, Traveller and Travelling Showpeople sites.

## 1.2 Background

- 1.2.1 Gypsies and Travellers have lived in Britain for at least 500 years and probably longer. For the purposes of the planning system, Gypsies and Travellers means:

*“Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependents’ educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of Travelling Showpeople or circus people travelling together as such.” (Planning policy for traveller sites, CLG, March 2012).*

- 1.2.2 Many Gypsies and Travellers continue to pursue an active itinerant lifestyle and are generally self-employed people. However, increasingly communities are becoming more settled.

- 1.2.3 Gypsies and Travellers are not a uniform homogeneous community, but rather a group of communities which share some features but have their own histories and traditions. Even within each main group there is fragmentation between different families which emphasises the lack of a cohesive community and the need to avoid over generalisations. However, the main cultural groups include:

- Romany Gypsies;
- Irish Travellers; and
- New Travellers.

- 1.2.4 Romany Gypsies and Irish Travellers are recognised in law as distinct ethnic groups and are legally protected from discrimination under the Race Relations Acts.

- 1.2.5 Travelling Showpeople have traditionally been involved in holding fairs and circuses for many hundreds of years. For the purposes of the planning system, Travelling Showpeople means:

*“Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their family’s or dependent’s more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above.” (Planning policy for traveller sites, CLG, March 2012).*

- 1.2.6 The Government published a policy statement ‘Planning policy for traveller sites’ in 2012, replacing Circulars 01/2006 and 04/2007 to address future accommodation needs of Gypsies, Travellers and Travelling Showpeople because the previous planning policy arrangements had failed to deliver adequate sites to meet identified needs over the previous 10 years.

- 1.2.7 Local planning authorities are currently required to identify and allocate sufficient sites to meet the needs of these groups within their local plans (Uttlesford Local Plan). This means that when delivering sites consideration is required to which sites are available and suitable for different types of the travelling community.
- 1.2.8 Department for Communities and Local Government have recently published a consultation document 'Planning and Travellers', with an accompanying Equalities Statement. These documents are out to consultation and the closing date is 23 November 2014. It is unlikely that these consultation documents will become policy before January 2015. Therefore until new national policy is adopted, the 'Planning policy for traveller sites' remains the national policy for assessing sites.



## 2 Existing Needs

### 2.1 Introduction

- 2.1.1 'Planning policy for traveller sites' (CLG, March 2012) states that the overarching aim of Government is "to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community." (para 3).
- 2.1.2 Under this document, local planning authorities are required to:
- Use a robust evidence base to establish accommodation needs;
  - Set pitch and plot targets to address the likely permanent and transit site accommodation needs of Travellers in their area;
  - Identify and update annually a supply of specific deliverable sites to provide five years' worth of sites against their locally set targets;
  - Identify a supply of specific developable sites or broad locations for years six to ten and where possible for years 11-15; and
  - Set criteria based policies to meet identified need and/or provide a basis for decisions in case applications that nevertheless come forward.
- 2.1.3 The Council commissioned consultants, ORS, to carry out an Accommodation Needs Assessment of Gypsies, Travellers and Travelling Showpeople within Uttlesford, as part of an Essex-wide needs assessment; the objective of that assessment being to quantify the number of Gypsy and Traveller pitches and Travelling Showpeople plots to meet identified needs to 2033. The Study provides evidence to address the first two requirements set out above.
- 2.1.4 The Gypsies and Travellers and Travelling Showpeople Identification of Site Assessment Study seeks to identify and assess potential sites to meet the needs identified in the Accommodation Needs Assessment. Peter Brett Associates' objective is to provide evidence to support the Council to identify and allocate sites and establish criteria policy in the emerging Local Plan.
- Essex Gypsy, Traveller and Travelling Showpeople Accommodation Assessment 2014**
- 2.1.5 A new Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) was completed by consultants Opinion Research Services (ORS) for Essex Councils in July 2014.
- 2.1.6 The GTAA estimates that the extra site provision to meet residential needs between 2013 and 2033, for Uttlesford, is 26 pitches. The GTAA outlines the methodology of how this number was derived.
- 2.1.7 The GTAA has identified that there is no residential needs for the Travelling Showpeople households between 2013 and 2033.
- 2.1.8 **Table 2.1** sets out the GTAA need for Uttlesford in 5 year time periods:

Table 2.1: GTAA need for Uttlesford in 5 year time periods

	2013-2018	2018-2023	2023-2028	2028-2033	Total
Gypsy and Traveller Residential Pitches	9	5	6	6	26

- 2.1.9 The GTAA recommend that at least two publicly provided transit sites is delivered in Essex County with at least 10 and ideally 15 pitches per site.

## 3 Methodology for Site Assessment

### 3.1 Introduction

- 3.1.1 This report sets out the methodology followed to complete the site assessment study to identify sites to meet Gypsy and Traveller and Travelling Showpeople needs and inform criteria for planning policy. The methodology has been developed in line with national guidance. The Council have fully considered and finalised the methodology and it has been applied to potential sites.

### 3.2 Sites to be assessed

- 3.2.1 The Council identified the 29 sites to be assessed within this study, from the following sources:

- All existing authorised and unauthorised Gypsy and Traveller sites;
- All remaining sites promoted to the 2012 Call for Sites exercise;
- Recent Gypsy and Traveller encampments.

- 3.2.2 All sites assessed are identified on a map in [Appendix A](#).

### 3.3 Identifying Criteria for Site Assessment

- 3.3.1 Based upon our review of available policy, guidance, identified site need from the Gypsy and Traveller Accommodation Assessment (GTAA) (2014) and physical constraints, we identified a series of site criteria for discussion and agreement with the Council. PBA used the criteria to assess potential sites. The criteria could also inform future local policy and subsequently be used to determine planning applications.
- 3.3.2 Account was taken of national policy, as contained within Planning Policy for Traveller Sites (CLG, 2012) and existing and emerging local policy, as contained within adopted and emerging Local Plans. Account was also taken of the existing pattern and distribution of need for Traveller provision as set out in the GTAA.
- 3.3.3 Within the overall policy framework, the general approach to identifying appropriate site selection criteria was built upon the national planning policy framework:
- Is the site available?
  - Is the site suitable?
  - Is the site developable, e.g. viable and deliverable?
- 3.3.4 A key consideration, based upon national policy, has been that criteria should be “fair and should facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community” (Planning Policy for Traveller Sites, paragraph 10). Criteria should be clear and transparent and unambiguous. Many previous studies and local plan criteria based policies across the country have used very restrictive criteria which have prevented many reasonable sites from coming forward.
- 3.3.5 Site criteria has built on existing draft policy HO11 from the Uttlesford Local Plan – Pre submission consultation (April 2014). This policy is set out overleaf:

#### **Policy HO11 - Sites for Gypsies, Travellers and Travelling Showpeople**

The Council will identify sites for Gypsies, Travellers and Travelling Showpeople in the Site Allocations Development Plan Document, or through the planning application process in accordance with the following criteria:-

- a. sites should be located, designed and landscaped to minimise any impact on the natural, built and historic environment;
- b. sites should have safe pedestrian access, and safe vehicular access to and from the public highway and allow for parking, turning and servicing of vehicles on site;
- c. sites should not be located within areas at risk of flooding;
- d. sites should be capable of being provided with drainage, water supply and other necessary utility services;
- e. sites should be of an appropriate size to provide the planned number of caravans together with amenity blocks, play areas, access roads and structural landscaping; and.
- f. in addition the plots for Travelling Showpeople should be large enough for the storage and maintenance of rides and equipment.

3.3.6 We have taken account of the various criteria from the following sources including:

- National Planning Policy Framework and National Planning Policy Guidance;
- 'Planning Policy for Traveller Sites', CLG, March 2012;
- Adopted and emerging local policies within the Authority;
- The Showmen's Guild of Great Britain 'Model Standard Package';
- 'Designing Gypsy and Traveller Sites', CLG, May 2008.

3.3.7 The site criteria has been developed and applied to all sites.

### **3.4 Site Assessment Criteria**

3.4.1 The assessment process involved an initial desk top study undertaking the application of broad suitability criteria, including absolute constraints, together with an initial investigation of likely availability. The assessment centred upon:

- **Availability** – we contacted landowners and identified whether sites are being made available and any potential legal or ownership constraints;
- **Suitability** – we assessed each site against the agreed criteria which was broadly grouped into policy requirements, physical constraints and potential impacts; and
- **Developability** – we identified potential site constraints needing to be rectified which may affect viability and any potential alternative uses likely to affect deliverability.

3.4.2 The application of broad suitability criteria sieved out immediately sites which are likely to fail on the grounds of contravening major constraints such as being within international environmental designations or within the boundaries of scheduled ancient monuments, etc.

- 3.4.3 Availability was identified throughout this study as a key criterion. With regard to existing occupied sites we discussed the future availability of the sites to accommodate additional pitches. All sites were visited and assessed by an Associate and Senior Planning Consultant from the PBA team. At the same time, all sites were sent to key Council and County Council officers, including highways, and development management, for comment. These comments were fed into the assessment of suitability and an examination of achievability issues was undertaken.
- 3.4.4 All issues of potential delivery identified were subject to investigations where possible, with recommendations on how they can be addressed. All sites that are considered suitable, available and developable have been subject to an initial assessment of the capacity of the site in terms of the number of pitches or plots which could be provided on site. This has taken into account:
- Size and shape of site and character of the adjoining area;
  - 'Designing Gypsy and Traveller Sites', CLG, May 2008;
  - Relevant planning history; and
  - Design templates developed by PBA (see [Appendix E](#)).
- 3.4.5 Site assessment criteria are set out overleaf in [Table 3.1](#).



Table 3.1: Site Assessment Criteria

Site criteria	Designation/Issue	Reject	Accept but further investigation/mitigation required	Accept
<b>Environmental Designations and Ecology</b>	Special Protection Area RAMSAR Site Special Areas of Conservation Site of Special Scientific Interest National Nature Reserve Local Nature Reserves Sites of Importance for Nature Conservation	The site is covered by an international or national designation.  Significant effect and unacceptable impact of site upon ecology or protected species or habitats not capable of mitigation where no overriding public interest.	Impact capable of mitigation. Potential cumulative impact with other identified sites.	No significant effect or unacceptable impact on ecology, protected species or habitats.
<b>Landscape and Green Belt</b>	Green Belt and landscape impact and visual containment Landscape Character Areas	Unacceptable impact of site upon Green Belt purposes and/or landscape not capable of mitigation.	Impact capable of mitigation Potential cumulative impact with other identified sites.	No unacceptable impact on Green Belt purposes and or landscape.
<b>Historic environment</b>	Scheduled Ancient Monuments Listed Buildings Historic Parks and Gardens Conservation Areas Heritage assets (local lists)	Significant harm to the significance of a heritage asset not capable of mitigation.	Harm to the significance of a heritage asset but capable of mitigation.	No harm to the significance of a heritage asset.
<b>Site access and safety</b>	Access to site Proximity to major roads	Poor access and/or road of poor standard.  Likely to be subject to safety issues from surrounding uses incapable of mitigation	Access poor but capable of being improved.  Road of adequate or good standard.  Likely to be affected by safety issues but this is capable of mitigation.	Adequate or good access off adequate or good standard of road.  Not affected by safety issues.

<b>Flood Zone</b>	Environment Agency Indicative Flood Mapping and SFRA	The site is within Flood Zone 3 and not suitable for Gypsy and Traveller or Travelling Showpeople use.	The site is affected by Flood Zone 2 requiring further investigation (and application of policy tests).	The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.
<b>Contamination and unstable land</b>	Contaminated Land Unstable Land	The site is located on or adjacent a landfill site or the land is unstable, and the land has been identified as unsuitable for residential use. Contains an area of unstable or contaminated land that is likely to undermine the site's suitability and achievability.	Could contain unstable or contaminated land that should be subject to further investigation.	Not located on unstable land. Not located on contaminated land.
<b>Availability</b>	Site promoted by landowners, agents or travelling community.  Public land confirmed as available	Site not available for Gypsy, Traveller or Travelling Showpeople use. There are known legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements which cannot be resolved. Public land has been identified in another plan / strategy for another use.	There is doubt over whether the site is genuinely available for Gypsy, Traveller or Travelling Showpeople (GTTS) use after further investigations.	There is evidence that the landowner is willing to sell and/or a developer is interested in developing within the timeframe of the Local Plan. There are no known legal or ownership problems, such a multiple ownerships, ransom strips, tenancies or operational requirements which are not capable of being overcome within the timeframe of the Local Plan. Public site is not identified in a plan or strategy for another use.
<b>Site size and layout</b>	Suitable site size and design	The site is of insufficient size to accommodate a pitch or plot in a satisfactory way.	The site will require careful design and layout to ensure it is suitable for use.	The site has no size constraints and will have no potential layout/design issues that can not be addressed.
<b>Topography</b>	Topography	Steep slopes which make the site unsuitable and/or unachievable.	Sloping or undulating land which may require works to achieve a suitable development.	Level or gently sloping site.



<b>Noise</b>	Noise pollution from surrounding uses e.g. road, rail and air transport	Likely to be adversely affected by noise pollution from surrounding uses that could make for an unacceptable residential environment.	Likely to be affected by noise pollution but this is capable of mitigation.	Not affected by noise issues.
<b>Residential amenity (Impact of site and adjoining uses on each other)</b>	Relationship with existing adjacent uses	Close proximity to existing adjacent uses esp. residential properties where any potential impact (light, visual, noise, traffic) on adjoining uses is not reasonably capable of mitigation.	Close proximity to existing adjacent uses esp. residential properties but any potential impact (light, visual, other disturbance) on adjoining uses is capable of mitigation.	Unlikely to adversely affect existing adjoining uses.
<b>Developability</b>	Deliverability (including utilities) Viability	Site constraints or ownership issues that are unlikely to be capable of resolution without considerable expense.	Site constraints capable of being overcome but where extent and cost of mitigation are unclear at this stage.	In a location where housing development is contrary to spatial policy. No site constraints needing to be overcome.



## 4 Site assessments and recommendations

### 4.1 Pitch and Plot Targets

- 4.1.1 'Planning policy for traveller sites' (CLG, 2012) requires local planning authorities to set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople, to meet likely permanent and transit site accommodation needs arising in each area.
- 4.1.2 The Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (GTAA), completed by ORS in 2014 details the total identified need for new permanent residential Gypsy and Traveller pitches and Travelling Showpeople plots to meet residential needs between 2013 and 2033 to address the needs of all identifiable households in Uttlesford. The results are set out in **Table 4.1** below:

Table 4.1: GTAA need for Uttlesford in 5 year time periods

	2013-2018	2018-2023	2023-2028	2028-2033	Total
Gypsy and Traveller Residential Pitches	9	5	6	6	26

- 4.1.3 The Council is now in a position to include local targets in its emerging Development Plan Document to reflect the pitch targets identified in the GTAA.

### 4.2 A Supply of Deliverable and Developable Sites

- 4.2.1 In developing the Gypsy, and Traveller Development Plan Document, 'Planning policy for traveller sites' (CLG, 2012) requires local planning authorities to identify and keep up-to-date a supply of specific deliverable sites sufficient to provide five years' worth of sites against those locally set targets and a supply of specific developable sites or broad locations to meet needs, where possible, for up to 15 years.
- 4.2.2 PBA recommend that to address the requirement to ensure that identified need is met throughout the Plan period, the Council consider the following:
- Safeguarding existing sites (and providing additional pitches where appropriate at those locations);
  - Allocating potential sites beyond the Green Belt; and
  - Consider allocating potential sites within the Green Belt (if need cannot be met beyond the Green Belt).

### 4.3 Safeguarding Existing Sites

- 4.3.1 It is suggested that, as an initial starting point, the Council should consider safeguarding existing Gypsy, Traveller and Travelling Showpeople sites, to ensure that existing needs continue to be met in perpetuity. If sites are lost from these uses, then new replacement sites may need to be found to maintain an adequate supply to meet needs in accordance with the identified pitch and plot targets.
- 4.3.2 There are 15 existing Gypsy and Traveller sites with full permission within Uttlesford. There is 1 existing Travelling Showpeople site in Uttlesford. It is recommended that these existing sites are safeguarded in the Gypsy and Traveller Development Plan Document to ensure their continued use.

Table 4.2: Safeguarding Existing Authorised Gypsy and Traveller Sites in Uttlesford

Site ref	Site name	Settlement	Existing Provision (including extant permissions)
UTT001	Honey Orchard	High Easter	The site gained personal permanent planning permission (UTT/1174/79) for 1 caravan, in 1979.
UTT002	The Pickle	High Roding	(1 pitch) - UTT/0800/80 - permanent Established Use Certificate (UTT/0800/80) for 4 caravans.
UTT003	The Caravan	Stebbing	3 caravans - UTT/0720/99/FUL. Conditions restrict the use of one of the caravans to three names people and their dependants. No restriction on other two caravans.
UTT004	Tall Trees Caravan Park	Stansted	The site has full planning permission (and UTT/0370/85) for 10 caravans. Previous application UTT/0295/83.
UTT005	Middleside Caravan Park	Stansted	Full planning planning permission (UTT/1540/11 - Variation of personal condition 3 on appeal. UTT/1194/83) for 10 caravans was granted in 2011. Previous planning application (UTT/1194/83) for 10 caravans was refused but personal permission won on appeal.
UTT006	Oak View Caravan Park	Stansted	The site gained planning permission (UTT/1108/89) for 10 caravans in 1989. 5 pitches have personal planning permission and 5 pitches have full planning planning permission.
UTT007	The Caravan Garnetts Wood	Barnston, Dunmow	The site has Certificate of Lawfulness (UTT/1058/99/CL) for retention and residential occupation of two mobile homes as a single residential unit. The Certificate included 2 mobile homes and 1 touring caravan.
UTT008	Elmswood	Broxted, Dunmow	The site has personal planning permission (UTT/0792/92) for 2 caravans, split between 2 ownerships.
UTT009	Tandans	Great Canfield	The site was granted full planning permission (UTT/0808/11/FUL) for 1 pitch (1 mobile and 1 touring caravan), as varied on appeal (APP/C1570/A/11/2160858). The site was granted full planning permission (UTT/1617/12/FUL) for a further 2 pitches.
UTT010	Oak Tree Close	Bishops Stortford	Full planning permission (UTT/1487/12/FUL) for 5 pitches (removal of condition 1 attached to appeal decision notice ENF/238/09/A) was granted in 2012. Full planning permission (UTT/2453/11/FUL) for 5 timber day blocks and installation of 3 septic tanks and drainage fields, was granted in 2011.
UTT014	Star Green	Radwinter End	The site has personal planning permission (UTT/1108/85) for 2 caravans.
UTT017	The Two Willows	High Easter	The site has full planning permission (UTT/2036/11) for 5 caravans, for 1 Gypsy family only.
UTT018	Willow Farm	Great Dunmow	The site has full planning permission (UTT/1703/08) for 1 caravan.
UTT020	Felsted Travellers Site	Little Dunmow	The site has full planning permission (UTT/1925/89 - 7 pitches; UTT/1145/92 - 10 pitches) for a total of 27 pitches.
UTT021	The Yard	Bartholomew Green	The site has full planning permission (UTT/13/1547) for 1 pitch.

- 4.3.3 From site survey it is clear that these sites are currently in use and are occupied. There appear to be no reasons on the grounds of need why these sites should not be safeguarded in the Uttlesford Gypsy and Traveller DPD. Safeguarding these sites will prevent their loss to other uses and therefore ensure that new site provision is only required to meet future needs.

#### 4.4 Site Delivery Options

- 4.4.1 A number of potential delivery models have been identified and considered for the potentially suitable sites and strategic/broad locations identified overleaf. These include:
- Delivery model 1: Existing privately owned sites where there is potential for pitches/plots to be created within the existing site boundaries to meet future immediate family needs. Under this model, planning permission would be needed. The Council should consider encouraging planning applications to meet short and medium term needs through entering into dialogue with site occupants.
  - Delivery model 2: Sites which are not currently owned by the travelling communities but have been identified as available for these uses. Allocation in the emerging DPD could identify these sites to travelling communities and they could be purchased on the open market. Alternatively, the Council could consider using New Homes Bonus or other capital monies to buy the site or identify their own public assets and then make them available to organised groups on a non-profit making basis to enable them to develop and manage. Such groups could also be offered the opportunity to buy stakes in the site, allowing the income from such sales to provide further sites, as appropriate. There are emerging examples of innovative acquisition and funding arrangements across the country.
  - Delivery model 3: New sites where the Council considers that additional affordable pitch provision may be appropriate. In this case, the Council should investigate the potential for either buying sites, developing their public assets or work with other public providers using Government grant funding or other monies to secure or increase affordable provision. Sites could then either be managed by a Council or a Registered Providers (RP's).
  - Delivery model 4: Provision required as part of the planning of strategic housing or mixed use development sites/broad locations. There may be opportunity to require suitable strategic allocations/broad locations in the District Plan to provide for Gypsy and Traveller pitches or Travelling Showpeople plots as part of their overall delivery of development in these locations. These could then be either managed by the Council or RPs, sold on the open market, or affordable pitches brought forward. However, it should be noted that masterplanning and viability testing could ultimately result in some sites potentially not progressing to identification for either Gypsy and Traveller or Travelling Showpeople use in Policy HO7 of the District Plan.

#### 4.5 Sites with Potential (beyond the Green Belt)

- 4.5.1 A total of 6 sites have been identified beyond the Green Belt as potentially available and suitable for Gypsies and Travellers. **Table 4.3** sets out the potential site for allocation. Details of this site are contained in **Appendix B**.

Table 4.3: Sites with Potential beyond the Green Belt for Gypsy and Traveller Pitches in Uttlesford

Site Ref	Site Name	Settlement	Existing authorised pitches	Extant permission for pitches	Additional pitches	Pitches 2013-2018	Pitches 2018-2033	Delivery option
UTT009	Tandans	Great Canfield	1	2	2	2	0	Model 1
UTT014	Star Green	Radwinter End	1	0	2	2	0	Model 1
UTT021	The Yard	Bartholomew Green	1	0	2	0	2	Model 1
UTT022	5 Acres	Wicken Bonhunt	0	0	12	12	0	Model 1
UTT024	Anso Corner Farm	Hempsted	0	0	15	15	0	Model 2
UTT026	Land South of the B1256, opposite Taylors Farm	Takeley	0	0	10	10	0	Model 2
<b>TOTAL</b>					<b>43</b>	<b>41</b>	<b>2</b>	

## 4.6 Meeting the Needs (beyond the Green Belt)

- 4.6.1 The Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment 2014 (GTAA) identifies a need for 26 net additional Gypsy and Traveller residential pitches to be developed by 2033. The GTAA specifically identifies a need for 9 additional pitches within the first 5 years. **Table 4.4** sets out a summary of need and supply beyond the Green Belt for Gypsy and Traveller sites in Uttlesford.

Table 4.4: Gypsy and Traveller need and supply beyond the Green Belt in 5 year time periods

	2013-2018	2018-2023	2023-2028	2028-2033	Total
<b>(a) Need for Gypsy and Traveller Residential Pitches</b>	9	5	6	6	26
(b) Potential number of additional pitches on existing sites beyond the Green Belt	4	2	0	0	6
(c) Potential number of pitches on new sites beyond the Green Belt	37	0	0	0	37
<b>(d) Total potential pitch supply (b+c)</b>	<b>41</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>43</b>
<b>(e) Surplus/Shortfall of pitches (d-a)</b>	<b>+32</b>	<b>-3</b>	<b>-6</b>	<b>-6</b>	<b>+17</b>

- 4.6.2 PBA consider that there are 3 existing currently authorised sites and 3 potential new sites beyond the Green Belt which may be suitable for further Gypsy and Traveller pitches. Overall this is 17 pitches greater than the identified need figure of 26 for 2013-2033. Critically this figure is also 32 pitches greater than the identified need which should be delivered in the first 5 years.

## 4.7 Sites with Potential (within the Green Belt)

- 4.7.1 A total of 1 site in the Green Belt is identified as potentially available and suitable. Sites in the Green Belt are generally considered to be inappropriate and should only be allocated by the Local Planning Authority when insufficient sites in non-Green Belt locations can be identified to meet locally defined needs. **Table 4.5** sets out the potential site within the Green Belt.

Table 4.5: Sites with Potential within the Green Belt for Gypsy and Traveller Pitches in Uttlesford

Site Ref	Site Name	Settlement	Existing authorised pitches	Extant permission for pitches	Additional pitches	Pitches 2013-2018	Pitches 2018-2033	Delivery option
UTT010	Oak Tree Close	Little Hallingbury	5	0	6	6	0	Model 1
<b>TOTAL</b>					<b>6</b>	<b>6</b>	<b>0</b>	

- 4.7.2 Details of this site are contained in **Appendix C**. All other rejected sites are set out in **Appendix D** with reasons for rejection.

## 4.8 Delivery and Distribution of Sites

- 4.8.1 It is recommended that the Council should use a priority approach to safeguarding and allocation of potentially suitable sites. PBA recommend that the Council meets the need for Gypsy, Traveller and Travelling Showpeople provision in the following order:
- I. Safeguard existing sites to prevent their loss to other uses and increase the identified pitch/plot requirement for the District;
  - II. Allocate existing sites with potential for intensification and/or new sites (beyond the Green Belt);
  - III. Allocate existing sites for intensification within the Green Belt (within existing permitted boundaries); and
  - IV. Allocate new sites within the Green Belt.
- 4.8.2 PBA consider that the distribution and delivery of provision across the District are important and therefore the selection of site options by the Council should also be guided by the following principles;
- **Fit with needs:** e.g. location of current needs, existing provision and needs of different travelling communities;
  - **Viability, capacity and timing of delivery of sites:** e.g. financial viability and delivery within the first 5 years.
  - **How potential sites relate to spatial strategies:** e.g. settlement hierarchy, relationship of sites to sustainable settlements and accessibility to key services;
- 4.8.3 The fit with needs is an important consideration and, unlike the housing market, the small scale of need and supply can in some instances require the consideration of the needs of specific families and the appropriate form and location of provision to meet those needs. PBA are aware of Local Authorities where specific needs remain unmet, whilst sites remain vacant because the sites provided are inappropriate to meet specific needs. PBA recommend that the provision of pitches for Gypsies and Travellers should be managed to ensure a good fit with identified need and enable delivery.

- 4.8.4 Viability, capacity and delivery of sites is a critical consideration for the Council. Delivery of provision will need careful consideration to determine capacity and ensure that both site viability and implementation is realistic.
- 4.8.5 The relative accessibility of sites and proximity to the main towns and key services should be considered by the Council when selecting sites. The level of provision for Gypsy and Traveller (26 pitches) over the plan period is relatively small compared to the level of provision for other uses such as residential, but the Council should still plan for sustainable development where possible.

#### **4.9 Phasing and Monitoring**

- 4.9.1 As with other forms of development, the release of Gypsy, Traveller and Travelling Showpeople sites should be managed to ensure that it corresponds with identified need.
- 4.9.2 The Council could potentially identify sufficient sites to meet needs within the plan period dependant on the outcomes of consideration of options for delivery within the Green Belt. It will be necessary to revisit the identification of sites if sites prove to be undeliverable. PBA suggest that it would be prudent for the Council to identify a potential reserve of sites or extension of existing sites which could be brought forward in the future if required, rather than wait for the need to be established and then start a review of the development plan document at that time.
- 4.9.3 Once the Council has identified and allocated enough sites, active monitoring of supply against need on an annual basis, as required by 'Planning policy for traveller sites', would determine the need for any potential release of land to meet future needs. To ensure that it is able to demonstrate that it has an up to date understanding of local needs, the Council should also undertake periodic review of its needs evidence base via an updated Accommodation Assessment.



## Appendix A Sites Location Map





Sources: Esri, DeLorme, HERE, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, and the GIS User Community



## **Appendix B    Sites with Potential**



<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
UTT009	Tandans	Great Canfield	
<b>Site address</b>		<b>Local authority</b>	<b>Size (ha)</b>
Great Canfield Road		Uttlesford District Council	0.9
<b>Description of site</b>			
<p>This is an existing authorised Gypsy and Traveller site that comprises a rectangular area of pasture with a park home located in the northern corner. The site is accessed by a gravel driveway off Canfield Drive, which is a narrow private cul de sac which serves a number of residential properties. Surrounding uses includes a variety of low density private residential properites with large gardens, woodland and agricultural land.</p>			
<div> <input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input type="checkbox"/> <b>Source: public owned land</b> </div> <div> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input checked="" type="checkbox"/> <b>Source: call for sites</b> </div> <div> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b> </div>			
<b>Planning history</b>			
<p>The site was granted full planning permission (UTT/0808/11/FUL) for 1 pitch (1 mobile and 1 touring caravan), as varied on appeal (APP/C1570/A/11/2160858).</p> <p>The site was granted full planning permission (UTT/1617/12/FUL) for a further 2 pitches.</p>			
<b>AVAILABILITY</b>			
<p>The site is an existing Gypsy and Traveller site and is being promoted for further pitches. The site is therefore considered available.</p>			
<b>SUITABILITY</b>			
<b>Policy constraints</b>			
<p>Pre-submission Local Plan policy HO11 'Sites for Gypsies, Travellers and Travelling Show People'.</p>			
<b>Physical constraints</b>			
<p>Development Management comments- The site is considered suitable</p> <p>County Highway comments - Canfield Drive is private, junction with Great Canfield Road, unclassified, 30 mph, has adequate width and visibility. No mitigation required.</p>			
<b>Landscape Impacts</b>			
<p>The location is within a small scale landscape characterised by small hedgerow bounded fields, scattered properties in narrow linear or larger gardens within the Broxted Farmland Plateau Landscape Character Area. The site appears very well contained by robust hedgerows, tree belts and woodlands in the area. The boundary with the property to the west appears to be more open. The site appears to be suitable to accommodate some further pitches although these should be carefully located to minimise their visibility from the lane and any overlooking property, and avoid a significant intensification of development which would be out of character with the 'loose' nature of the existing settlement pattern. The generous size of the site provides scope for appropriate mitigation planting.</p>			

## Green Belt Comments

The site is not located within the Green Belt

## Other Potential Impacts

Historic Environment comments- In an area where a number of medieval finds have been made. Potential to require evaluation to assess site for below ground deposits.

Conservation officer comments - There would be no detrimental impact on Listed Buildings or Conservation areas.

## ACHIEVABILITY

There appear to be no reasons why the site could not be intensified by the existing occupants. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

## Conclusion

This is an existing Gypsy and Traveller site which needs to be safeguarded in the Local Plan. The site is available and suitable for further pitches, subject to adequate landscape mitigation measures and historical environment investigations.



## DELIVERY

Potential Yield	
2013 - 2018	2
2018 - 2023	0
2023 - 2028	0
2028 - 2033	0
Potential occupants	
Gypsies and Travellers	
Type of use	
Residential	

## Delivery model

- ☒ Existing private site for either permanent authorisation, intensification or extension to meet family needs
- ☐ Existing private site for intensification or extension to meet wider needs of communities
- ☐ New private site for development
- ☐ Existing public site for intensification or extension
- ☐ New public site for development
- ☐ New site to be developed as part of an urban extension
- ☐ Existing site requiring planning permission

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<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
UTT014	Star Green	Radwinter	
<b>Site address</b>		<b>Local authority</b>	<b>Size (ha)</b>
Radwinter End		Uttlesford District Council	0.3
<b>Description of site</b>			
This is an existing Gypsy and Traveller site. The site comprises a plot of land surrounded by hedges and some small trees within the open, exposed rolling arable countryside. Existing development appears to consist of a mobile home located at the western end of the plot set within a garden and a touring caravan and hard standing in the larger eastern half. There are also some sheds present.			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input type="checkbox"/> <b>Source: public owned land</b> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b>			
<b>Planning history</b>			
The site has permission for the retention of 1 mobile home as residential and storage of 2 caravans.			
<b>AVAILABILITY</b>			
This is an existing Gypsy and Traveller site being made available for extra pitches. Therefore the site is considered available.			
<b>SUITABILITY</b>			
<b>Policy constraints</b>			
Pre-submission Local Plan policy HO11 'Sites for Gypsies, Travellers and Travelling Show People'. Source Protection Zone.			
<b>Physical constraints</b>			
Development Management comments - The site is considered suitable. County Highway comments - Access will need to be widened to 6 metres minimum to allow safe entry and exit, vegetation clearance will need to be carried out to improve visibility. There should be no unbound materials used in the surface finish of the access.			
<b>Landscape Impacts</b>			
Buildings set within vegetation are typical characteristic of the Landscape Character Area and this site is no exception. There are a number of rights of way within the area, notably to the north and directly east from which there are likely to be views towards the site; one of these routes passes the eastern edge of the site. The existing development is most discreet being low level and low density, softened by vegetation within and subdividing the site and contained within robust boundary vegetation such that from external locations the existing development has no significant effect on views or the character of the rural surroundings. Whilst it would appear that there is scope for some further development within the site without material adverse effects on landscape character and views, great care needs to be taken to ensure that the site is not over developed and that the essentially 'green' and contained nature of the site is maintained. The retention and protection of trees within the site will also be important.			

## Green Belt Comments

N/A

## Other Potential Impacts

Historic environment comments - Site lies on the edge of a protected lane. The integrity of the lane will need assessing in advance of any decision on locating a site here.

Conservation officer comments - Due to the distance of conservation areas and Listed Buildings there are no comments on this site.

## ACHIEVABILITY

There appears to be no reasons why the site could not be intensified by the existing occupants. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

## Conclusion

This is an existing authorised Gypsy and Traveller site which needs to be safeguarded in the Local Plan. The site is available and suitable for further pitches. The number of pitches proposed is low to ensure there is no material adverse effects on the protected land and landscape character and views.



## DELIVERY

### Potential Yield

2013 - 2018	2
2018 - 2023	0
2023 - 2028	0
2028 - 2033	0

### Potential occupants

Gypsies and Travellers

### Type of use

Residential or Transit

### Delivery model

- ☒ Existing private site for either permanent authorisation, intensification or extension to meet family needs
- ☐ Existing private site for intensification or extension to meet wider needs of communities
- ☐ New private site for development
- ☐ Existing public site for intensification or extension
- ☐ New public site for development
- ☐ New site to be developed as part of an urban extension
- ☐ Existing site requiring planning permission

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<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
UTT021	The Yard	Great Leighs	
<b>Site address</b>		<b>Local authority</b>	<b>Size (ha)</b>
Bartholomew Green		Uttlesford District Council	0.2
<b>Description of site</b>			
<p>The site forms the western third of rectangular field of rough grassland. To the south lie several large detached houses in extensive grounds that extend to the same north south hedgerow that defines the eastern boundary of the site field; similar properties lie a little further to the north. Construction within the site has commenced recently and a concrete base of a building and stone surfaced access has been formed. The location of the building appears to be opposite the site entrance.</p>			
<div> <input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input type="checkbox"/> <b>Source: public owned land</b> </div> <div> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites</b> </div> <div> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b> </div>			
<b>Planning history</b>			
The site has full planning permission (UTT/13/1547) for 1 pitch.			
<b>AVAILABILITY</b>			
The site has planning permission for 1 pitch and is under construction. It has permission for Gypsy and Traveller use and therefore deemed potentially available for further pitches in the future.			
<b>SUITABILITY</b>			
<b>Policy constraints</b>			
Pre-submission Local Plan policy HO11 'Sites for Gypsies, Travellers and Travelling Show People'.			
<b>Physical constraints</b>			
<p>Development Management comments - The site is considered suitable.</p> <p>County Highway comments - Intensification of use will require carrying out a speed survey to determine if the available visibility is adequate for actual vehicle speeds. If so the access will need to be widened to 6 metres minimum and there should be no unbound materials used in the surface finish of the access.</p>			
<b>Landscape Impacts</b>			
<p>The size of the site suggests some further pitches could potentially be accommodated. However, specific consideration needs to be given to the amenity of the property to the north which is located on slightly higher ground, the low density of the adjoining development which is a characteristic of this immediate area, and the existing building line where properties are aligned parallel with and slightly set back from the road. It would be inappropriate to increase the depth of development within the field which should be subject to appropriate management. Mitigation planting should also be a requirement, including reinforcement of the road frontage hedgerow, the reinstatement of the removed section of hedgerow on the north western boundary, and planting to reduce visibility into the site from the entrance.</p>			

### Green Belt Comments

The site is not located within the Green Belt

## Other Potential Impacts

Historic environment comments - The site has no impact on the historic environment.

Conservation comments - Due to the distance of conservation areas and Listed Buildings there are no comments on this site.

## ACHIEVABILITY

There appear to be no reasons why the site could not be intensified by the existing landowner. The land is potentially available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

## Conclusion

This is an existing authorised Gypsy and Traveller site which needs to be safeguarded. It is suitable for further pitches subject to landscape and highway mitigation. Availability for further pitches is unconfirmed therefore whilst considered developable, its deliverability within the first 5 years is unclear, therefore the site is identified for the medium term. The availability of the site for further pitches should be reassessed in future reviews of this study.



## DELIVERY

Potential Yield	
2013 - 2018	0
2018 - 2023	2
2023 - 2028	0
2028 - 2033	0

Potential occupants	
---------------------	--

Gypsies and Travellers
------------------------

## Type of use

Residential

## Delivery model

- ☒ Existing private site for either permanent authorisation, intensification or extension to meet family needs
- ☒ Existing private site for intensification or extension to meet wider needs of communities
- ☐ New private site for development
- ☐ Existing public site for intensification or extension
- ☐ New public site for development
- ☐ New site to be developed as part of an urban extension
- ☐ Existing site requiring planning permission

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<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
UTT022	5 Acres	Arkesden	
<b>Site address</b>		<b>Local authority</b>	<b>Size (ha)</b>
Wicken Bonhunt		Uttlesford District Council	2.2
<b>Description of site</b>			
<p>The site comprises of a former nursery site which had sheds, fruit trees, green houses and other buildings. The site is largely cleared of buildings and has become overgrown. Surrounding uses include residential properties to the south and open countryside on all other sides. The site has previously been used as a residence and stopping place for Gypsy and Traveller use historically.</p>			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input checked="" type="checkbox"/> <b>Source: call for sites</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b>			
<b>Planning history</b>			
<p>The landowner states that enforcement notice was given to move in the 1990s.          Applied for 8 caravans - application was withdrawn.          Landowner states they have paperwork to show that her brother lived on site for some 10 to 15 years without moving and without planning.          Withdrawn planning application UTT/1154/10/FUL.</p>			
<b>AVAILABILITY</b>			
<p>The landowner states that the site has been used by the Gypsy family to stop on from 1970 to 1985 and was used later in the 1990s by the same family. The site is being promoted for either 12 pitches for Gypsy and Traveller use, or 15 plots for Travelling Showpeople use.</p>			
<b>SUITABILITY</b>			
<b>Policy constraints</b>			
<p>Pre-submission Local Plan policy HO11 'Sites for Gypsies, Travellers and Travelling Show People'          The entrance and access to the site is within flood zone 3.          Source Protection Zones.</p>			
<b>Physical constraints</b>			
<p>Development Management comments- Potential for more pitches. The site is considered suitable.          County Highway comments - Classified, 60mph, existing field gate. Intensification of use will require carrying out a speed survey to determine if the available visibility is adequate for actual vehicle speeds. If so the access will need to be 6 metres wide minimum and there should be no unbound materials used in the surface finish of the access. Highway boundary should be carried out to identify the extent of the highway verge.          Environment Agency Comments - The site is located in flood zone 1 but the access point to the highway lies in flood zone 3. Any proposal would need to consider the safety of people, including the provision and adequacy of an emergency plan, temporary refuge and rescue or evacuation arrangements. Any site application should be supported by a Flood Response Plan.</p>			
<b>Landscape Impacts</b>			
<p>There is scope to accommodate a discreet development within the lower south eastern part of the site, where it would relate to the settled character of the southern part of the lane, without significant adverse landscape or visual effects. Any such development should be set back from the road with additional screening provided in character with the rural character of the lane. With a carefully aligned access views in to the development from the lane could be minimised. However, consideration will need to be given to the future management of the remaining land to ensure that the effects of any development are contained within the development site and do not extend informally across the rest of the site.</p>			

## Green Belt Comments

The site is not located within the Green Belt.

## Other Potential Impacts

Historic Environment comments - Access will be onto a protected Lane.

Conservation comments - Due to the distance of conservation areas and Listed Buildings there are no comments on this site.

There may be ecological limitations to the development of part of the site but the remaining land mitigation may offer scope for suitable mitigation and longer term management/biodiversity enhancement.

## ACHIEVABILITY

There appear to be no reasons why the site could not be developed by the existing landowner. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

## Conclusion

The site is available and suitable for Gypsy and Traveller use, within the eastern edge of the site for up to 12 pitches, subject to suitable landscape, ecology, highway and flood mitigation measures being put in place.



## DELIVERY

### Potential Yield

2013 - 2018	12
2018 - 2023	0
2023 - 2028	0
2028 - 2033	0

### Potential occupants

Gypsies and Travellers

### Type of use

Residential

### Delivery model

- ☒ Existing private site for either permanent authorisation, intensification or extension to meet family needs
- ☐ Existing private site for intensification or extension to meet wider needs of communities
- ☐ New private site for development
- ☐ Existing public site for intensification or extension
- ☐ New public site for development
- ☐ New site to be developed as part of an urban extension
- ☐ Existing site requiring planning permission

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<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
UTT024	Anso Corner Farm	Hempstead	
<b>Site address</b>		<b>Local authority</b>	<b>Size (ha)</b>
Hempstead		Uttlesford District Council	1.5
<b>Description of site</b>			
<p>The site is currently a former agricultural and employment site accessed by the B1055 to the east. A third of the site is occupied by 3 commercial premises and surrounding hardstanding. The undeveloped areas were used for storage of goods and machinery. The site is surrounded by farm land and there are a number of dwellings adjacent or close to the site. There are 2 dwellings which adjoin the site to the south east corner, 2 other dwellings adjoin to the north boundary and another dwelling opposite the road junction to the south of the site, on the B1053.</p>			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input checked="" type="checkbox"/> <b>Source: call for sites</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b>			
<b>Planning history</b>			
There is no known relevant planning history.			
<b>AVAILABILITY</b>			
<p>The site was promoted to the Council in Nov 2012 for 25 pitches for Gypsy and Traveller use or 25 plots for Travelling Showpeople use. The site is therefore considered available</p>			
<b>SUITABILITY</b>			
<b>Policy constraints</b>			
Pre-submission Local Plan policy HO11 'Sites for Gypsies, Travellers and Travelling Show People'.			
<b>Physical constraints</b>			
<p>There are 3 substantial agricultural buildings which may need to be demolished. This is a potential delivery and viability consideration. Development Management comments- The site is considered suitable</p> <p>County Highway comments - If the proposal constitutes an intensification of use it will require carrying out a speed survey to determine if the available visibility is adequate for actual vehicle speeds. If so the access will need to be 5.5 metres minimum and there should be no unbound materials used in the surface finish of the access. Highway boundary information will also be required to determine the width of the highway verge.</p>			
<b>Landscape Impacts</b>			
<p>Apart from views from the road frontage into the site (which are restricted by the first building) the site appears very discreet within the landscape within the edge of the Hempstead Farmland Plateau Landscape Character Area, being well related to the existing small cluster of properties at this location, and contained by rising ground to the west. Dense boundary hedges (some of which are coniferous) also provide local screening. Being previously developed land there is scope to accommodate a Gypsy and Traveller development at this location without any significant landscape or visual effects, although the currently undeveloped southern part of the site may need to be retained undeveloped (perhaps with planting) to safeguard the amenity of the two adjoining properties. The site may be a suitable location for a Travelling Showpeople site given its size, good access, level of containment with apparently usable buildings.</p>			

## Green Belt Comments

The site is not located within the Green Belt

## Other Potential Impacts

Historic Environment comments- No impact on the historic environment.  
Conservation comments - Possible impact, however with native hedgerow screening this could be acceptable .  
A house lies directly to the north and a listed cottage to the south of this entrance.

## ACHIEVABILITY

There are 3 substantial agricultural buildings which may need to be demolished, which would add a cost to the development of the site for Gypsy and Traveller use, which could impact on the viability of the site. Further investigation and reassurance will be required to ensure the site is deliverable.

## Conclusion

The site is available and suitable for either Gypsy and Traveller or Travelling Showpeople uses, subject to satisfactory highway and landscape mitigation. Any proposal would need to consider the residential amenity of neighbouring properties and provide reassurances that demolition costs would not undermine delivery.



## DELIVERY

### Potential Yield

2013 - 2018	15
2018 - 2023	0
2023 - 2028	0
2028 - 2033	0

### Potential occupants

Gypsies and Travellers or Travelling Showpeople

### Type of use

Residential

### Delivery model

- ☐ Existing private site for either permanent authorisation, intensification or extension to meet family needs
- ☐ Existing private site for intensification or extension to meet wider needs of communities
- ☒ New private site for development
- ☐ Existing public site for intensification or extension
- ☐ New public site for development
- ☐ New site to be developed as part of an urban extension
- ☐ Existing site requiring planning permission

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<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
UTT026	Land south of the B1256 opposite Taylors Farm	Takeley	
<b>Site address</b>		<b>Local authority</b>	<b>Size (ha)</b>
Takeley Street		Uttlesford District Council	1.4
<b>Description of site</b>			
<p>The site comprises an elongated rectangular site of rough pasture lying south of the B1256 Stane Street on the western side of Takeley, a ribbon settlement straddling the road. Housing runs along the northern side of the site and abuts the western and eastern ends of the site; Hatfield Forest lies to the south, beyond the disused railway line the course of which is followed by the Flitch Way trail.</p>			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input checked="" type="checkbox"/> <b>Source: call for sites</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b>			
<b>Planning history</b>			
There is no known relevant planning history.			
<b>AVAILABILITY</b>			
The site was promoted to the Council in Nov 2012 for Gypsy and Traveller and Travelling Showpeople uses. The site is therefore considered available.			
<b>SUITABILITY</b>			
<b>Policy constraints</b>			
Pre-submission Local Plan policy HO11 'Sites for Gypsies, Travellers and Travelling Show People'. Within Noise Exposure Contour 60 for Stansted Airport.			
<b>Physical constraints</b>			
Development Management comments - not considered well related to settlement. County Highway comments - There is adequate visibility. Access will need to be 6 metres wide minimum with any gates set back 6 metres minimum.			
<b>Landscape Impacts</b>			
<p>Much of the western part of the site has 'scrubbed' over with mature trees and areas of damp grassland/scrub which may be of some ecological value; there are signs of some other use with some sheds and materials present. The eastern part, which is partially separated from the other part by a belt of scrub/hedgerow, is slightly more elevated and comprises rough pasture. Overall the site is well contained from the wider area although there will be views into the site, principally in winter through the roadside hedgerow on the northern boundary and possible from the Flitch Way Trail. With suitable mitigation the eastern part of the site could accommodate some Gypsy and Traveller development without significant landscape, visual harm or impact on the Countryside Protection Zone designation. Due to the proximity to residential property the site is unlikely to be suitable as a Travelling Showpeople site.</p>			

Green Belt Comments

The site is not located within the Green Belt

Other Potential Impacts

Historic Environment comments - Adjacent Roman road to north and Historic Railway line and Hatfield Forest to south. Likely to contain significant archaeological remains, either related to the road or forest. Would require archaeological evaluation at very early stage.  
Conservation comments - There would possible be negative impact on nearby listed buildings. Further details are needed to make an informed judgement.  
Hatfield Forest (SSSI, NNR and Ancient Woodland) lies to the south, beyond the disused railway line (local wildlife site) the course of which is followed by the Flitch Way trail.

ACHIEVABILITY

There appear to be no reasons why the site could not be developed for Gypsy and Traveller use. The land is available, policy and physical constraints are potentially capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

Conclusion

The site is available and suitable for Gypsy and Traveller sites. It is located within the Countryside Protection Zone, however, it is suitable in landscape terms. Careful consideration of potential highway, ecological, historic environment and conservation issues will need to be considered at the detailed planning application stage to ensure an appropriate proposal comes forward.



DELIVERY

Potential Yield	
2013 - 2018	10
2018 - 2023	0
2023 - 2028	0
2028 - 2033	0
Potential occupants	
Gypsies and Travellers	
Type of use	
Residential	

Delivery model

- ☐ Existing private site for either permanent authorisation, intensification or extension to meet family needs
- ☐ Existing private site for intensification or extension to meet wider needs of communities
- ☒ New private site for development
- ☐ Existing public site for intensification or extension
- ☐ New public site for development
- ☐ New site to be developed as part of an urban extension
- ☐ Existing site requiring planning permission

## **Appendix C    Green Belt Sites with Potential**



<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
UTT010	Oak Tree Close	Bishops Stortford	
<b>Site address</b>		<b>Local authority</b>	<b>Size (ha)</b>
Little Hallingbury		Uttlesford District Council	0.5
<b>Description of site</b>			
<p>This is an existing authorised Gypsy and Traveller site, on a level triangular shaped site. The site is split into 5 parcels each accommodating a single pitch. The site is located between the M11 to the west and A1060 Lower Road to the east. It is well established with hardstandings and low fencing subdividing the pitches and consequently has a settled and developed appearance.</p>			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input type="checkbox"/> <b>Source: public owned land</b> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b>			
<b>Planning history</b>			
<p>Full planning permission (UTT/1487/12/FUL) for 5 pitches (removal of condition 1 attached to appeal decision notice ENF/238/09/A) was granted in 2012.</p> <p>Full planning permission (UTT/2453/11/FUL) for 5 timber day blocks and installation of 3 septic tanks and drainage fields, was granted in 2011.</p>			
<b>AVAILABILITY</b>			
<p>This is an existing Gypsy and Traveller site split into 5 parcels. The southern parcel and the 2 parcels on the eastern edge are being promoted for 2 pitches each, which would provide 6 pitches in total. The availability of the 2 remaining parcels of land, which are in existing Gypsy and Traveller use is unknown.</p>			
<b>SUITABILITY</b>			
<b>Policy constraints</b>			
<p>Pre-submission Local Plan policy HO11 'Sites for Gypsies, Travellers and Travelling Show People'.</p> <p>The site is within the Green Belt policy SP9.</p> <p>The site is located in a poor air quality zone, submission Local Plan objective 10 is to limit the number of residential developments within this area.</p>			
<b>Physical constraints</b>			
<p>Development Management comments- The site is considered suitable.</p> <p>County Highway comments - Visibility requirements for access for further intensification would be 2.4 metres by 120 metres in both directions. Highway boundary information along site frontage also required at application.</p> <p>The site is adjacent the M11 and noise would impact on extra residents living on the site. Further noise mitigation measures would need to be investigated to minimise the noise impact, subject to the conflict with council's objective to limit development within the M11 poor air quality zone.</p>			
<b>Landscape Impacts</b>			
<p>It is well contained by the M11, which is raised above the site and reasonably well screened by deciduous vegetation, and reasonable hedgerow along the southern boundary. A tree/shrub belt defines the boundary with the A1060 and there is only a very restricted visual relationship with Little Hallingbury Hall set back on the opposite side of the road. There appears to be reasonable visual separation from the listed buildings a little further to the south. There is scope for the site to accommodate additional pitches without giving rise to adverse effects on views or surrounding landscape character. The site would benefit from sub division by hedge planting to break up the pitches and along the central access track to provide some softening in the view into the site from the entrance; the boundary vegetation alongside Lower Road should be protected; the southern hedgerow would benefit from some reinforcement.</p>			

## Green Belt Comments

The site lies within Green Belt (Policy SP9). The existing permitted development reduces the openness of the area and further pitches can be expected to reduce this further, although the perceived effects of this would be extremely localised. The permitted site does constitute an encroachment into the countryside; further development would not however lead to any further change in terms of this sites Green Belt purpose.

## Other Potential Impacts

Historic environment comments - Known archaeological deposits identified on the M11. Development would require archaeological investigation.

Conservation officer comments - Suitable, subject to natural vegetation and hedgerow being planted along the site boundaries.

## ACHIEVABILITY

There are potential costs for mitigation measures relating to highways, landscaping and noise measures. There appear to be no reasons why the site could not be intensified by the existing occupants. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

## Conclusion

This is an existing authorised Gypsy and Traveller site which needs to be safeguarded. The site is available and suitable for further pitches, subject to noise, landscape and highway mitigation measure. This site is within the Green Belt and although suitable, should only be realised for development via allocation in a development plan document, if needs cannot be met beyond the Green Belt. It is not considered that an exceptional amendment to the Green Belt to remove the site from the Green Belt would be appropriate in this instance.



## DELIVERY

### Potential Yield

2013 - 2018	6
2018 - 2023	0
2023 - 2028	0
2028- 2033	0

### Potential occupants

Gypsies and Travellers

### Type of use

Residential

### Delivery model

- ☒ Existing private site for either permanent authorisation, intensification or extension to meet family needs
- ☐ Existing private site for intensification or extension to meet wider needs of communities
- ☐ New private site for development
- ☐ Existing public site for intensification or extension
- ☐ New public site for development
- ☐ New site to be developed as part of an urban extension
- ☐ Existing site requiring planning permission

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## **Appendix D    Sites with No Potential**





Site ref	Site name	Settlement	Local Authority	Reason for rejection
UTT001	Honey Orchard	High Easter	Uttlesford District Council	This is an existing Gypsy and Traveller site which needs to be safeguarded in the Local Plan. Further development on this site would have an unacceptable landscape impact. Space is very limited and further expansion is likely to mean an erosion of its secluded, well-contained character.
UTT002	The Pickle	High Roding	Uttlesford District Council	This is an existing Gypsy and Traveller site which needs to be safeguarded in the Local Plan. The site meets the needs of the family living on the site at the moment and the site is not being made available for further pitches.
UTT003	The Caravan	Stebbing	Uttlesford District Council	This is an existing Gypsy and Traveller site which needs to be safeguarded in the Local Plan. Approximately half of the site is within flood zone 3 and not suitable for Gypsy and Traveller use. There is no capacity within the remaining part of the site to provide further Gypsy and Traveller pitches.
UTT004	Tall Trees Caravan Park	Stansted	Uttlesford District Council	This is an existing Gypsy and Traveller site which needs to be safeguarded in the Local Plan. There is no room to intensify or expand the site to provide further pitches. Therefore there is no capacity for further pitches on this existing site.
UTT005	Middleside Caravan Park	Stansted	Uttlesford District Council	This is an existing Gypsy and Traveller site which needs to be safeguarded in the Local Plan. There is no room to intensify or expand the site to provide further pitches. Therefore there is no capacity for further pitches on this existing site.
UTT006	Oak View Caravan Park	Stansted	Uttlesford District Council	This is an existing Travelling Showpeople site which needs to be safeguarded in the Local Plan. The site meets the needs of the family living on the site at the moment and the site is not being made available for further pitches.
UTT007	The Caravan Garnetts Wood	Dunmow	Uttlesford District Council	This is an existing Gypsy and Traveller site which needs to be safeguarded in the Local Plan. Development on this site would have an unacceptable landscape impact. The site is readily visible from the adjoining section of road to which it has a reasonably open frontage. There is no space for expansion without further reduction of trees and an increase in local visibility. The site is therefore unsuitable.

Site ref	Site name	Settlement	Local Authority	Reason for rejection
UTT008	Elmswood and Adjacent Elmswood	Dunmow	Uttlesford District Council	This is an existing Gypsy and Traveller site which needs to be safeguarded in the Local Plan. Apart from views from the site entrance the site appears to be well contained from wider view and clearly lies within the settlement 'envelope'. However, it is located at the northern end of an area covered by the Countryside Protection Zone to which policy S8 of the Local Plan applies. This policy seeks to limit development to that which 'is required to be there, or is appropriate to a rural area'. It notes that buildings or uses which would contribute to coalescence and existing development, or adversely affect the zone's character will not be permitted. Further intensification is therefore considered unsuitable.
UTT011	Land adjacent Cranwellian	Takeley	Uttlesford District Council	Development on this site would have an unacceptable landscape impact. Due to the prominence of the site, its importance to the prevention of a continuous ribbon of development, and its inconsistency with the Countryside Protection Zone policy S8 the site is not considered to be a suitable location for development (the temporary consent should not be extended/made permanent).
UTT012	Site at Parsonage Lane	Barnston	Uttlesford District Council	This is an unauthorised Gypsy and Traveller site with 2 caravans. Development on this site has an unacceptable landscape impact. Due to its prominence and the existence of trees the site is considered to be wholly unsuitable in landscape and visual terms.
UTT013	Site at Pennington Lane	Stansted	Uttlesford District Council	This is an unauthorised Gypsy and Traveller site with 2 caravans. Development on this site has an unacceptable landscape impact. The site is an unsuitable location for development being located in attractive open countryside, on a lane devoid of other settlement. Due to the small scale nature of the site there is no space for screening to integrate the development. The development therefore represents an unacceptable localised intrusion and detracts from the rural character of the locality and the rural nature of the lane.
UTT016	The Ford	Great Dunmow	Uttlesford District Council	This site is not suitable for Gypsy and Traveller use as it lies within flood zone 3.
UTT017	The Two Willows	High Easter	Uttlesford District Council	This is an existing Gypsy and Traveller site which needs to be safeguarded in the Local Plan. Further development on this site would have an unacceptable landscape impact. The site is not suitable for further expansion which is likely to exacerbate the existing adverse effects and would be at odds with the suggested Landscape Planning Guidelines for the area.

Site ref	Site name	Settlement	Local Authority	Reason for rejection
UTT018	Willow Farm	Great Dunmow	Uttlesford District Council	This is an existing Gypsy and Traveller site which needs to be safeguarded in the Local Plan. Availability of the site for further pitches has not been established and should be reassessed in future reviews of this study. It was not possible to view this site which is accessed by an unmade, gated track, the south western part of which is followed by a public footpath. There appears to be two buildings within the site and a park home, with no room for further pitches within the site.
UTT019	Site East of 3-4 Whitehouse Farm Cottage	Stebbing	Uttlesford District Council	Site is a grass verge alongside a byway within open countryside, east of Stebbing, and is not a suitable or available site for a Gypsy and Traveller development.
UTT020	Felsted Travellers Site	Little Dunmow	Uttlesford District Council	This is an existing Gypsy and Traveller site with 27 authorised pitches, which needs to be safeguarded in the Local Plan. However, the size of the site is above the recommended number of 15 pitches in National Guidance and therefore this site is not considered suitable for further pitches.
UTT023	Land north of Bullock Lane	Takeley	Uttlesford District Council	The site is being promoted for 2 Gypsy and Traveller pitches. A previous planning application (UTT/12/5809/FUL) was refused. This application was dismissed at appeal (APP/C1570/A/13/2196396), in February 2014, due to potential impacts of the proposed development on the character and appearance of the countryside.
UTT025	Land adjacent Lolands Bungalow	Takeley	Uttlesford District Council	Development on this site would have an unacceptable landscape impact. The site is prominent having a relatively open boundary to the road and forms part of open land that separates existing development; any development within the Countryside Protection Zone would therefore be contrary to policy S8.
UTT027	Land at Chalk Farm	Newport	Uttlesford District Council	This site is not suitable for Gypsy and Traveller use as it lies within flood zone 3.
UTT029	Spinney	Gransmore Green	Uttlesford District Council	The site appears to be suitable as a location for a small Gypsy and Traveller development; it relates well to the existing settlement pattern effectively being an infill plot between existing dwellings although the timber fencing, entrance pillars and laurel hedging are somewhat out of character and should ideally be replaced with a more appropriate boundary treatment. This site was identified by the Council as a site potentially owned by a Gypsy and Traveller family. However, within this study, it has not been possible to confirm that the site is owned by a Gypsy and Traveller family. The availability of the site should be reassessed in future reviews of this study.

Site ref	Site name	Settlement	Local Authority	Reason for rejection
UTT030	Lodge Garden	High Easter	Uttlesford District Council	This site was identified by the Council as a site potentially owned by a Gypsy and Traveller family. However, this site comprises a residential property which has recently been sold, therefore is not an existing Gypsy and Traveller site.
UTT031	Site at Starling's Green	Claverling	Uttlesford District Council	The site is divided into two parts. Both fields are not considered suitable for Gypsy and Traveller use. The most accessible western part of the northern field is largely open and overlooked by adjoining properties; any such development will lead to a further erosion of rural character and would be difficult to integrate successfully. The southern field relates poorly to the settlement pattern and development within this part of the site will inevitably adversely affect the setting of the Scheduled Ancient Monument, as well as being visible at the entrance to the settlement which is defined to the west by a wide maintained grass verge area which provides a setting to the edge of the settlement.

## Appendix E    Design Templates



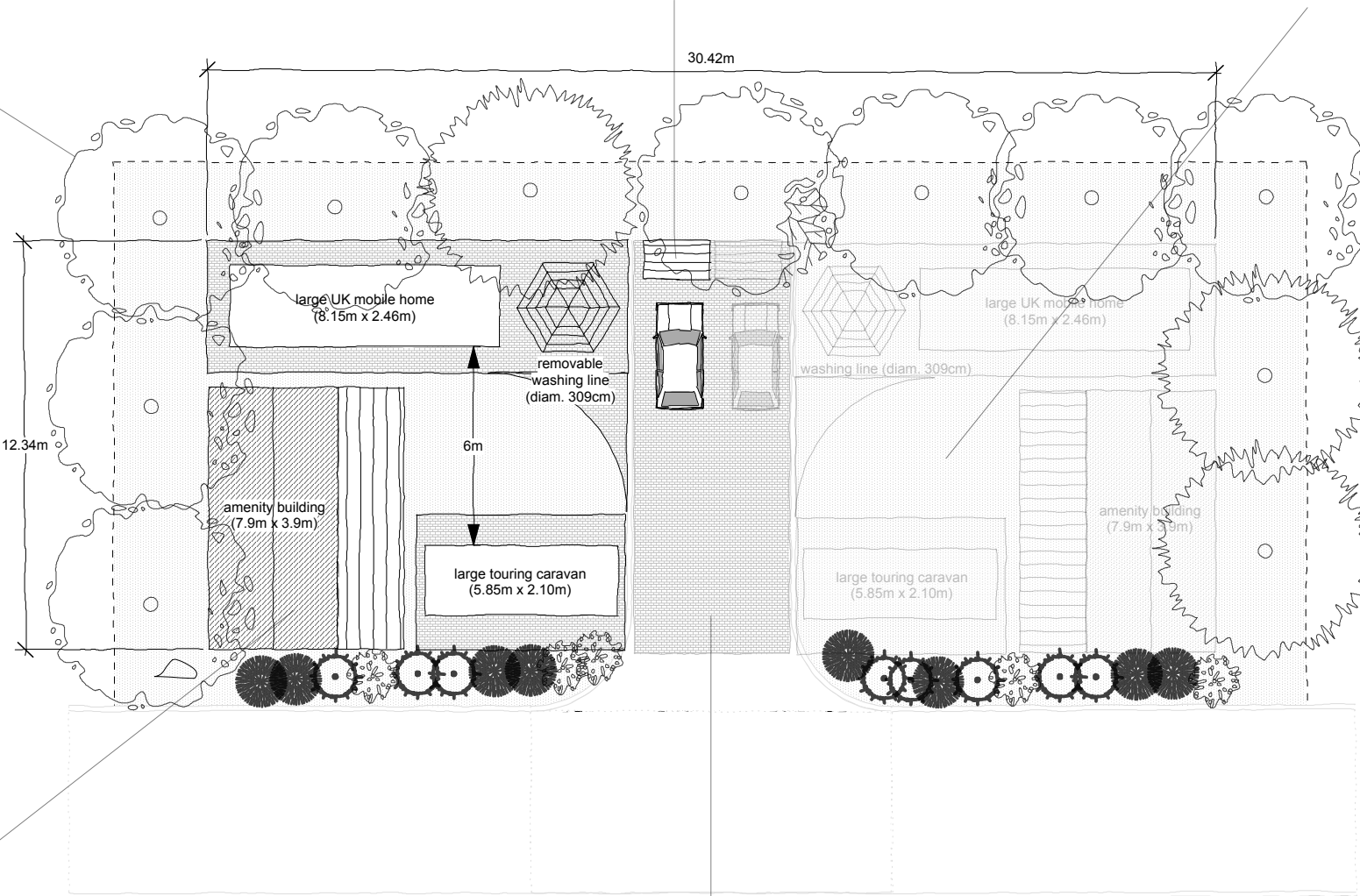
# EXAMPLE OF 1-2 PITCH PRIVATE SITE (0.14 acres)

Use of existing landscaping (such as mature hedgerows) is desirable particularly if it encourages biodiversity (generally native species) and is low maintenance. It affords a good level of privacy and security without the defensive/hostile nature of gates, walls and fences. That said, each site will need to be designed with the appropriate security measures in mind as per the Police's 'Secure By Design' Principles. There will be considerable difference in these needs between urban and rural locations, for example.

A secure/lockable shed should be provided for storage of things like bicycles and other large but portable equipment. Size is dependent on needs, but there should be sufficient space for each member of the family to have a bicycle as well as any other gardening equipment.

Ideally sites would provide space play and/or food growing. In this instance this area of land could also accommodate a further pitch if necessary, though that would of course restrict the play and food growing to the small open space on each pitch.

There should be at least a 3m gap within the inside of all site perimeter boundaries and a 6m gap between combustible units, which includes caravans and mobile homes, though not amenity buildings if made out of non-combustible materials.



Some families will also have need of grazing land for their horse(s). Minimum spaces are for 1 horse to 1 acre (or 0.5 acre for ponies or horses under 14.2 hands)

Living quarters should generally not be overlooked by neighbours so some further hedging may be necessary

Government guidance suggests that amenity buildings should include:

- water closet (basin, toilet, bath/shower)
- (open plan) kitchen/dining/living area
- secure storage space for harmful substances/medicines
- enclosed storage for food, broom, washing/cleaning items
- space for cooker, fridge/freezer & washing machine

We suggest also that a large porch, veranda or other covered outdoor space would be useful given the limited indoor living space and the relatively high levels of cloud cover and precipitation in this country.

Access routes will need to accommodate all vehicles that need access to the site. In this case tracking would need to be carried out to ensure that there is sufficient turning space (on hard standing if regularly moved) for a large mobile home. Standards for refuse and fire truck access will need to be met too. Again, in this case space for safe stopping only is needed as the site is small enough to ensure that distance to refuse collection points and hose length standards are met. These standards and others can be found in Building Regulations and Manual for Streets.

No.	Date	Appr	Revision Notes





## EXAMPLE: 5 PITCH PUBLIC SITE (0.72 acre)

Use of existing landscaping (such as mature hedgerows) is desirable particularly if it encourages biodiversity (generally native species) and is low maintenance. It affords a good level of privacy and security without the defensive/hostile nature of gates, walls and fences. That said, each site will need to be designed with the appropriate security measures in mind as per the Police's 'Secure By Design' Principles. There will be considerable difference in these needs between urban and rural locations, for example.

There should be at least a 3m gap within the inside of all site perimeter boundaries and a 6m gap between combustible units, which includes caravans and mobile homes, though not amenity buildings if made out of non-combustible materials.

Specific additional space available for scrap storage can be well used (e.g. Piddlehinton Gypsy Site)

A site manager's office is ideally located near the entrance for ease of access and is of a size to accommodate an office, a kitchenette, a bathroom and a storage room.

Government guidance suggests that amenity buildings should include:

- water closet (basin, toilet, bath/shower)
- (open plan) kitchen/dining/living area
- secure storage space for harmful substances/medicines
- enclosed storage for food, broom, washing/cleaning items
- space for cooker, fridge/freezer & washing machine

We suggest also that a large porch, veranda or other covered outdoor space would be useful given the limited indoor living space and the relatively high levels of cloud cover and precipitation in this country.

Access routes will need to accommodate all vehicles that need access to the site. In this case tracking would need to be carried out to ensure that there is sufficient turning space for a large mobile home. Standards for refuse and fire truck access will need to be met too. Again, in this case space for safe stopping only is needed as the site is small enough to ensure that distance to refuse collection points and hose length standards are met. These standards and others can be found in Building Regulations and Manual for Streets.

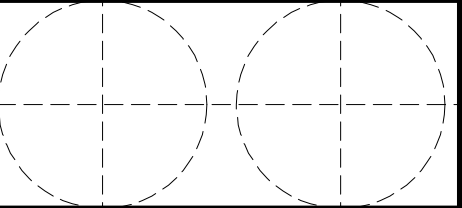
A secure/lockable shed should be provided for storage of things like bicycles and other large, but portable equipment. Size is dependent on needs, but there should be sufficient space for each member of the family to have a bicycle as well as any other gardening equipment.

A horseshoe layout is recommended in government guidance as it allows residents to look out for each other while at the same time affording sufficient privacy. It also provides a central play area/open space that is easily visible from each of the pitches.

Some families will also have need of grazing land for their horse(s). Minimum spaces are for 1 horse to 1 acre (or 0.5 acre for ponies or horses under 14.2 hands)

Living quarters should generally not be overlooked by neighbours so some further hedging may be necessary

A communal building may be needed where an existing building is inaccessible. This is particularly useful for larger sites. It can be an important resource in sustaining a more remote site, offering an opportunity for health visitors, youth workers and education services, as well as for use by residents and the site manager.

No.	Date	Appr	Revision Notes
-64	Jan 2011	Issue Note	
No.	Date	Issue Notes	
			
Design Firm		BAKER ASSOCIATES	
Consultant		The Crescent Centre Bristol BS1 6EZ	
Project Title		Dorset GTTS DPD	
Sheet Title		6 Pitch Site	
Project Manager <b>Mark Russell</b>		Project ID <b>a483</b>	
Drawn By <b>Daniel Black</b>		Scale <b>1:300 @ A3</b>	
Reviewed By <b>N/A</b>		<b>Sheet No. 2</b> _____ of _____ <b>6</b>	
Date <b>Date</b>			
CAD File Name <b>a483/002/Rev1</b>			

