

Herefordshire Local Plan

Travellers' Sites Document



Preferred Options Consultation Document

July 2016

Herefordshire Council

Traveller Sites DPD Preferred Options Consultation July 2016

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Hard copies of the documents are available to view at information points such as libraries and customer service centres across Herefordshire. The document can be supplied in a different format, such as large print or a language other than English on request.

1.0 Purpose of the document

1.1 This document:

- explains the background to why we need to find space for more pitches and plots for travellers;
- sets out where new authorised traveller sites may be located in the County;
- invites comments on the suitability of these sites and
- looks at what issues should be covered by new policies.

1.2 For the purposes of this document, the term travellers is used to describe gypsies and travellers and travelling showpeople.

1.3 **The sites included in this consultation document are not allocations of land for development. We are also continuing to invite suggestions for further sites for traveller accommodation.**

2.0 How to have your say.

2.1 The public consultation will run from 25th July to 19th September 2016.

2.2 Comments on any part of this document are welcome. They must be made in writing and can be sent to us either by post, email or via the website. Please go to:

<https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/travellers-sites-document>

All the questions included throughout this document can be found in the separate questionnaire. Please include any additional comments that are not covered by any of the questions.

If you would like to send us information about any other sites that you think we should consider please use the call for sites forms found at:

Please send your comments to us by 5pm on Friday 19th September 2016 to:

ldf@herefordshire.gov.uk or by post to:

Planning Policy Team,

Herefordshire Council,

Hereford

HR4 0LE

3.0 Introduction

- 3.1 The Travellers Sites Development Plan document will be part of the Herefordshire Local Plan 2011 – 2031. It looks at helping to meet the need for pitches and plots for Travellers over this time period. There is a shortage of authorised traveller sites in Herefordshire and this preferred options documents looks at how this shortfall might be addressed.
- 3.2 Whilst the Travellers Plan will cover the whole plan period up to 2031, at this stage we are mainly considering the requirement for pitches and plots for the first five years of the plan – up to 2018/2019. A review of the plan may be required to identify sites for further five year periods up to 2031 in order to achieve a five year supply of suitable sites throughout the plan period.
- 3.3 There has been a travelling community in Herefordshire for the last 500 years. Travellers live in different ways, including permanently ‘on the road’, in caravans or mobile homes, or in settled accommodation (for part or all of the year).
- 3.4 Nationally Travellers can face inequalities in terms of access to a range of services and this can affect their life outcomes. Statistics about the Herefordshire Traveller population demonstrate that in general terms this is no exception in Herefordshire. The council seeks to address these inequalities and achieve better outcomes for the traveller population through its housing, planning, education, social care and licensing functions and in partnership with the West Mercia Constabulary and the Voluntary Sector through the Herefordshire Gypsy and Traveller Strategy Group. This Group recognises the need to co-ordinate the response of public services towards Gypsy and Traveller families to effectively to address inequalities and to meet the requirements of the Equality Act 2010. Improvements have already been achieved through the refurbishment of some local authority owned sites and better than the nationally average high school take up rates and GCSE results for traveller children.
- 3.5 Romany Gypsies and Irish Travellers are recognised by the courts as being distinct ethnic groups and are protected from discrimination by the Equality Act 2010. There is a statutory duty on public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations in the course of developing policies and delivering services
- 3.6 This document looks at providing three types of traveller accommodation:
- Residential pitches which provide a permanent base for travellers.
 - Winter quarters for Travelling Showpeople
 - Temporary stopping places where travellers passing through the County can reside for maximum stays of 14 days.
- 3.7 There are many advantages in ensuring an authorised supply of sites including:
- Conformity with national planning policy and the Equality Act 2010

- Providing decent accommodation for the Travelling Community
- Provide greater opportunities to access a range of facilities particularly health and education therefore providing better opportunities for improved life outcomes.
- Help to reduce the number of unauthorised sites where traveller families are more likely to experience poor outcomes in terms of access to health and education services.
- Opportunities for greater social interconnection between the travelling and settled community.

3.8 By providing greater certainty about meeting the future accommodation needs for the Travelling Community the plan will contribute to working towards the Vision set out in the Core Strategy:

Herefordshire will be a place of distinctive environmental, historical and cultural assets and local communities, with sustainable development fostering a high quality of life for those who live, work and visit here. A sustainable future for the county will be based on the interdependence of the themes of social progress, economic prosperity and environmental quality with the aim of increasing the county's self-reliance and resilience.

4.0 National and Local Policy Background

Government Guidance

- 4.1 The national planning Policy Framework¹ sets out the government's planning policy on a range of matters. It states that local planning authorities preparing plans for and taking decisions on travellers sites should also have regard to the policies in this Framework so far as relevant.
- 4.2 More detailed Government guidance for the provision of traveller's accommodation is set out in Planning Policy for Travellers August 2015². This states that "The Government's overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and

¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

² <https://www.gov.uk/government/publications/planning-policy-for-traveller-sites>

nomadic way of life of travellers while respecting the interests of the settled community.” (paragraph 3). It sets out the considerations that local planning authorities need to take into account in preparing policies for traveller sites and number of criteria to be considered when allocating new sites for development and requires local planning authorities to ensure that traveller sites are sustainable economically, socially and environmentally.

- 4.3 For the purposes of planning the ‘Planning Policy for Traveller sites’, defines Gypsies and Travellers as “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 dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of Travelling Showpeople or circus people travelling together as such”.
- 4.4 The Planning Policy for Traveller Sites defines Travelling Showpeople as 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 own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.

Herefordshire Local Plan Core Strategy

- 4.5 Core Strategy Policy H4, sets out the commitment to produce a Travellers Sites Document. This form part of the local plan and it will allocate sites for a five year supply of the required number of pitches for Gypsies and Travellers, transit sites (for temporary stays and redirection from unauthorised encampments) and consider the need and approach to sites for Travelling Showpeople.

Policy H4 – Traveller sites

The accommodation needs of travellers will be provided for through the preparation of a Travellers’ Sites Document (DPD) which will include site specific allocations.

In the absence of an adopted DPD, or where proposals for sites are brought forward on non-allocated land, proposals will be supported where:

1. sites afford reasonable access to services and facilities, including health and schools
2. appropriate screening and landscaping is included within the proposal to protect local amenity and the environment
3. they promote peaceful and integrated co-existence between the site and the local community
4. they enable mixed business and residential accommodation (providing for the live-work lifestyle of travellers)
5. they avoid undue pressure on local infrastructure and services

6. in rural areas, the size of the site does not dominate nearby settled communities and
7. they are capable of accommodating on-site facilities that meet best practice for modern traveller site requirements, including play areas, storage, provision for recycling and waste management.

In rural areas, where there is a case of local need for an affordable traveller site, but criterion 1 above cannot be fulfilled, then an exception may be made and proposals permitted, provided such sites can be retained for that purpose in perpetuity.

- 4.6 The Government's Planning Policy for Traveller Sites says that local planning authorities should very strictly limit new Traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan. However it does recognise that there may be circumstances when there are exceptions to this in order to deliver affordable traveller sites in rural areas that remain affordable in perpetuity. The accommodation assessment does not identify a specific need for affordable provision but Policy H3 of the Core Strategy sets out the circumstances when residential development will, in principle, be acceptable outside the County's settlements. This includes Gypsy and Traveller sites where proposals for sites meet the criteria of Policy H4.

Policy RA3 – Herefordshire's countryside

In rural locations outside of settlements, as to be defined in either neighbourhood development plans or the Rural Areas Sites Allocations DPD, residential development will be limited to proposals which satisfy one or more of the following criteria:

1. meets an agricultural or forestry need or other farm diversification enterprise for a worker to live permanently at or near their place of work and complies with Policy RA4; or
2. accompanies and is necessary to the establishment or growth of a rural enterprise, and complies with Policy RA4; or
3. involves the replacement of an existing dwelling (with a lawful residential use) that is comparable in size and scale with, and is located in the lawful domestic curtilage, of the existing dwelling; or
4. would result in the sustainable re-use of a redundant or disused building(s) where it complies with Policy RA5 and leads to an enhancement of its immediate setting; or
5. is rural exception housing in accordance with Policy H2; or
6. is of exceptional quality and innovative design satisfying the design criteria set out in Paragraph 55 of the National Planning Policy Framework and achieves sustainable standards of design and construction; or
7. is a site providing for needs of gypsies or other travellers in accordance with Policy H4.

Duty to Cooperate

- 4.7 Local planning authorities and other public bodies are required to work together from the outset at the plan scoping and evidence gathering stages before options for the planning strategy are identified.
- 4.8 Discussions have taken place with all the adjoining local planning authorities in order to find any shared opportunities for traveller provision particularly in respect of temporary stopping places. At this stage no such opportunities have been identified but communication between the neighbouring local authorities will continue to ensure that should any such opportunities arise then these will be pursued where appropriate.

How does the Travellers Sites Document relate to Neighbourhood Plans?

- 4.9 A separate plan is being prepared for Traveller Sites because it addresses the strategic planning issue of how the county wide need for accommodation for travellers is met. Therefore it is more appropriate to address the issue in a single county- wide document rather than in individual Neighbourhood Plans.

5.0 What Consultation has already taken place on this issue?

Issues and Options

- 5.1 An issues and options Paper was published for consultation in August 2014. This document focused on how any need for Traveller accommodation in Herefordshire should be met, by identifying the possible ways in which sites for permanent and transit pitches and plots for Travelling Showpeople could come forward. It looked at the best approach or “options” for how sites and broad locations of search can be identified to meet existing and any future need. However it did not look at individual sites. The responses received to this consultation are set out in the Issues and Options Results Report September 2015³. These responses have informed this consultation document.

Gypsy and Traveller Accommodation Needs Assessment (GTAA)

- 5.2 The council appointed independent consultants to assess how many pitches will be needed in the county up to 2031. The findings of this assessment were consulted on in February/March 2015 and changes were made with an updated version issued in November 2015. Further information about this is provided in the following paragraphs.

3

https://www.herefordshire.gov.uk/media/8060233/results_report_for_issues_and_options_paper1_sept_2015.pdf

6.0 Requirements for Traveller Pitches and Plots

Current supply in Herefordshire

6.1 In Herefordshire, sites vary in size with small sites of 1-5 pitches typically being occupied by a single, extended family. The majority of sites are privately owned, either by their occupants or by a landlord who rents the pitches to individuals. Six sites are managed and run by the Council. There are 135 authorised pitches across the county. There are 10 Travelling Showpeople plots in the county which are all located in Ross on Wye.

Evidence Base – Gypsy and Traveller Accommodation Assessment

6.2 Local authorities are required to assess the accommodation needs of Gypsies and Travellers either living in, or resorting to their area. Herefordshire Council appointed independent consultants Arc4 to carry out a Gypsy and Traveller Accommodation Needs Assessment. An initial report setting out Arc4's findings was published in February 2015. This was made available for public consultation until mid-March 2015 and in May 2015 the responses to queries raised during that consultation were published.⁴ These responses raised queries about the method used for working out the figures particularly in relation to how 'turnover' of pitches had been applied. Turnover relates to the effect of a pitch being vacated by one resident and then becoming available for another occupant. As a result of these concerns an update was carried out with the final version published in November 2015.⁵ This forms the evidence base for the number of pitches and plots required up to 2031.

6.3: The Key findings of this assessment are as follows:

- The assessment of need for new pitches has found there to be a shortfall of 19 pitches for residential sites up to 2019 with an additional 29 being required up to 2031.
- There are currently 10 Travelling Showpeople plots in the county with a requirement for another 5 for the period up to 2019 and a further 4 up to 2031.
- As well as this, the need for 3 transit pitches sites has also been identified.

Further detail about these requirements is set out in the following table

⁴

https://www.herefordshire.gov.uk/media/3900721/arc4_response_to_consultations_responses_herefordshire_gtaa-may2015.pdf

⁵ https://www.herefordshire.gov.uk/media/8060233/results_report_for_issues_and_options_paper1_sept

Table 1: Extract from GTAA November 2015:

| Table ES1 Herefordshire Summary | |
|--|-----------|
| | Total |
| 2014 Baseline number of Gypsy and Traveller authorised and private tolerated pitches | 135 |
| Identified five year shortfall of Gypsy and Traveller pitches 2014/15 to 2018/19 (including turnover) | 19 |
| Identified five year shortfall of Gypsy and Traveller pitches 2019/20 to 2023/24 | 10 |
| Identified five year shortfall of Gypsy and Traveller pitches 2024/25 to 2028/29 | 13 |
| Total 15 year additional requirement for Gypsy and Traveller pitches 2014/15 to 2028/29 | 42 |
| Total Gypsy and Traveller Pitch requirement over Local Plan period to 2030/31 (17 years) | 48 |
| 2014 Baseline number of Travelling Showperson Plots | 10 |
| Identified five year shortfall of Travelling Showperson plots 2014/15 to 2018/19 | 5 |
| Identified five year shortfall of Travelling Showperson plots 2019/20 to 2023/24 | 1 |
| Identified five year shortfall of Travelling Showperson plots 2024/25 to 2028/29 | 2 |
| Total 15 year additional requirement for Travelling Showperson plots 2014/15 to 2028/29 | 8 |
| Total Travelling Showperson plot requirement over Local Plan period to 2030/31 (17 years) | 9 |
| Identified need for Gypsy and Traveller transit / stop over pitches | 3 |

6.4 The assessment states that according to the 2011 census reports that there are 100 Gypsy and Traveller households living in bricks and mortar

accommodation across Herefordshire. However it was not possible to achieve any interviews with Traveller families living in Bricks and Mortar accommodation. Therefore the assessment suggests that an additional 18 pitches may be required for these households over the five years 2014/15 to 2018/19 in Herefordshire. This is based on the results of surveys of 267 households living in bricks and mortar accommodation across 39 local authority areas. The Council will need to continue to monitor any need arising from households living in bricks and mortar accommodation and carefully consider this as part of an assessment of planning applications.

- 6.5 However it is necessary to consider how this issue is affected by the revised definition of Travellers in the government's travellers planning guidance (August 2015) as this definition now only includes travellers who have ceased to travel on a **temporary** basis but it does refer to a number of issues that should be considered when applying the definition. The assessment advises that with the new revised guidance altering the definition of Travellers it is actually more likely that the findings of the assessment may be seen as a maximum given that the new definition focuses on the needs of those who are actually Travelling or planning to travel.”(p9)

Q Do you agree with the number of pitches required for residential and temporary stopping places and the number of plots required for travelling show people?

Q. Do you agree that we need to find sites for the 18 pitches arising from families living in houses given the revised definition of Travellers in the Government's Planning Guidance for Travellers?

Residential pitches:

- 6.6 Generally individual pitches will include an area of hardstanding for a touring caravan and towing vehicle, and a larger static caravan. There will also be a separate amenity block which will include toilet, washing and cooking facilities. In some cases there may also be an area suitable for work space if required. Some sites may also incorporate communal facilities such as play areas.
- 6.7 The accommodation assessment identifies the need for 19 additional pitches in 2014/2015 to 2019//2020 period. To date planning permission for 3 pitches has been granted since 2014/2015. This leaves a residual requirement of 16 pitches for the first five years of the plan.
- 6.8 This consultation document identifies sites that could provide for 21 pitches. This exceeds the five year requirement as identified by the GTAA. However it does not provide for the additional 18 pitches that have been suggested as being required for households currently in bricks and mortar accommodation.
- 6.9 A further supply of pitches may be provided by the granting of planning permissions for sites that are not included in this plan. These are likely to be small sites generally with one or two pitches and are referred to as 'windfall'

sites. Further information about windfall planning permissions is found in paragraph 9.2

- 6.10 This consultation provides the opportunity for further sites to be submitted to the Council for consideration. Any sites received will be assessed and if found to be suitable will be issued for public consultation before the formal publication of the plan.
- 6.11 Section 7 outlines the sites that have been identified as having potential for use as residential uses. These include extensions to existing local authority sites, an increase in numbers within existing sites as well as new sites.
- 6.12 There is no published average area for pitch sizes. The number of pitches suggested for each site is based on a reference to the average pitch size on the Herefordshire local authority sites, which take into account spacing standards relating to fire safety and other issues. The number of pitches on any site will vary according to local circumstances and a more detailed analysis of the site capacity will take place at the next stage of the plan process.

Temporary Stopping Places

- 6.13 There are no transit or authorised stopping places in Herefordshire. However there are groups of travellers that travel through the county as part of longer journeys or those that are travelling within the County and require locations to stay for a few days. The lack of authorised provision raises a number of issues for all sectors of the community that need addressing. These include:
- Reduce unauthorised encampments on private land without the landowner's permission leading to tension between travellers and the settled community,
 - the provision of adequate facilities for the travellers e.g. sanitation, water, waste disposals,
 - provide greater certainty for all,
 - gives an authorised base where travellers can access local services and facilities and
 - Assist the police in exercising their functions to move travellers off private land.
- 6.14 The assessment says there is a need for 3 transit /stop over pitches over the plan period based on one caravan per pitch. The transit or stop-over requirement is based on the average number of caravans reported on unauthorised encampments across the study area. Records of unauthorised encampments for 2014, 2015 and to date in 2016 suggest that a site of only 3 pitches would provide insufficient flexibility to cater for the type of encampments that occur with the number of each individual encampment ranging from single caravans to more than twenty. The GTAA recognises that there may be situations where transit/stop-over provision is insufficient to meet need, for instance if large numbers of households are travelling to major

family events. With this in mind it is proposed that two temporary stopping places are provided in different parts of the County to cater for need arising in different areas as has occurred in the past. Three possible sites are suggested and views are being sought on which of these are preferred.

- 6.15 The capacity of the identified sites is based on Herefordshire Council's Conditions for sites used for touring caravans and/or camping Caravan Sites and Control of Development Act 1960, Section 5 and Mobile Homes Act 2013⁶. This also sets out the requirements in terms of facilities that will be required.
- 6.16 It is believed that in Herefordshire that a better approach would be to provide temporary stopping places. These will consist of an area of hardstanding with sanitation and waste disposal facilities brought in when the site is occupied. This approach is considered to be preferable because it is considered that it will better serve the type of encampments that generally occur in the county. These sites would be available for a maximum of 14 days for any one stay. This will help to ensure that there is an availability of temporary stopping places in the county. The sites will not be occupied all year.
- 6.17 This approach also provides a degree of flexibility with the opportunity to review the use of these stopping places when the plan and evidence base is reviewed in 5 years.

Q Do you agree with the plan to provide stop over places with temporary facilities?

Q Do you agree that the time spent on these sites should be limited to 14 days?

Q Can you suggest any other sites that are available and suitable for temporary stopping use?

Travelling Showpeople

- 6.18 Travelling Showpeople require a permanent base where the families can spend the winter months when their travelling season is over. These are often referred to as winter quarters or Travelling Showpeople Yards which include individual plots. Ideally they should be within reach of schools and shops, and be large enough to enable vital maintenance work on equipment to be carried out and sometimes for the storage of equipment.
- 6.19 Currently there are three permanent Travelling Show person yards that have a total of ten pitches. These are all located in Ross-on-Wye. The GTAA has identified a shortfall of five plots in Herefordshire (2014/15 to 2018/19) and up to nine plots over the period 2014/15 to 2031.

⁶ https://www.herefordshire.gov.uk/media/7963609/touring_caravans_and-orcamp_site_licence_conditions_2014.pdf

6.20 No suggestions for sites for Travelling Showpeople were received as part of the Call for Sites carried out in December 2015-January 2016 and this consultation document does not include any suggestions for new Travelling Showpeople yards. Given the relatively low requirement it may not be necessary to allocate sites as these could potentially be provided through individual planning applications. However this consultation document provides the opportunity for further sites to be submitted to the Council for consideration. Any sites received will be assessed and if found to be suitable will be issued for public consultation before the formal publication of the plan.

Q Given the low number of required plots for Travelling Showpeople, do you think there is a need for extra plots to be identified in the Plan?

Q Can you suggest any suitable sites which are likely to be available for this use?

7.0 Site Assessment

7.1 Sites for assessment came from the following sources:

- A Call for Sites was carried out between December 2015 and February 2016. This was distributed to a wide range of stakeholders and individuals.
- Officer identification of any surplus local authority sites as recommended in the conclusions of the accommodation assessment.

7.2 The details of how the various sites were assessed are set out in a separate paper but involved the following:

- Desktop assessment to identify the any and type of constraints.
- Consideration of whether any identified constraints would be capable of mitigation.
- Initial Consultation with Environment Agency on some sites.
- Initial Consultation with Highways England on relevant sites.
- In house consultation with landscape, ecology and highways specialists.
- Consideration of the availability and deliverability of the sites

7.3 The two sites received as part of the call for sites process were:

- Land adjacent to Whitfield Coppice, Trumpet
- Land at Midsummer Orchard, Ridgehill.

- 7.4 The site adjacent to Whitfield Coppice, Trumpet has been assessed internally and further information in relation to any contamination on the site and highways safety is being sought from the land owner.
- 7.5 The Site at Midsummer Orchard, Ridgehill was the subject of a planning appeal at the time it was submitted as part of the Call for Sites process. The decision was published on 23 March 2016. The appeal was dismissed for the reasons relating to the gypsy and traveller status of the applicant as well as concerns about the suitability of the site. The Inspector concluded that even if the applicant had met the definition for planning purpose “the serious harm identified would outweigh any other matters, including the benefit of providing a site for a gypsy and traveller family, where there is a significant unmet need for gypsy and traveller sites and a lack of a five year supply;”⁷
- 7.6 Therefore given the Inspector’s conclusions on the suitability of the site, which included factors besides whether the applicant met the definition of a Traveller as set out in the government guidance, the site has not been taken forward.

Sustainability Appraisal

- 7.7 A Sustainability Appraisal (SA) of the DPD has been carried out. This is published at as a separate document and can be viewed at: <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/travellers-sites-document>. This appraises the sites that were initially assessed but are not included in this consultation document. The SA considered the sites initially and the findings of this have fed into the specific issues relating to each site as well as the proposed policy guidelines.
- 7.8 A full Sustainability Appraisal Report will be prepared for the submission version of the DPD.

8.0 The Options:

- 8.1 The sites on the following pages have undergone an initial assessment are considered to have some potential for residential pitches for travellers and for temporary stopping places. A plan of each site is included for indicative purposes with a brief overview of the constraints and opportunities based on the initial assessment that has taken place. **Further detailed work will be required to assess their suitability, determine likely capacity and define boundaries.** For example all sites will be subject to a local flood risk assessment.
- 8.2 It is recognised that these sites still have issues to address and investigate further and that the Sustainability Appraisal of site options indicates that some sites do not perform well against certain appraisal criteria. However it is necessary to balance the varying constraints related to each site with each other as well as with other key issues such as availability and deliverability.

⁷ Appeal Ref: APP/W1850/W/15/3007927 Land at Oakley Cottage, Mid Summer Orchard, Ridgehill, Hereford HR2 8AG

8.3 The delivery and funding of the sites is an issue which will require further consideration in the next stage of the plan. Opportunities for government grant funding for the provision of new pitches has decreased and therefore consideration of alternative funding mechanisms will need to be explored further. The government's planning policy guidance seeks to promote more private traveller site provision but recognises that there will always be those travellers who cannot provide their own sites.

8.3 The identification of sites in this document does not represent any formal allocation. Your views on the suitability of each site are sought.

Site No 1- Land adjacent to Broadmeadow Yard Ross on Wye

Suggested Use – Temporary Stopping Places

Capacity up to 5 caravans and towing vehicles

- A brownfield, level site with existing hardstanding.
- Further assessment required on flood risk. The site is shown as flood zone 3 on EA flood maps but this site benefits from the Rudhall Brook Flood Alleviation Scheme. A local flood risk assessment will be carried out to assess the impact of this.
- Further assessment on highways impact and safety required
- Good access to a range of services and facilities
- Potential for enhancement of site with planting of native species and fencing along the boundary to provide greater self-containment.




Site No 2 - Land at the A49 roundabout Leominster

Suggested Use: Temporary Stopping Place for up to 14 days

Capacity up to 10 caravans and towing vehicles (subject to further assessment).

- Good location on the strategic highway network.
- The site is partially visually contained by existing semi mature native woodland on site. Further planting will be required to enhance this.
- Good access to a range of services and facilities.
- There is an existing access from the site onto the A49 but further assessment will be required to assess its suitability given its proximity to the roundabout and the pedestrian / cycle crossing.
- Part of the site is in flood zones 1 and 2. Further assessment of the flood risk will be required.
- The site would require Sustainable Urban Drainage proposals, so not to exacerbate the nearby flooding.
- Not all the site would be suitable for use given flood and level constraints.

Not to scale

 Boundary of proposed site

Site adjacent to Roundabout on A49 Leominster, Herefordshire

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Questions on temporary stopping places:

Q Do you agree that land adjacent to Broadmeadow Yard, Ross-on-Wye would be a suitable location for a temporary stopping place?

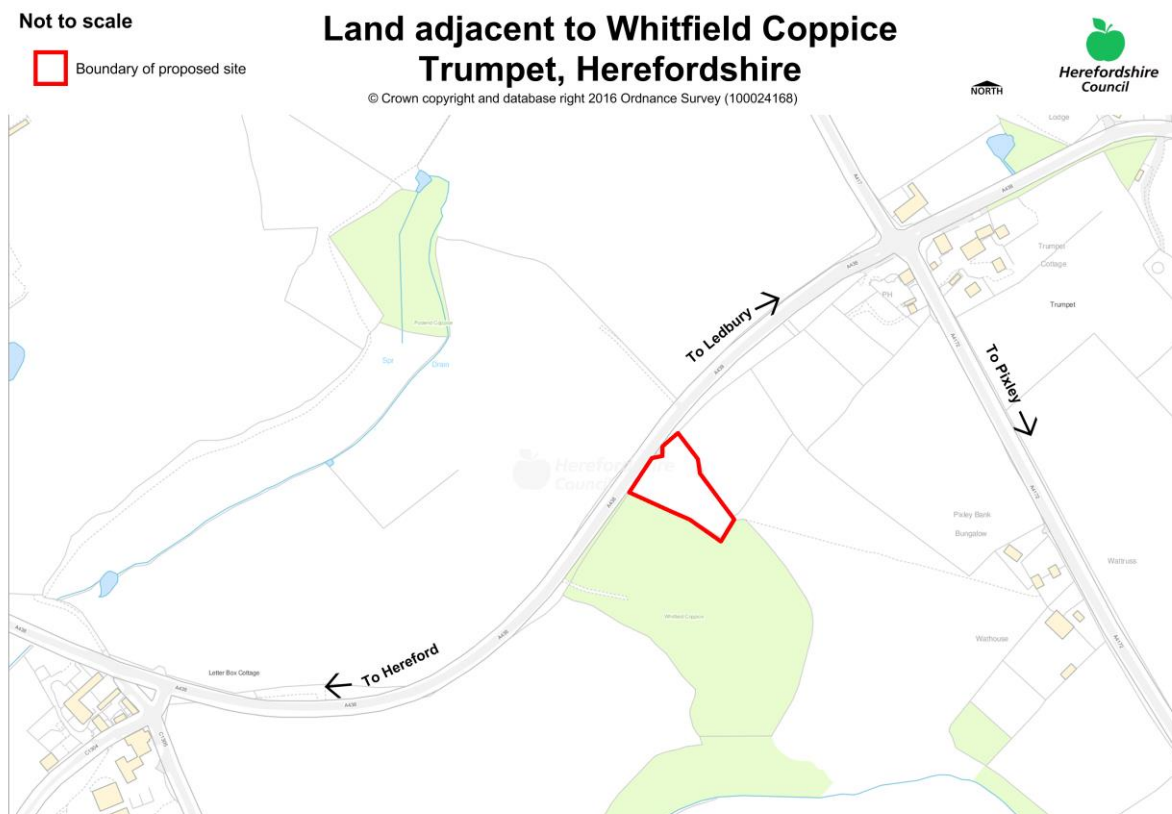
Q Do you agree that land at the A49 roundabout, Leominster could be a suitable location for a temporary stopping place?

Q Do you have any suggestions of other sites for use as temporary stopping places?

Site no 3 - Land adjacent to Whitfield Coppice Trumpet

Proposed Use – Residential pitches

- Adjacent to Whitfield Coppice, a Special Wildlife Site – careful design and construction will be required to take account of this.
- Further assessment of highway safety required.
- Remedial works may be required to address any contaminated land issues.
- Potential for further screening with planting.
- Any loss of hedgerows that may be required to improve the access should be replaced at existing access.
- Loss of grade 2 agricultural land although not currently in use as farm land.



Q Do you agree that this is a suitable site for a residential traveller site?


Site no 4 - Extension to Orchard Caravan Park Watery Lane Lower Bullingham

Proposed Use - Residential Pitches

Capacity - 2 additional pitches

- Local authority owned and managed site.
- Would require a new additional access
- Opportunities to improve access to new employment land can be explored.
- An opportunity for enhancement to an existing site, an appropriate boundary treatment would greatly enhance the site.
- Longer term use would need to keep under review given location within the Hereford Enterprise Zone
- Flood risk assessment required – stream crossing the site
- An ecological appraisal will be required to assess the impact on the species & to determine most appropriate time to mitigate impacts on any habitats.
- There is a stream crossing the site and the design would need to ensure that surface water was properly managed within the site.
- Investigations into any contaminants resulting from previous uses will be required.

Not to scale

 Boundary of proposed site

Watery Lane, Lower Bullingham, Hereford

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NORTH



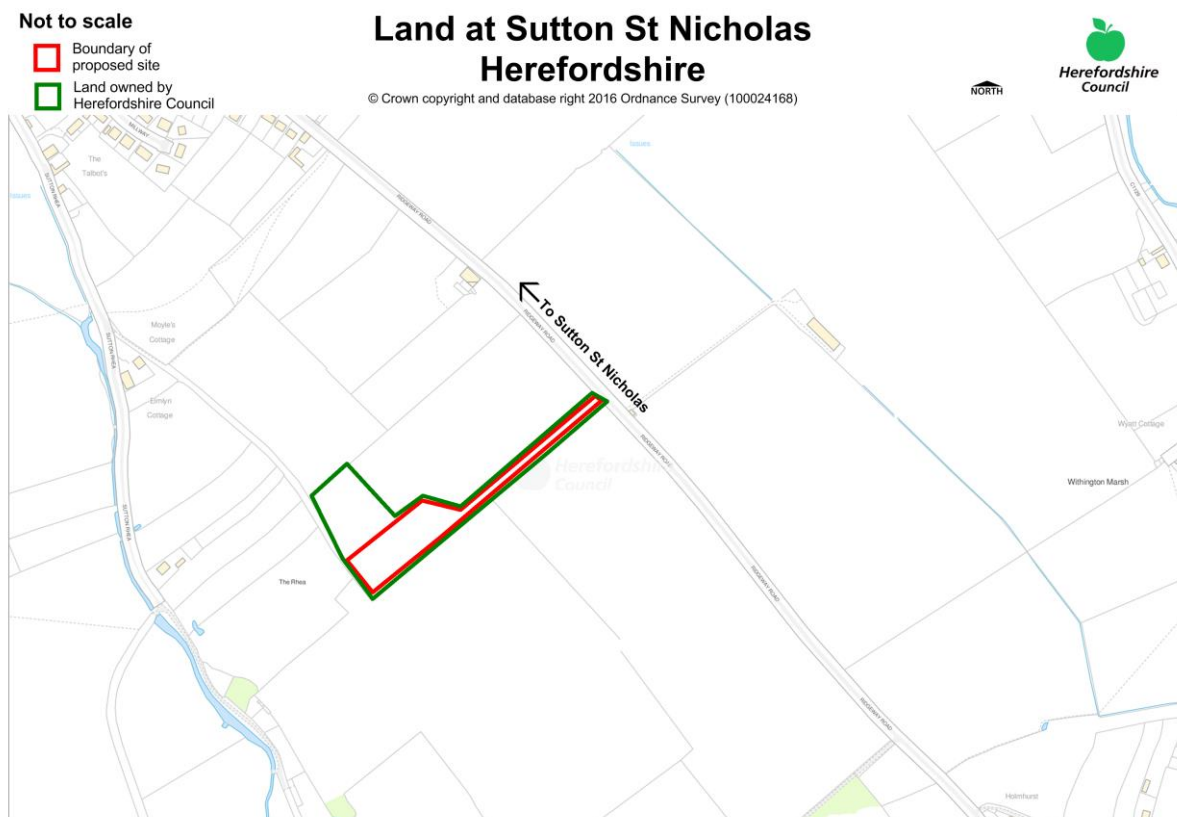
Q Do you agree that an extension to Orchard Caravan Park, Watery Lane, Lower Bullingham could be a suitable option for two residential pitches?

Site no 5 - Land to the south east of Sutton St Nicholas

Proposed use: Residential Pitches

Capacity: up to 5 pitches

- In Herefordshire Council ownership - purchased as potential traveller site.
- The development of pitches would take place within area marked as red.
- Would require careful screening with vegetation to reduce the impact on the landscape.
- The design, layout and density of any scheme should reflect the landscape type and setting.
- A public right of way follows the southern and western boundary linking the site to the village.
- Flood zone 1
- Loss of grade 2 agricultural land.
- Part of site within Minerals Safeguarding area

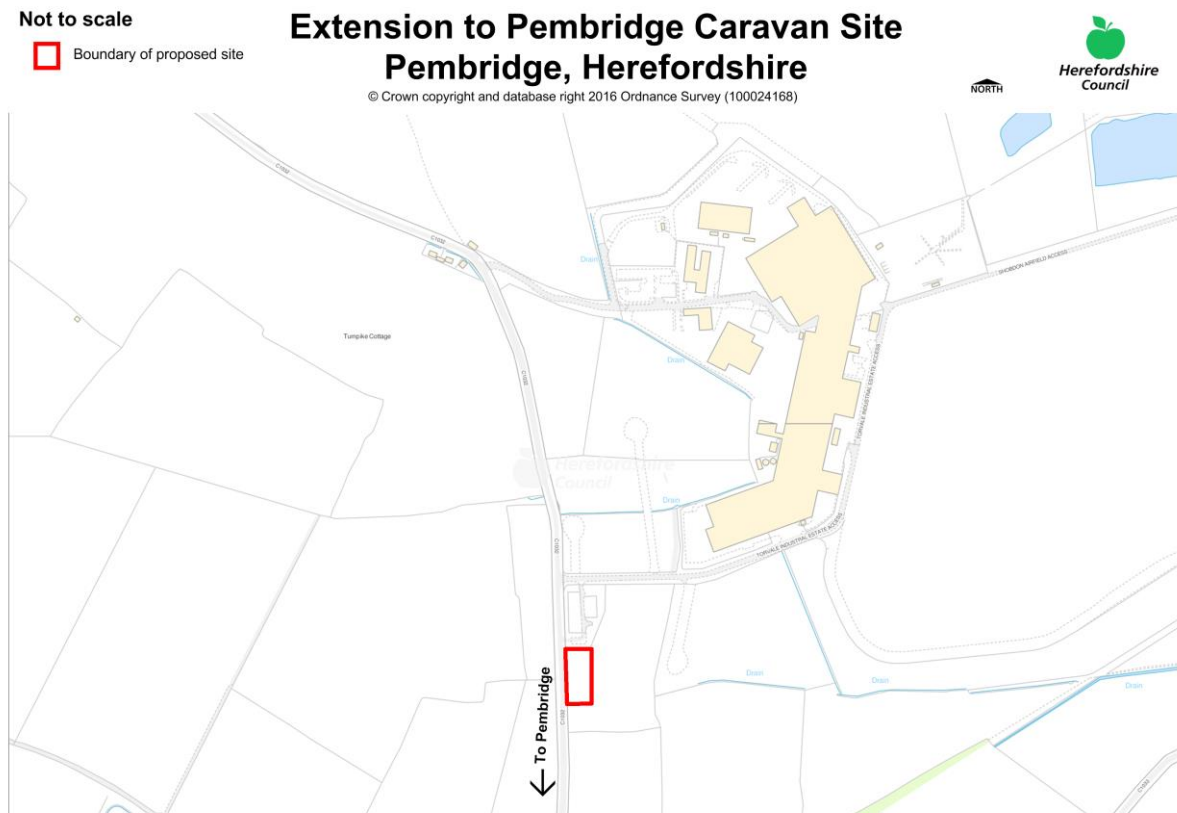


Q Do you agree that land near Sutton St Nicholas could be a suitable site for a residential traveller site?

Site no 6 - Extension to Pembridge Site

Capacity: up to 4 pitches

- Extension to local authority owned and managed site.
- Appropriate landscape enhancements are required to prevent any further loss of its character that of Principal Settled Farmlands.
- Appropriate native tree planting for screening in open landscape settlement.
- Opportunities further landscape enhancements to the existing site frontage along the road would be required.
- Flood zone 1
- Extension to the south could share existing access.
- Site served by public bus service.
- Loss of grade 3 agricultural land.

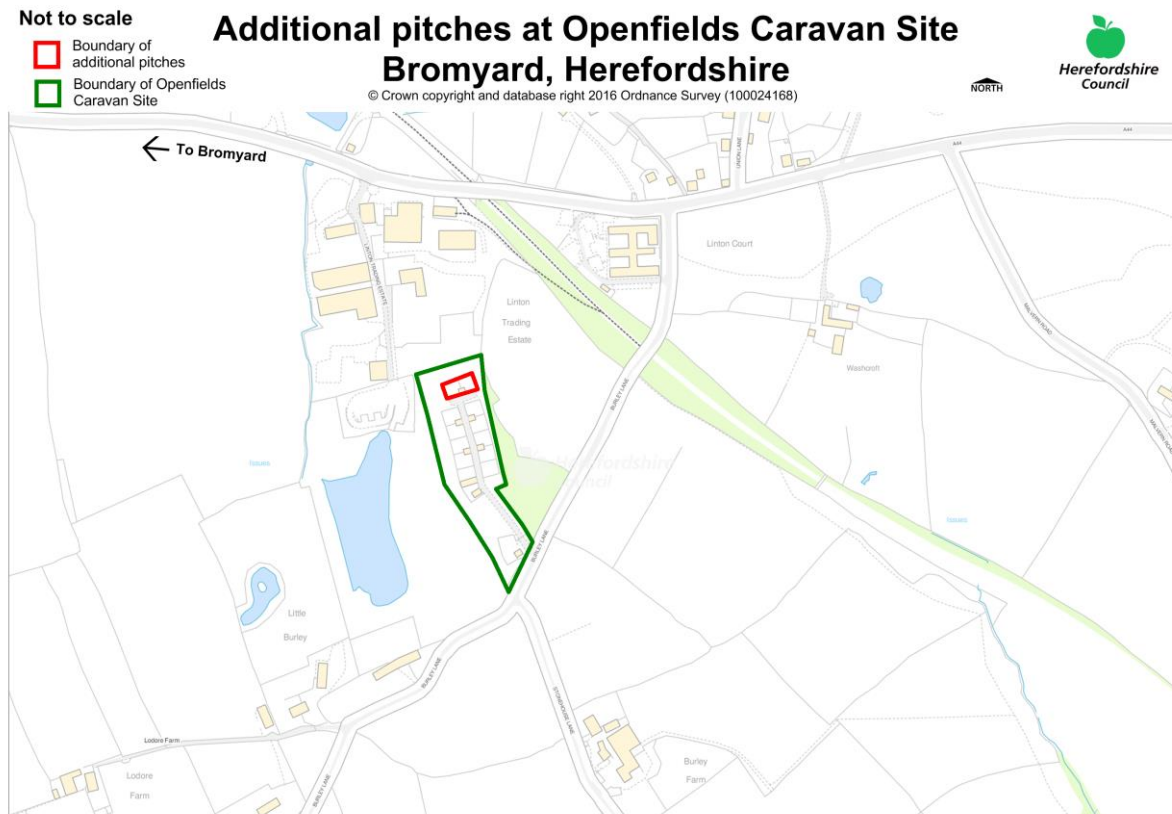


Q Do you agree that an extension to the local authority site at Pembridge could be suitable for more residential pitches?

Site no 7 Open fields Bromyard

Capacity: 2 additional pitches

- Local authority owned and managed sites.
- Two additional pitches within the existing site boundaries.
- Efficient use of land
- Utility building structure already in place with completion works required.
- Minimal landscape impact as within existing boundaries of existing site.
- Possible adoption of road within the site as public highway to be considered.

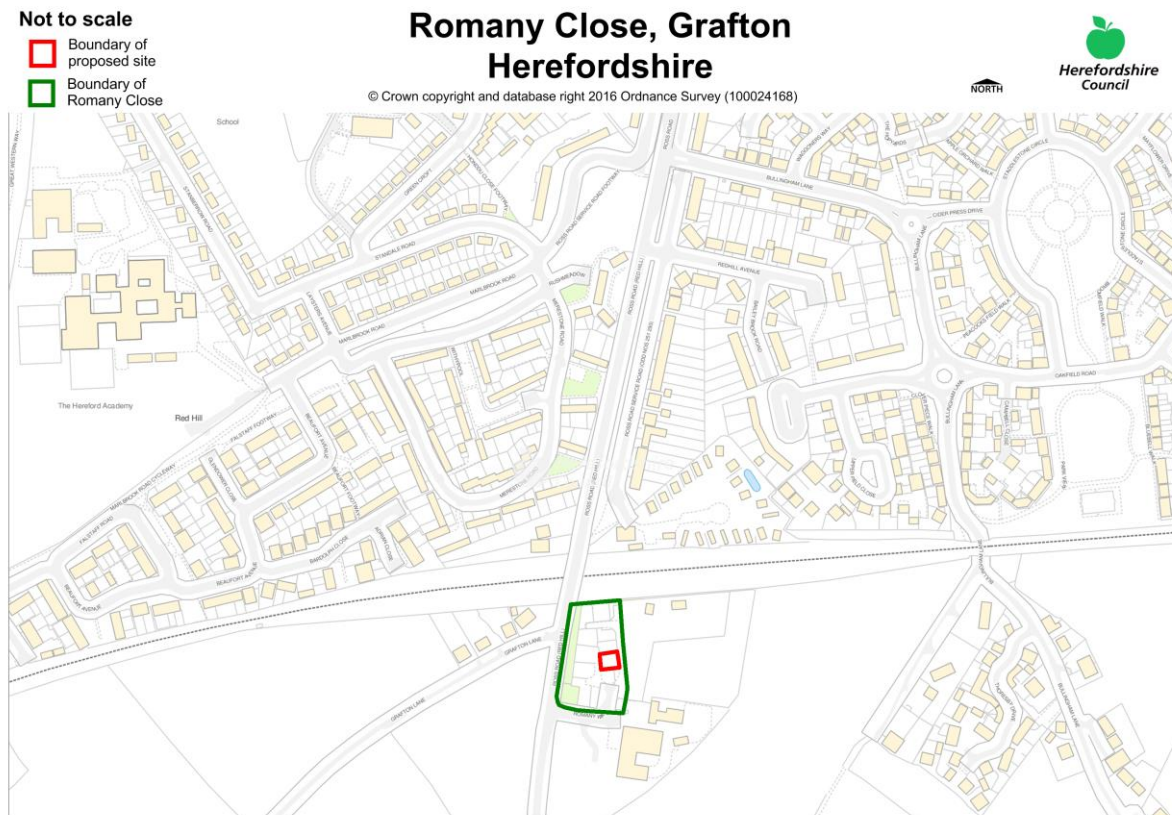


Q Do you agree that two additional residential pitches on Openfields Caravan Site Bromyard is a suitable option?

Site no 8 Romany Way Grafton pitch

Capacity: 1 additional pitch

- Local authority owned and managed sites.
- Two additional pitches within the existing site boundaries.
- Existing play area but currently underused.
- Minimal landscape impact as within existing boundaries of existing site.
- Efficient use of land



Q Do you agree that an additional residential pitch on Romany Way Caravan Site, Grafton is a suitable option?

General Questions:

Q. Do you have any suggestions of alternative or additional sites to help meet the need for pitches and plots in Herefordshire?

Q Should any of these sites be considered as affordable traveller sites?

9.0 Potential Supply

Potential Supply of residential pitches for Travellers

9.1 The tables below show the number of residential traveller pitches that may be attained from the proposed sites as well as planning permissions granted since 2014/5. There has been no new planning permissions for winter quarters for travelling showpeople or for temporary stopping places/ transit sites. At this stage there are no allocations for sites for Travelling Showpeople as explained in paragraph 6.20.

Table 1: Total number of residential pitches from suggested sites

| Site Name | Number of Pitches |
|---|--------------------------|
| Openfields Bromyard | 2 |
| Extension to Pembridge | 4 |
| Extension to Orchard Caravan Park, Lower Bullingham | 2 |
| Land adjacent to Whitfield Coppice, Trumpet | 7 |
| Land to the south east of Sutton St Nicholas | 5 |
| Romany Way Grafton | 1 |
| TOTAL | 21 |

Table 2: Planning Permissions granted for residential Traveller sites since 2014/15:

| Site | No of pitches |
|--|----------------------|
| 141538 Land at the Willows, Pow Green Near Bosbury | 1 |
| P151110/F Three Shires Nurseries , Canon Pyon | 2 |
| Total | 3 |

Table 3: Total Supply including potential new sites:

| Source: | No of pitches |
|------------------------------------|---|
| Planning Permissions since 2014/15 | 3 |
| New pitches through the DPD | 21 |
| Total Supply | 24 |
| 5 year requirement | <p>19 (excluding need arising from bricks and mortar households.)</p> <p>This meets the 5 year requirement with a surplus of 5 pitches.</p> <p>37 (including need arising from bricks and mortar households).</p> <p>This represents a shortfall in supply of 13 pitches.</p> |

Windfall Planning Permissions

9.2 In addition to the 24 pitches stated above there may be an additional supply made through individual planning permissions known as windfalls. Since 2011 planning permission has been granted for 6 residential pitches. (Three of these are already included in the supply figures in the accommodation assessment.) This equates to approximately 1 pitch per year. If this trend continues then it is reasonable to anticipate the delivery of a further 15 pitches over the next 15 years.

10.0 Beyond 2019 to 2031

10.1 The accommodation assessment identifies that a further 29 residential pitches will be required between 2018/19 and by 2031 to achieve a total of 48 residential pitches. A further 4 plots for travelling showpeople is required to achieve a total of 9 plots. This plan is required to identify broad locations of search for the longer term. This means that we will not identify individual sites at this stage but will give a broad indication of where these sites should be. In order to be in line with the Core Strategy it is proposed that these broad locations should be in the areas that it identifies as the focus for development and as outlined in policy SS2 of the Core Strategy. This means that travellers

Sites should be provided in the following areas Hereford, the market towns of Bromyard, Kington, Ledbury, Leominster and Ross-on-Wye, and the villages identified in Policy RA2 in accordance with policy H4 and RA3 of the Core Strategy.

10.2 Extract from Policy SS2:

Hereford is the focus for new housing to support its role as the main centre in the county. Outside Hereford, the main focus for new housing development will take place in the market towns of Bromyard, Kington, Ledbury, Leominster and Ross on Wye, on existing or new allocations to enhance their roles as multi-functional centres for their surrounding rural areas. In the rural areas new housing development will be acceptable where it helps to meet housing needs and requirements, supports the rural economy and local services and facilities and is responsive to the needs of its community. In the wider rural areas new housing will be carefully controlled reflecting the need to recognise the intrinsic character and beauty of the countryside.

- 10.3 The accommodation assessment recommends that this evidence base is refreshed on a five-yearly basis to ensure that the level of pitch and plot provision remains appropriate for the Gypsy and Traveller and Travelling Showpeople population across Herefordshire. A review will be required to the revised evidence base which will then inform a review of this document to identify a further 5 year supply of sites.

Q Do you agree with the approach to the longer term supply of sites?

11.0 Detailed policy guidelines.

- 11.1 At the next stage of the plan development, each site that goes forward will be covered by a policy to address any specific issues relevant to the individual sites. These policies will be applied in conjunction with Policy H4 and other relevant policies of the Core Strategy when determining planning applications.
- 11.2 The site specific policies will include consideration of some of the issues already highlighted as well as any identified from this public consultation and further technical assessments e.g. in relation to flood risk and highway impact. However there will be some issues that will apply to all of the sites and therefore a policy is proposed to cover these issues to avoid repetition. This policy would also apply to any other sites that come forward for planning permissions that are not identified in the DPD. Such a site design policy could include the requirement for:

- Good quality of design to respect the setting of the site.
- Good quality of build of amenity blocks to provide a decent standard of accommodation.

- No unacceptable adverse impact on privacy and residential amenity for both site residents and neighbouring land uses;
- Safe and convenient access to the highway network;
- appropriate vehicular access and turning space;
- appropriate landscaping proposals that reflect the surrounding landscape character.
- 'soft' boundary treatments to avoid a distinct separation from the settled community.
- areas where children are able to play safely on site where appropriate;
- details of foul sewerage disposal and surface water drainage, and explore opportunities for Sustainable Drainage Systems
- details of any commercial activity that is proposed on the site to be provided and to ensure that this is appropriate to the location.
- external lighting to be kept to a minimum to avoid light pollution.

Q Do you agree with these issues?

Q Are there any other issues that should be included in the policy?

Q Are there any other policies that should be included in the DPD?

Q Do you have any comments on the Sustainability Appraisal (SA) and/ or the Habitats Regulations Assessment (HRA)?

Q Do you have any other comments on the consultation document that are not covered by these questions?

12.0 What happens next?

12.1 The table below outlines the stages of plan preparation following this public consultation. If we receive any more suggestions of sites, these will be assessed and if considered to offer potential as traveller sites a further round of public consultation just on those sites will take place.

Table 4: Timescale of plan preparation.

| | |
|---|-----------------------|
| Consideration of all the representations received as a result of this consultation. | Summer 2016 |
| <i>Assessment of any additional Sites and if necessary further public consultation of individual omission sites</i> | <i>Autumn 2016</i> |
| Pre-submission publication of the Travellers Sites DPD. This is an opportunity to make comments on all the policies and proposals in the plan. | Autumn / Winter 2016 |
| Submission The DPD and accompanying documents will be submitted to the Secretary of State for Communities and Local Government. All the representations received at the publication stage will also be sent to the Secretary of State | Winter 2016 /17 |
| Public examination A Planning Inspector is appointed by Secretary of State to examine the DPD and associated documents. An Inspector will usually hold hearing sessions to hear views of invited participants. The examination starts on the day the DPD is submitted to the Secretary of State and ends when the Planning Inspector publishes the report | Winter to Spring 2017 |
| Inspector's Report This includes an assessment of the soundness of the plan and will include recommended modifications. | Spring 2017 |
| Adoption The DPD is adopted by the Council and becomes part of the Herefordshire Local Plan. It is then used to assess any planning applications. | Spring /Summer 2017 |

For further information about this report please contact the Planning Policy Team on 01432 383637 / 01432 260137 or by email to: ldf@herefordshire.gov.uk