



*Basingstoke
and Deane*



Basingstoke and Deane Borough Council

Submission Local Plan 2011 to 2029

Topic Paper on Gypsy and Traveller Provision over the Plan Period

October 2014

1. What are the Basingstoke and Deane Borough Local Plan Topic Papers?

- 1.1 A series of topic papers have been produced to accompany the Basingstoke and Deane Local Plan 2011-2029. The topic papers provide an understanding of the latest evidence, wider context, and reasoning for the proposed policy approach. All topic papers are living drafts and include a 'snapshot' of the evidence at the time of submission.

2. Introduction

- 2.1 This paper sets out the council's position with regards to the provision of pitches for Gypsies and Travellers, and how this is being planned for through the Local Plan process.

3. Background

- 3.1 In 2012 the council prepared a Gypsy and Traveller Accommodation Assessment (GTAA) to identify the requirements for additional pitch provision over a five year period, 2012-2017. This was undertaken in house with a team of officers covering Planning, Housing, Property and Gypsy and Traveller Liaison.
- 3.2 The study found that there was a need for 7 additional permanent plots up to 2017. This was based upon a sound evidence base (see section 2 pages 13-15 of the GTAA 2012) which included a record of Gypsy and Traveller unauthorised encampments which identified that the majority of these were repeat incidents involving a small number of families regularly travelling in and around the Borough.
- 3.3 Since the GTAA was published (July 2012) permission has been granted for the following pitches;
- 2 pitches at Harrow Way Organic Gardens, Kingsclere Road, Whitchurch- this permission involved the change of use of land to a caravan site for pitches (application reference BDB/75288, granted 19.04.2013)
 - 2 pitches at Meadow view, Bishops Green – this permission involved the extension of an existing site, converting it from a 1 pitch to a 3 pitch site (application reference 13/01309/FUL, granted 31.07.2014).
- 3.4 Therefore 4 further pitches have been provided within the borough since the 2012 GTAA was completed, leaving a remaining identified need of 3 permanent pitches by 2017.

3.5 Currently the council is considering two further applications which are detailed below:

- Land Off Dixon Road Sherfield-On-Loddon - Change of use of land for the stationing of caravans for residential purposes for 3 no. gypsy pitches, together with the formation of hardstanding and ancillary utility/dayrooms (application reference 14/02362/FUL); and
- Other pitches in Sandy Lane, Pamber Heath, Tadley - Retrospective application to vary condition 1 of BDB/71088 to remove personal occupancy condition. Also variation of condition 2 of BDB/71088 to increase the number of touring caravans and mobile homes from 1 mobile home and 1 touring caravan to no more than 5 caravans. (application reference 14/01713/ROC).

3.6 Both of these applications are anticipated to be considered by the Council's Development Control Committee prior to the Examination of the Submission Local Plan. At that time it will therefore be possible to identify if the level of need identified in the GTAA (up to 2017) has already been met.

3.7 The above illustrates that, to date the development management approach has helped to secure the necessary new pitch provision in the borough and a similar policy approach has been adopted in the Submission Local Plan.

4. Future Needs

4.1 As the current GTAA runs to 2017 a refresh of the study is currently being undertaken and is anticipated to be published early in the new year (2015). The assessment will look to 2020 in terms of quantified needs.

4.2 The Submission Local Plan deals with Gypsy and Travellers in the following policies;

- CN5 – Gypsies and Travellers and Travelling Show People
- SS3.9 – East of Basingstoke
- SS3.10 – Manydown
- SS3.11 – Basingstoke Golf Courses

4.3 Policy CN5 acts as the development management policy for the consideration of planning applications for Gypsy and Traveller pitches. It is a criteria based policy and seeks to create pitches in suitable locations, in line with national policy and guidance set out in the NPPF and NPPG.

4.4 The SS3 site policies referred to above contain specific allocations for Gypsy and Traveller provision in the larger housing allocations contained within the Submission Local Plan. It is anticipated that delivery of these housing sites will

start in 2017 and run through to 2029. The areas to be set aside to enable the provision of pitches on each of these sites will be considered through the masterplanning process associated with each of the sites.

- 4.5 These sites are anticipated to provide an available and suitable supply of pitches up until the end of the Local Plan period (2029). The number of pitches to be provided will be informed by the council's GTAA which will be kept under review.

5. Conformity with national guidance

- 5.1 In 2012 the Government published the 'Planning Policy for Traveller Sites' document. This set out to achieve a number of aims which are reflected in the table below. The table also sets out how the council has responded to the guidance.

Aim of statement	How the Council has responded
That local planning authorities should make their own assessment of need for the purposes of planning	An assessment of need was undertaken by the Council in 2012
To ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites	Submission Local Plan provides for future pitch provision in the large housing allocations. We are also in discussions with other Hampshire Authorities on how Transit provision may be dealt with.
To encourage local planning authorities to plan for sites over a reasonable timescale	Submission Local Plan provides for future pitch provision in the large housing allocations covering the period up to 2029
That plan-making and decision-taking should protect Green Belt from inappropriate development	Not applicable as the borough does not have any green belt land.
To promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own site	Acknowledged through the determination of planning applications for private provision
That plan-making and decision-taking	Aim is to provide longer term

should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective	provision to reduce unauthorised developments and encampments.
For local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies	Policy CN5 has been developed to provide a clear approach to pitch provision and the determination of planning applications. All of the relevant policies have been considered through the Equalities Impact Assessment process.
To increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply	In line with the Local Plan approach
To reduce tensions between settled and traveller communities in plan-making and planning decisions	In line with the Local Plan approach
To enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure	The criteria in Policy CN5 seek to achieve pitches in sustainable locations, in close proximity to the services mentioned.
For local planning authorities to have due regard to the protection of local amenity and local environment.	Other policies in the plan seek to protect the environment and local amenity.

6. DCLG consultation on Gypsy and Travellers

6.1 DCLG are currently consulting on changes to the planning policy statement published in 2012. In general the aims of the consultation document are to;

- make sure that planning rules apply equally to those who lead a travelling life and those who don't
- better protect the countryside and Green Belt; and
- deal with problems caused by unauthorised occupation of land.

6.2 It is not considered that the changes being proposed would require a change of approach to CN5, although this will be monitored as the guidance evolves.

7. Conclusion

7.1 The council has sought to meet the aims of 'Planning Policy for Traveller sites', by having an up to date evidence based (currently being refreshed to cover a longer timeframe), an effective development management policy (CN5) , and a long term approach to providing additional pitches through the key housing allocations in the Submission Local Plan.