

# FAREHAM

## BOROUGH COUNCIL

### **GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE**

1. Planning Policy for Traveller Sites<sup>1</sup> requires local planning authorities to proactively plan for gypsies, travellers and travelling showpeople. Policy B: Planning for Traveller Sites states that *"Local planning authorities should set pitch targets for gypsies and travellers and plot targets for travelling showpeople which address the likely permanent and transit site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities"*<sup>2</sup>.

#### **Permanent Pitches for Gypsies/Travellers**

2. The Travellers Accommodation Assessment for Hampshire 2013<sup>3</sup> sets out a requirement for Fareham Borough Council to identify 8 additional permanent pitches, in addition to the 5 pitches that have planning permission, for the period to 2027. Of these 5 pitches, 1 pitch has a permanent permission but 4 pitches only have temporary permissions, which end on 31 December 2016. This means that the Council needs to identify a total of 12 permanent pitches for gypsies and travellers for the period up to 2027.
3. The Travellers Accommodation Assessment breaks down this requirement of 12 permanent pitches cumulatively, so that:
  - by 2017, 10 pitches<sup>4</sup> are required;
  - by 2022, an additional 1 pitch is required;
  - by 2027, a further 1 pitch is required.
4. Two sites are proposed to be allocated for permanent gypsy and traveller accommodation to meet the needs identified in the Travellers Accommodation Assessment. These are at The Retreat, Newgate Lane and 302A Southampton Road respectively. Both sites are already used for gypsy and traveller accommodation but do not have permanent planning permission. Analysis of the sites' potential demonstrates both have extra capacity, are deliverable, and could be used more efficiently to provide additional pitches to help meet the need identified in the Assessment.
5. Planning Policy for Traveller Sites states that in producing the Local Plan the local planning authority should, *"relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding"*

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<sup>1</sup> Planning Policy for Traveller Sites, Department for Communities and Local Government, March 2012

<sup>2</sup> Paragraph 8

<sup>3</sup> Travellers Accommodation Assessment for Hampshire 2013, Forest Bus Limited, April 2013

<sup>4</sup> The 10 pitches are inclusive of the 4 pitches with temporary planning permission.

population's size and density."<sup>5</sup> Designing Gypsy and Traveller Sites: Good Practice Guide<sup>6</sup> states that while "There is no one ideal size of site or number of pitches although experience of site managers and residents alike suggests that a maximum of 15 pitches is conducive to providing a comfortable environment which is easy to manage. However, smaller sites of 3-4 pitches can also be successful, particularly where designed for one extended family"<sup>7</sup>.

6. While there is no universally agreed definition of what constitutes a gypsy and traveller pitch, it should "...as a general guide...be capable of accommodating an amenity building, a large trailer [static caravan] and touring caravan...., drying space for clothes, a lockable shed (for bicycles, wheelchair storage etc), parking space for two vehicles and a small garden area"<sup>8</sup>. The guidance also states that an amenity building "must include, as a minimum: hot and cold water supply; electricity supply; a separate toilet and hand wash basin; a bath/shower room; a kitchen and dining area". Amenity buildings do not include sleeping facilities and are ancillary to the static caravan.
7. In order to guide development of the gypsy and traveller allocations, individual site briefs have been prepared for each taking into account the advice contained in Government guidance. Prospective developers of the gypsy and traveller sites should have regard to the development principles and planning requirements set out in the briefs.

### **Transit Pitches for Gypsies/Travellers**

8. The Travellers Accommodation Assessment recommends that local planning authorities within the study area should work collaboratively to provide additional transit pitches. Whilst recognising that there were significant levels of unauthorised encampments across the study area in 2012 the Assessment does not recommend pitch numbers for individual authorities but for a grouping based on distinct highway corridors and broad geographical catchment areas.
9. The Assessment identifies a notional target of approximately 29 pitches across an 'Eastern' grouping of authorities: East Hampshire, Fareham, Gosport, Havant and Winchester. Having considered the recommendations in the Assessment, a site is not allocated in this Plan; however the Council will continue to work collaboratively with other local planning authorities to identify an appropriate site or sites within the Eastern grouping, to address the identified transit provision requirements.

### **Plots for Travelling Showpeople**

10. The Travellers Accommodation Assessment, in common with the recommendation for addressing transit provision, does not specifically require any site provision for Travelling Showpeople in Fareham. It does, however, recommend that local planning authorities in the 'Eastern' grouping work

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<sup>5</sup> Paragraph 9d

<sup>6</sup> Department for Communities and Local Government, May 2008

<sup>7</sup> Paragraph 4.7

<sup>8</sup> Designing Gypsy and Traveller Sites: Good Practice Guide (2008)

collaboratively to deliver a total of seven plots across the five local planning authorities. The Council will continue to work with these other local planning authorities to identify an appropriate site(s) within the Eastern grouping, to address the identified provision for travelling showpeople.

## **Policy: GYPSIES, TRAVELLERS, AND TRAVELLING SHOWPEOPLE**

**The sites listed below and shown on the Policies Map are allocated for permanent gypsy and traveller sites, and should be developed in accordance with the principles set out in their respective development briefs:**

- **The Retreat, Newgate Lane; and**
- **302A Southampton Road.**

**Where an unallocated site is proposed for a permanent pitch or pitches, the Council will ensure that it:**

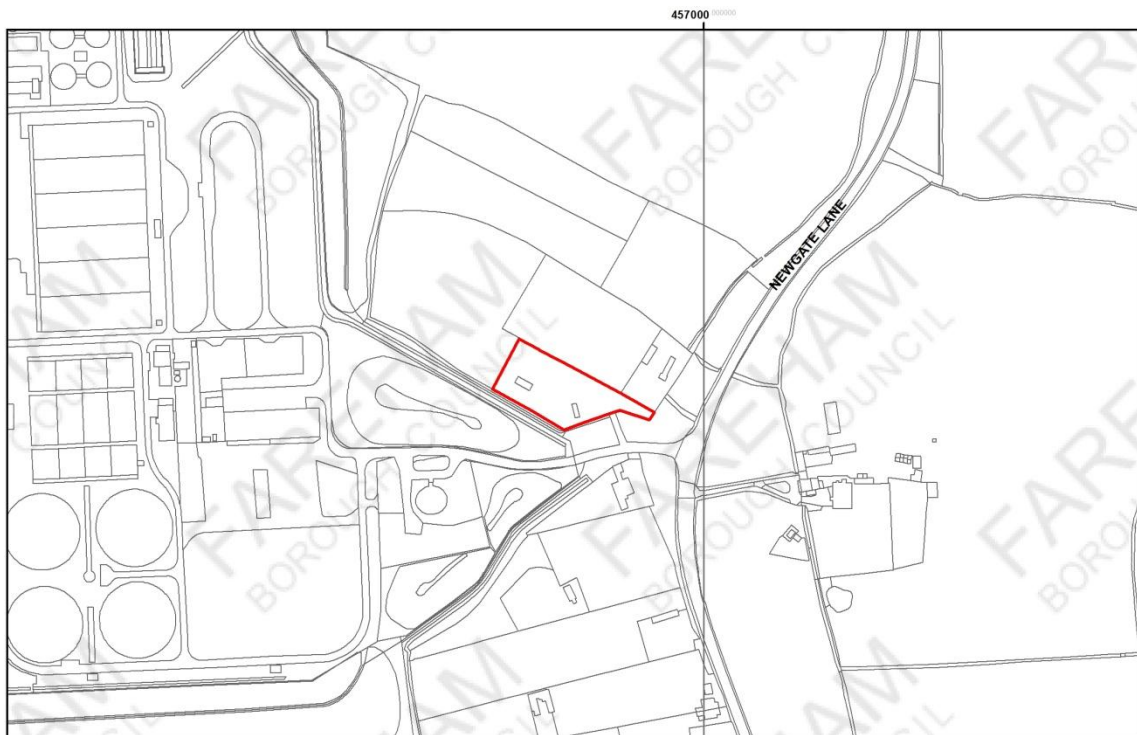
- i. has regard to the Borough-wide objectively assessed need;**
- ii. is accessible to shops, schools, community and health facilities by public transport, on foot or by cycle;**
- iii. offers safe and convenient pedestrian, vehicular access and parking without unacceptable impact on highway safety;**
- iv. is capable of being provided with on-site services for water supply, power, drainage, sewage disposal and waste disposal facilities;**
- v. is well laid out and carefully designed;**
- vi. does not have unacceptable adverse impact upon living conditions or neighbouring development by way of the loss of sunlight, daylight, outlook and privacy;**
- vii. does not unacceptably harm visual amenity and includes adequate planting and landscaping, where necessary;**
- viii. does not cause harm to natural and/or heritage assets that cannot be mitigated and/or compensated; and**
- ix. is not located in areas at high risk of flooding or unstable land.**

**Where a transit site is proposed, the Council will ensure that it meets the criteria set out above, and in addition, ensure that it is close to the strategic road network.**

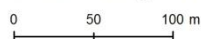
Where a site is proposed for travelling showpeople, the Council will ensure that it meets the criteria for permanent and transit pitches set out above. In addition, it will also be required to incorporate space to allow for the storage of equipment.

All sites allocated or granted planning permission for permanent and transit gypsy/traveller provision, and travelling showpeople's provision will be retained for such uses. Within the countryside, any planning permission granted will restrict the construction of permanent built structures to small amenity building associated with each pitch. Planning permission will not be granted for the replacement of mobile homes and caravans with permanent dwelling houses.

### The Retreat, Newgate Lane



Site ID: 1402 - Newgate Lane



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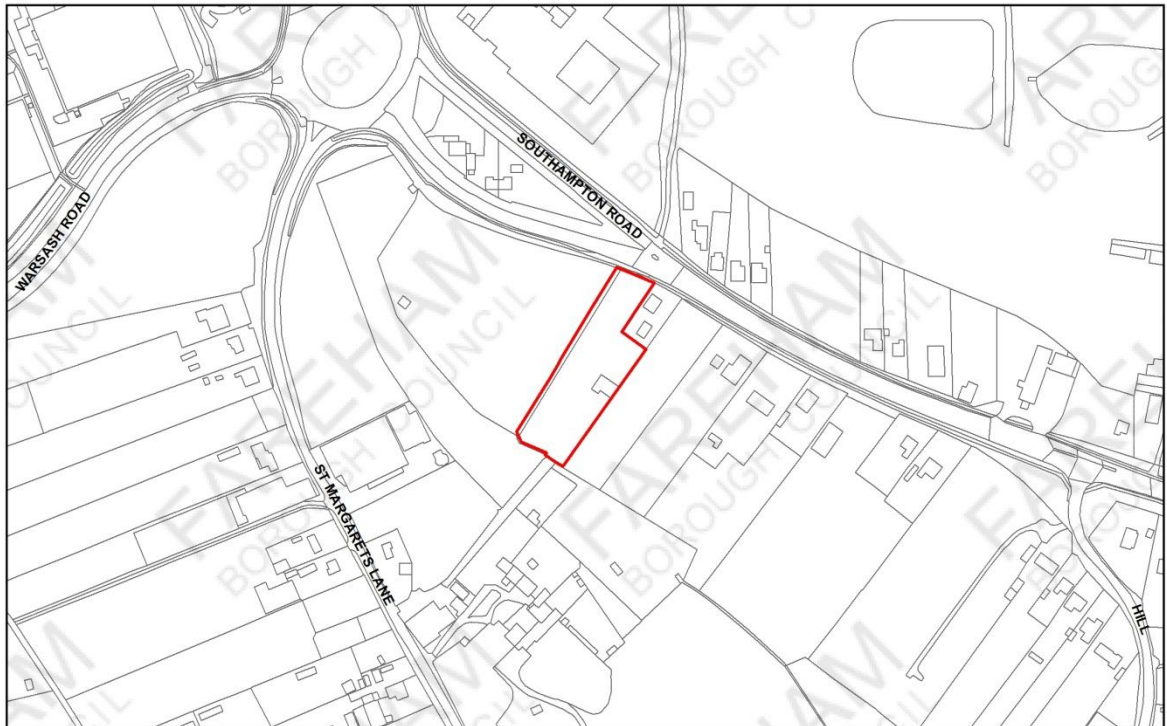
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Site ID	1402
Site Address	The Retreat, Newgate Lane
Location	Adjacent to the Peel Common waste water treatment facility.
Ward	Stubington
Settlement Area	-
Site Area	0.26 ha
Planning Status	Site granted temporary consent (P/09/1045/FP) until 31/12/2016 for use as a small gypsy of two pitches including two portable buildings (static caravans), two touring caravans and two

	ancillary dayrooms and associated development. Day rooms have consent but have not yet been built.
Potential Use & Indicative Capacity	4 pitches (inclusive of existing 2 pitches).
Relevant Core Strategy Policies	CS2, CS6, CS11, CS14, CS15, CS16, CS17, CS18, CS20, CS21, CS22
Key Planning & Design Issues	<p>Site is located in countryside location within strategic gap; any landscape and visual impact will need to be carefully addressed. This may involve additional planting and/or vegetation screening.</p> <p>The junction with Newgate Lane is of a high-standard and suitable for the anticipated additional demand generated from 2 additional pitches.</p>
Capacity & Rationale	Capacity based on assessment of site's size, characteristics and constraints. Further design work to be carried out in consultation with site owners drawing on DCLG Designing Gypsy and Traveller Sites: Good Practice Guide (May 2008) and best practice examples.
Information Required	Site is located outside of the urban area, within the strategic gap. Development may give rise to adverse impact on the landscape. Development proposals should consider potential landscape impacts and have regard to the Landscape Checklist for New Development in Hampshire and the Isle of Wight <sup>9</sup> (2009).

<sup>9</sup> Landscape Checklist for New Development in Hampshire and the Isle of Wight, 2009, Hampshire Local Government Landscape Group

## 302A Southampton Road



Site ID: 1403 - Southampton Hill

0 50 100 m

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Site ID	1403
Site Address	302A Southampton Road
Location	Located southeast of St Margaret's roundabout to the south of Southampton Road.
Ward	Titchfield
Settlement Area	-
Site Area	0.43 ha
Planning Status	Planning permission (P/11/0025/CU) for the use of land for siting of two mobile homes, two touring caravans and erection of two day rooms until 31/12/2016. Certificate of Lawful Use (P/10/0306/LU) for a mobile home.
Potential Use & Indicative Capacity	5 pitches (inclusive of existing 2 pitches).
Relevant Core Strategy Policies	CS2, CS6, CS11, CS14, CS15, CS16, CS17, CS18, CS20, CS21, CS22
Key Planning & Design Issues	Unknown botanical interest depending on location/extent of existing pitches.  Site is located in countryside location and within the strategic gap. Any landscape and visual impact will need to be addressed. To minimise the visual impact, additional pitches should be

	<p>located on the lower southern part of the site away from the access point on Southampton Road.</p> <p>Improvements to the highway to enable safe access (right turns) into and out of the site are likely be required to facilitate the anticipated extra vehicular movements that will arise as a result of the proposed additional pitches.</p> <p>The site layout will need to take account of an existing public right of way that crosses the site from north to south, by ensuring that it is not impeded by buildings, structures or other potential obstructions. Opportunities to resolve this issue by formalising an alternative right of way that traverses the site along its western and part of its southern boundaries should be explored.</p>
Capacity & Rationale	Capacity based on assessment of site's size, characteristics and constraints. Further design work to be carried out in consultation with site owners drawing on DCLG Designing Gypsy and Traveller Sites: Good Practice Guide (May 2008) and best practice examples.
Information Required	Site is located outside of the urban area, within the strategic gap. Development may give rise to adverse impact on the landscape. Development proposals should consider potential landscape impacts and have regard to the Landscape Checklist for New Development in Hampshire and the Isle of Wight <sup>10</sup> (2009).

<sup>10</sup> Landscape Checklist for New Development in Hampshire and the Isle of Wight, 2009, Hampshire Local Government Landscape Group