

# ARUN DISTRICT COUNCIL

## REPORT TO AND DECISION OF PLANNING POLICY SUB-COMMITTEE ON 27 FEBRUARY 2019

### PART A : REPORT

**SUBJECT: Gypsy and Travellers – Issues and Options**

**REPORT AUTHOR:** Donna Moles, Senior Planning Officer

**DATE:** 4 February 2019

**EXTN:** 37697

**PORTFOLIO AREA:** Planning

#### EXECUTIVE SUMMARY:

The Sub-Committee will be updated on the Gypsy & Traveller DPD preparation process with a view to initiating an Issues and Options consultation under Regulation 18 in May 2019.

#### RECOMMENDATIONS:

The following action is recommended:

1. That the Planning Policy Sub-Committee notes the proposed approach and evidence progress for the preparation of the Arun District Council Gypsy and Traveller and Travelling Showpeople Site Allocations Development Plan Document (DPD) covering the period 2018-2036, and
2. Agrees an Issues & Options consultation be undertaken in May 2019 on 8 potential site options being assessed, and that the Group Head of Planning in conjunction with the Planning portfolio holder and Chairman of the Planning Policy Sub-Committee be granted delegated authority to finalise the options for consultation from within this list, including from any potential HELAA sites should they be suitable and become available.

#### 1 BACKGROUND

- 1.1 The Planning Policy sub-committee of 5<sup>th</sup> December 2018 was presented with the Coastal West Sussex Authorities Gypsy and Traveller Accommodation Assessment Final Report October 2018. It is commonly known as a Gypsy and Traveller Accommodation Assessment (GTAA). The GTAA will form part of the evidence base and will inform the development of policy and future allocation of sites through the Arun District Council Gypsy and Traveller and Travelling Showpeople Site Allocations DPD (G&T DPD).
- 1.2 One of the main considerations of this study is to provide evidence to support the provision of pitches and plots to meet the current and future accommodation needs of Gypsies, Travellers and Travelling Showpeople according to the planning

definition set out in national policy (Planning Policy for Travellers Sites publication August 2015).

- 1.3 A pitch is an area normally occupied by one household, which typically contains enough space for one or two caravans but can vary in size<sup>1</sup>. A site is a collection of pitches occupied by Gypsies and Travellers. For Travelling Showpeople, the most common descriptions used are ‘a plot’ for the space occupied by one household and ‘a yard’ for a collection of plots occupied by Travelling Showpeople. Throughout this study the main focus was upon how many extra pitches for Gypsies and Travellers and plots for Travelling Showpeople are required in the study area. This then needs to be progressed through the Gypsy and Traveller and Travelling Showpeople Site Allocations Development Plan Document (DPD).

**GYPSY AND TRAVELLER AND TRAVELLING SHOWPEOPLE SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT (DPD)**

- 1.4 There is a commitment in the Arun Local Plan (2011-2031) to prepare a DPD which identifies and allocates land for permanent pitches to meet the need identified. The period beyond 2031 to 2036 would be an appropriate period to allow for an effective 15 year provision and the plan making lead time based on a 1 April 2018 plan base date.
- 1.5 There is a need for 9 additional pitches in Arun over the GTAA period to 2036 for Gypsy and Traveller households that met the planning definition. This trajectory is shown in Table 1. The DPD only needs to allocate sufficient deliverable sites for pitches and plots for the first 1-5 years and identify developable sites or broad allocations for years 6 to 10 and 11-15.

**Table 1: Additional need for Gypsy and Traveller households in Arun that met the Planning Definition by year periods**

Years	0-5	6-10	11-15	16	17	18	Total
	2018-23	2023-28	2028-33	2033-34	2034-35	2035-36	
	5	1	2	0	0	1	9

- 1.6 Consultants DLP have been appointed to assist with the preparation of a site identification study in order to prepare the G&T DPD. DLP commenced the site assessment evidence with a ‘Call for Gypsy and Traveller Sites’ consultation in October 2018 (a Housing Employment Land Availability Assessment call for sites was also undertaken in May 2018). The call for Gypsy and Traveller sites was promoted via Arun District Council’s website, National Gypsy press and writing to various stakeholders including all the strategic site promoters, key Gypsy planning professionals and all the parish and town councils in Arun, Arun District Council and West Sussex County Council. Unfortunately no sites were promoted by landowners or stakeholders as part of the call for Gypsy and Traveller sites consultation.
- 1.7 Part 1 of the sites assessment work which is the ‘desk based assessment’, has now been completed. The consultants have identified a list of 14 sites which are existing or subject of current live applications.

<sup>1</sup> Whilst it has now been withdrawn, Government Guidance on Designing Gypsy and Traveller Sites recommended that, as a general guide, an average family pitch must be capable of accommodating an amenity building, a large trailer and touring caravan, parking space for two vehicles and a small garden area.

- 1.8 A further 19 potential sites owned by West Sussex County Council (including 1 site which in part is subject of a live planning application, but excluding the existing public site); and 6 sites owned by Arun District Council have been discounted. This is because these sites either have an active use, or proposal or planning permission assigned to them that would make them unsuitable or unavailable and be appropriately discounted from the study. ADC and WSCC officers confirmed that none of the 19 WSCC or 6 ADC owned sites are suitable or available to be progressed any further. The consultant's site identification study will still include the discounted sites in order to evidence the decision making.
- 1.9 An additional list of 11 HELAA sites has also been identified by officers for consideration, broadly based on their peripheral location in proximity to Built-Up Area Boundaries. However, none of the landowners have promoted these sites for such use and have not been contacted at this time. The consultants are currently doing a desk based assessment to decide whether any further investigation is justified prior to contacting owners, should any of these HELAA sites be deemed potentially suitable although they may be discounted as unsuitable due to their remoteness from supporting services/infrastructure or they may be unavailable.
- 1.10 Part 2 of the site assessment work has now progressed which includes site visits/survey of the 14 sites which are existing or subject of live applications. This work has established that 8 of the potential 14 sites should be taken forward.
- 1.11 Separate consultants (Lepus) have been appointed to undertake the Sustainability Appraisal. The Sustainability Appraisal (SA) work is also being progressed at the same time as the sites assessment work. The SA assessment of reasonable alternatives is anticipated in late February with a further stage involving preparing the interim SA report at the end of April. The sites assessment work will be assessed as reasonable alternatives for the G&T SA.

#### **NEXT STEPS AND TIMETABLE**

- 1.12 DLP consultants are currently carrying out an officer consultation with ADC and WSCC officers to ensure all relevant technical/specialist knowledge has been addressed in the work done to date.
- 1.13 The 8 sites being assessed as part of this officer consultation may have the potential capacity to accommodate more intensive provision on site as follows:-
- Land at Aldingbourne Farm Shop
  - Fieldview, Junction Common Mead Land and Pagham Road
  - Nyton Stables Nyton Road
  - Land at Limmer Pond Stables Church Road
  - Dragonfly Eastergate Lane
  - The Old Barns Arundel Road
  - The Caravan Site
  - Wyndham Acres and The Old Barn
- 1.14 The next step in the site assessment work is scoping availability to intensify provision within the 8 potential sites in order to determine whether the Council can

accommodate the identified need for pitches established by the GTAA. Currently, 2 existing sites have indicated an interest in intensification. Therefore the next step is to write to all the existing site owners or their agents. The main objective is to confirm if they are interested in intensifying the use on their site as follows:-

- Potential for intensification;
- Potential for expansion; and
- Whether they own any other sites in Arun which they would like to be considered for Gypsy and Traveller provision.

1.15 The Consultant will not be contacting WSCC regarding the existing site known as Ryebank Caravan site, as it is known to be at capacity.

1.16 The Consultant's draft report on the site identification study is anticipated late February with their final study in March 2019.

1.16 The work has progressed to a stage where a reasonable spread of 8 potential site options, with a realistic potential to address G&T accommodation needs, can form the basis for an Issues and Options consultation to be undertaken in May 2019 - informed by initial Sustainability Assessment work of these 8 sites when completed later in February.

## 2. PROPOSAL(S):

That the report is noted and the consequent evidence used in order to prepare a Gypsy & Traveller Development Plan Document for Issues and Options consultation in May 2019.

## 3. OPTIONS:

Not to progress the site identification study and Sustainability Appraisal in order to prepare the Gypsy and Traveller and Travelling Showpeople Site Allocations Development Plan Document (DPD), would be contrary to the Adopted Arun Local Plan 2018 and risk preparing an unsound Development Plan Document and lead to planning via appeal and unplanned development.

## 4. CONSULTATION:

Has consultation been undertaken with:	YES	NO
Relevant Town/Parish Council		X
Relevant District Ward Councillors		X
Other groups/persons (please specify)		
5. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below)	YES	NO
Financial		X
Legal		X
Human Rights/Equality Impact Assessment		X
Community Safety including Section 17 of Crime & Disorder Act		X

Sustainability		X
Asset Management/Property/Land		X
Technology		X
Other (please explain)		X

**6. IMPLICATIONS:**

Progressing the G&T DPD will ensure that the needs of the G&T community will be implemented and accommodated in accordance with national and local policy.

**7. REASON FOR THE DECISION:**

To ensure that Arun can continue to secure that development is plan led and consistent with sustainable development.

**8. BACKGROUND PAPERS:**