

Policy Title:

LPS5 - Accommodation for Gypsies and Travellers

<p>Existing Policies Which adopted Core Strategy or Policies Sites and Places (PSP) policy would eventually be replaced</p>	<p>Policy CS21 - Gypsy and Traveller Accommodation</p>
<p>Non-Strategic / Strategic</p>	<p>Strategic</p>

Purpose

South Gloucestershire is home to a significant population of Gypsies and Travellers who have been a long-established part of the community. The majority of Gypsies and Travellers who live in South Gloucestershire are Romany Gypsies, Irish Travellers and English, Scottish or Welsh Gypsies who are protected ethnic minorities.

There has been a longstanding shortage of sites for these groups in South Gloucestershire. This policy is intended to meet this need, safeguard existing authorised sites for Gypsy/ Traveller use and set out the updated criteria which will be used to determine all planning applications for new Gypsy/ Traveller provision.

Policy wording

Proposals for Gypsy and Traveller sites will be considered against the following essential criteria:

- a. Sites should have adequate provision for vehicular access, parking and manoeuvring;
- b. Sites should not have a significant impact on character and appearance which is unable to be mitigated by landscaping measures;
- c. Sites should be an acceptable level of amenity for site residents and any adjacent residential uses;
- d. Sites should not be located on land that is deemed unsuitable for general housing, such as land that is contaminated (and not capable of remediation), adjacent to refuse sites, landfill sites, heavy industry or electricity pylons.

In addition, the following desirable criteria should be considered:

- e. Any opportunities for green infrastructure within the site design;
- f. Any opportunities for adequate play space for children.

Gypsy/ Traveller sites are as matter of principle acceptable in the open countryside. Due to the nature of South Gloucestershire no location should be excluded on the basis of distance to services. Notwithstanding this, the Council's preference is that proposals be located within appropriate distance to key services and facilities.

Green Belt

Sites in the Green Belt will be considered against national planning policy.

Safeguarded sites

Existing authorised* land for accommodation by Gypsies and Travellers will be safeguarded from alternative development at the sites listed at Schedule 1 of this policy.

Existing sites within the Green Belt (shown with *) are shown on the [Policies Map](#) and are removed from the Green Belt to protect their use as a Gypsy/ Traveller site only.

Proposals that would result in the loss of existing authorised Gypsy and Traveller sites/ pitches will not be supported.

Meeting our needs

In order to meet the needs of our Gypsy/ Traveller community, new provision will be made through:

1. Intensification of use (within existing site boundaries) of sites listed at Schedule 2a and shown on the [Policies Map](#);

2. Limited expansion of those sites listed at Schedule 2b and shown on the [Policies Map](#);

3. Allocating new sites to meet:

- a) The identified social need, listed at Schedule 2ci; and
- b) The need for private sites, listed at Schedule 2cii.

Windfall sites

Applications for new Gypsy/Traveller provision on unallocated (windfall) sites will be determined having regard to the criteria set out above and other material considerations as appropriate.

Supporting text

1. South Gloucestershire has well-established Gypsy and Traveller communities. The majority of Gypsies and Travellers in our area identify themselves as Romany Gypsy, Irish Traveller or Gypsies. These communities reside on a mix of privately owned and social rent sites within our area.
2. There has historically been a persistent level of unmet need for accommodation for Gypsies, Travellers and Travelling Showpeople in South Gloucestershire.
3. Need for Gypsies/ Travellers is usually expressed as a number of 'pitches' – a 'pitch' is a unit of accommodation occupied by a single family. While there is no official definition of what constitutes a 'pitch' for Gypsy and Traveller use, they typically comprise a mobile home, touring caravan and amenity block.

Application of the policy

4. National Planning Policy for Traveller Sites (PPTS) requires local planning authorities to make an assessment of the needs of Gypsies and Travellers. The identified need for pitches in South Gloucestershire is 119 new pitches for Gypsies/ Travellers in the period 2022-2042.
5. One of the aims of PPTS is to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites. This means that in South Gloucestershire the need is split, taking account of permissions granted since the GTAA baseline, is for:
 - 76 private pitches;
 - 43 socially provided pitches.
6. In order to meet the need, this plan allocates land at locations detailed above, as defined on the Policies Map. It also includes a permissive and inclusive criteria-based policy to facilitate meeting needs, through applications for additional provision including windfall sites.

7. While no location no should be excluded on the basis of distance to services, in line with its desire to create sustainable communities (consistent with saved Policy PSP11), the Council's preference is that new sites are located within appropriate distance to key services and facilities.
8. Development proposals should avoid areas of high flood risk, and consider specific mitigation measures such as flood-resilient construction techniques, sustainable drainage systems to manage surface water, in line with saved Policy PSP20.

Safeguarded sites

9. Existing, authorised sites will be safeguarded, and this will apply to public and private Gypsy/Traveller provision. 'Authorised' land includes existing Gypsy and Traveller sites which benefit from a permanent planning permission or alternatively, a temporary planning permission.
10. The term 'safeguarded' means that existing, authorised land for the accommodation of Gypsies and Travellers will be retained until such time as it can be proved no longer a need. In order to ensure that those sites that benefit from planning permission (including those with personal or temporary use conditions) are safeguarded and available for Gypsy/ Traveller use going forward, they have been allocated for that specific use. It is important to note that the allocation of sites for Gypsy/Traveller use is for the use of the land only. The number of pitches permitted on a site would remain as allowed by the existing planning permission. Any proposal for the intensification of use of these sites would need to be considered through a new planning application. No further intensification/ development on the site could take place unless expressly permitted.
11. Safeguarded sites include those within the Green Belt. National planning policy sets out that Green Belt boundaries should only be altered in exceptional circumstances. In the case of Gypsy/ Traveller sites, the demonstrable level of need for sites is considered to provide the justification for this approach.
12. In the case of sites granted permission for Gypsy/ Traveller use, subsequent proposals that would result in the loss of existing authorised Gypsy and Traveller sites/ pitches will not be supported.
13. If, through review of this Plan, it can be demonstrated that there is no longer a need for sites for Gypsy/ Traveller use, this position will be reconsidered.

Meeting our needs

14. Meeting the private and social needs of our Gypsy/ Traveller communities (identified above) is a priority for the Council and, to this end, new provision is made through the Local Plan through the following typologies:
 - Intensification of use on specific existing, authorised sites;
 - Limited expansion of specific existing, authorised sites;
 - New sites for allocation.

Need for private provision

15. In order to meet our need for new private provision, through the sites submitted through the Call for Sites process, and working with the Council's Traveller Unit to engage with the community, a number of new pitches have been identified through a combination of the typologies listed above.

Intensification

16. In line with the approach taken previously, the potential for appropriate intensification of use on existing, authorised sites (without the need to alter the sites' boundaries) to accommodate 'family growth' was investigated.
17. The outcome of this work is that the 7 sites listed at Schedule Y1 and shown on the Policies Map are proposed for additional pitch provision through intensification of use, providing 31 new private pitches.

Expansion

18. Through engagement with the community, some opportunity for limited expansion of existing authorised sites has been identified to accommodate family growth. The 3 sites listed at Schedule Y2 and shown on the Policies Map will deliver an additional 11 new private pitches.

New sites

19. Through the work described above, the 5 new sites listed at Schedule Y3b and shown on the Policies Map are proposed for allocation, providing 21 new private pitches.

Remaining need for private provision

20. Taken together, through the 3 typologies identified above, a total of 63 new private pitches are allocated through the Local Plan, against an overall need for 76. It is anticipated that the remaining 13 pitches will be delivered through the Development Management process, or potentially through considering the suitability of any new sites submitted through future stages of the Local Plan process or through a review of the Local Plan.

Need for social provision

21. The Council recognises that there will always be those who cannot provide their own sites, and is cognisant that, generally speaking, new provision that comes through the Development Management process is to meet the private needs of individual families. With this in mind, the Council undertook a review its land holdings, with a view to identifying sites for new social provision and, in doing so, has demonstrated significant leadership
22. The outcome of this process is that the 8 sites listed at Schedule Y3a and shown on the Policies Map are proposed for allocation to meet social needs in the short term, through providing 37 new pitches.
23. As part of this, through the Local Plan additional provision (6 new pitches) is proposed on the land on and surrounding the Council's existing Northwood Park site, subject to the resolution of existing issues on site in the short term. The provision of additional pitches will be realised through a redesign of the site (incorporating land adjacent) to provide for upgraded living accommodation and amenity space for residents.

Remaining need for social provision

- 24. Opportunities to meet the remainder of the social need identified (and any social need identified through future needs assessments) will be considered through Plan review, unless an opportunity to do so comes in advance of this process, including through the Development Management process.
- 25. As part of this, opportunities to provide for an identified family need through limited intensification of use or through limited expansion of their existing socially provided sites (where space, conditions etc exist to do do) will be considered in the first instance. Opportunities to identify new provision will be considered through future reviews of Council land (including smallholdings) at such time as their lease is up for renewal.

Status of the allocated sites

- 26. The sites referred to above (shown at Schedule 2 (parts a-c) and as defined on the Policies Map) are allocated for Gypsy/ Traveller use. This means that the principle of bringing forward provision to meet our needs (and for the level of provision described) is accepted, subject to detailed/ site specific issues being addressed through the Development Management process.

Additions	
Key evidence	Evidence paper: Proposed allocations and policies for Gypsy, Traveller and Travelling Showpeople communities
Other relevant policies to cross-reference?	

Accommodation for Gypsies and Travellers

Schedule 1: Safeguarded sites for Gypsies and Travellers
1. Appletrees, New Street, Charfield
2. Bank Road, Pilning* (Meadow View)
3. Berwick Park, Berwick Lane, Easter Compton*
4. Bridge View, Westerleigh Road, Westerleigh*
5. Burton Road, Tormarton (2 sites)
6. Bury Hill, Hambrook*
7. Caravan near Aust Services, Sandy Lane, Aust*
8. Cottage View, Gloucester Road, Almondsbury*
9. Elm Farm, Westerleigh Road, Westerleigh*
10. Frampton Park (Cog Mill), Bristol Road, Frampton Cotterell*
11. Green Orchards, Berwick Lane, Easter Compton*
12. Greengate Yard, Shortwood Hill, Pucklechurch*
13. Henfield Paddock, Henfield Road, Coalpit Heath*
14. Highwood Park, Highwood Road, Patchway (Council-owned)
15. Hill View, Badminton Road, Nibley*
16. Land adjacent to Tormarton Road and Rushmead Lane
17. Land at Giddy End, High Lane, Winterbourne*
18. Land at Henfield Road, Coalpit Heath*
19. Land at Marsh Common Road*
20. Land at Northwick Road, Pilning*
21. Land north of Lime Kiln Court*
22. Land South Of The Northwick Road And Bank Road Junction, Pilning*
23. Meadow View, Bristol Rd, Frampton Cotterell*
24. Meadow View, Shortwood Road, Pucklechurch*
25. Moor Paddock, Westerleigh Road*
26. Northwood Park, Old Gloucester Road, Winterbourne* (Council-owned)
27. Orchard Farm, Pomphrey Hill, Mangotsfield*
28. Parkfield Road, Pucklechurch (2 sites)*
29. Shannon Parks, Tanhouse Lane, Yate
30. Shortwood Road, Pucklechurch*
31. Shortwood Yard, Shortwood Hill, Pucklechurch*
32. Siston Lane (2 sites), Pucklechurch*

33. Stone Acre, Norley Lane, Tormarton
34. Swan Lane, Winterbourne (3 sites)*
35. The Conifers, Oldbury Lane
36. The Meadows, Parkfield, Pucklechurch*
37. The Plaza, Northwick Road, Pilning*
38. Tytherington Road Nursery, Tytherington Road
39. Westerleigh Road, Mangotsfield
40. Willows, Latteridge Road, Iron Acton*
41. 1 Dibden Lane, Emersons Green
42. 56 Ram Hill, Coalpit Heath*

Schedule 2: Meeting our needs	
Schedule 2a - Sites for intensification	
Site name	No. additional pitches
Berwick Park, Berwick Lane (GTI01)	2
Henfield Paddock, Henfield (GTI02)	3
Hill View, Badminton Road, Nibley (GTI03)	4
Frampton Park, Bristol Road (GTI04)	8
Land North of Lime Kiln Court, Tytherington (GTI05)	4
Moor Paddock, Westerleigh Road, Pucklechurch (GTI06)	2
The Willows, Latteridge Road (GTI07)	8
Schedule 2b - Sites for expansion	
Site name	No. additional pitches
Green Orchards, Berwick Lane (GTE01)	4
The Conifers, Oldbury Lane (GTE02)	5
The Meadows, Parkfield (GTE03)	2
Schedule 2ci – New sites to meet identified social need	
Site name	No. additional pitches
Land at Foxhole Lane and B4461 (GTPU01)	4
Doynton Lane, Doynton (GTPU02)	2
Froglands Cross, Old Gloucester Road (GTPU03)	3
Land at Peg Lane, Pucklechurch (GTPU04)	8
Rectory Lane, Cromhall (GTPU05)	8

The Firs, Swan Lane (GTPU06)	3
Tormarton Road, Marshfield (GTPU07)	2
Land adjacent to Northwood Park (GTPU08)	6
Schedule 2cii – New sites to meet identified private need	
Site name	No. additional pitches
Land at Beech House, Iron Acton (GTNS01)	1
Land at Church Lane, Rangeworthy (GTNS02)	6
Land at Commonmead Lane, Old Sodbury (GTNS03)	6
Land at Henfield Road (GTNS04)	4
Land opposite Green Orchards, Berwick Lane (GTNS05)	4