

Havering Local Plan 2016-2031

Gypsy and Traveller

Position Statement

March 2018

1. Introduction

- 1.1 This position statement has been prepared to support the Havering Submission Local Plan.
- 1.2 The purpose of this paper is to set out the Council's approach to meeting Gypsy and Traveller accommodation needs within Havering.
- 1.3 This statement should be read alongside the Havering Gypsy and Traveller Needs Accommodation Assessment 2018 which forms a key part of the evidence base for the Havering Local Plan.

2. Policy context

Planning Policy for Traveller Sites (PPTS)

- 2.1 The Planning Policy for Traveller Sites was published in 2012 (and updated in 2015) to accompany the NPPF. It sets out the direction of Government policy as well as introducing the planning definition of a Traveller. The PPTS was updated in 2015.
- 2.2 The overarching aim of the Government is to ensure fair and equal treatment for travellers in a way that facilitates the traditional and nomadic way of life while respecting the interests of the settled community.
- 2.3 The policy document states that Local Planning Authorities should set pitch targets for gypsies and travellers which address the likely permanent and transit site accommodation needs of travellers in their area. The Government recognise the importance of informing the plan making process with a robust evidence base which assesses accommodation needs.
- 2.4 The Policy aims to protect the green belt from inappropriate development and protect local amenity and the environment. It also seeks to reduce the number of unauthorised development and encampments and reduce tensions between the settled and traveller communities. The Government also recognise the importance of private traveller site provision while acknowledging that there will always be those travellers who cannot provide their own sites.

The London Plan

- 2.5 Policy 3.8 of the London Plan recognises that Londoners should have a genuine choice of homes that they can afford and which meet their requirements for difference sizes and types of dwellings. Taking account of housing requirements identified at regional, sub-regional and local levels, boroughs should work with the Mayor and local communities to identify the

range of needs likely to arise within their areas and ensure that the accommodation requirements of Gypsies and Travellers (including travelling show people) are identified and addressed in line with national policy.

- 2.6 The Mayor does not consider it appropriate to include detailed policies for the provision of sites for Gypsies and Travellers and Travelling Show People in the London Plan because of the level of locally-specific detail involved and the scale of the issue. Local authorities are responsible for determining the right level of site provision in their areas in consultation with local communities and setting targets for provision based on robust evidence of local need.
- 2.7 The Mayor believes that the boroughs are best placed to assess the needs and make provision for these groups through new pitch provision, protection or enhancement of existing pitches, or by other means.

3. Gypsy and Traveller Accommodation Needs

- 3.1 The Havering Gypsy and Traveller Accommodation Assessment (GTAA) 2018 provides a robust assessment of current and future need for Gypsy, Traveller and Travelling Showpersons accommodation in the borough up to 2031. The Assessment identifies a need for 70 additional pitches for the Gypsy and Traveller households who meet the planning definition as set out in the National Planning Policy for Traveller Sites. Of the 70 pitches needed, 57 pitches are required within the first 5 year period of the Plan (2016 – 2021), and the remaining 13 pitches in the latter part of the plan period. No additional need has been identified for plots for Travelling Showpeople over the 15 year plan period (2016-2031). Refer to the GTAA 2018 for further details.

4. Havering's approach to meeting need

- 4.1 The GTAA demonstrates that all gypsy and traveller families living in the borough currently occupy privately owned sites. These sites are located within the green belt.
- 4.2 In accordance with National Planning Policy Gypsy and Traveller pitches are inappropriate development in the Green Belt and can only be permitted in very special circumstances.
- 4.3 The Council has considered whether there are any deliverable sites outside of the green belt which could accommodate gypsy and traveller pitches. However, it has not been possible to identify any suitable sites for the following reasons:

- There are no publically owned/operated gypsy and traveller sites within the Borough. Havering is therefore dependant on privately owned sites to accommodate the identified need.
 - A review of Council owned land has been undertaken but no sites that are surplus to requirements or suitable for gypsy and traveller sites have been identified.
- 4.4 The Council has considered whether any privately owned potential housing sites (outside of the green belt) could be identified for gypsy and traveller use. A key concern when considering any such sites is their deliverability. The Council has had to consider whether private land owners would bring these sites forward and whether existing gypsy and traveller families living in the borough could purchase such sites particularly in light of the increasing land values in Havering.
- 4.5 The gypsy and traveller families that form part of the overall need (as identified in the GTAA) have all lived in the borough, on privately owned sites, for a number of years and many of the sites have children living on them. Consideration has been given the provision of stable, safe and secure places to live and the benefits of enabling settled children continued access to the schools they currently attend.
- 4.6 The Council is of the view that, in light of the information set out above and the unmet need for gypsy and traveller accommodation there are, in this situation, very special circumstances that outweighs the harm to the green belt.
- 4.7 The Council's proposed approach to meeting Gypsy and Traveller needs within the Local Plan is therefore to formalise and where appropriate intensify the existing privately owned, occupied sites. The sites have been identified based on whether the occupants meet the planning definition of a Traveller and therefore contribute to the overall need set out in the GTAA. These sites are:
- Tyas Stud Farm rear of Latchford Farm
 - Vinegar Hill
 - Hogbar Farm West
 - Ashlea View, Tomkyns Lane
 - Benskins Lane
 - Fairhill Rise
 - Hogbar Farm East
 - Lower Bedfords Road
 - The Caravan Park, Putwell Bridge

- Church Road
- Willow Tree Lodge

5. **Conclusion**

- 5.1 This position statement has set out the approach that the Council has taken to assessing the accommodation needs of gypsy and travellers and how this identified need will be met in full through the Havering Local Plan.
- 5.2 In summary, the Council is proposing to meet the identified need through the formalisation and intensification of existing privately owned, occupied sites. These sites are located within the green belt and the Council has therefore sought to demonstrate why very special circumstances exist to allow development of these sites for gypsy and traveller use.

Annex 1 Site Assessments

	Tyas Stud Farm rear of Latchford Farm	Vinegar Hill	Hogbar Farm West	Ashlea View, Tomkyns Lane	Benskins Lane	Fairhill Rise	Hogbar Farm East	Lower Bedfords Road	The Caravan Park, Putwell Bridge	Church Road	Willow Tree Lodge
Location	Upminster	Harold Hill	Harold Hill	Upminster	Noak Hill	Harold Hill	Harold Hill	Chase Cross /Collier Row	Harold Park	Harold Hill	Cranham
Site Area (ha)	.36ha	0.51	0.19	2.3	.59	0.13	0.39	0.1	0.1	1.0	0.4
Ownership	Private	Private	Private	Private	Private	Private	Private	Private	Private	Private	Private
Green Belt	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SSI	No	No	No	No	No	No	No	No	No	No	No
Heritage Area	No	No	No	No	No	No	No	No	No	No	No
Flood Zone	No	No	No	No	No	No	No	No	Yes	No	No
Contaminated Land	No	No	No	No	No	No	No	No	Yes	No	No
Within 250m of a Landfill site	No	No	No	No	No	No	No	No	No	No	No
Within high pressure gas Pipeline safeguarding zone	No	No	No	No	No	No	No	No	No	No	No
Mains water and electricity available on site or easily provided	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Appropriate sanitation available on site or capable of being provided?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Provision for	No	Yes	No	No	No	No	No	No	No	No	No

surface water and storm water drainage on site?											
Access to road network	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Primary school within 2km	Yes	Yes	Yes	No (2.5km's)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
GP surgery within 2km of the site	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
Basic shopping facilities (e.g. food shop) within 2km of the site	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Site located within 800m of a public transport route	Yes	Yes	Yes	No (1.25km's)	No (1.9km's)	Yes	Yes	Yes	Yes	Yes	Yes
Impact of the site on local character and appearance of the surrounding area?	Low Impact. Site set well away from the road- no detrimental impact when seen from the M25, trains or footpath to the east.	Low impact. Site forms a narrow wedge of land that is mostly contained by existing development to the south and east. As such, the visual impact and encroachment into the Green Belt is limited.	Low impact. Site forms a narrow wedge of land that is mostly contained by existing development to the south and east. As such, the visual impact and encroachment into the Green Belt is limited.	Low impact. Residential development on the site is set back from Tomkyns Lane, is screened by vegetation and has a low impact on the local character, appearance and general openness of the area.	Medium impact. Mature woodland cut down to enable development of this site and others and as such, development of the sites has had a high impact on the rural character and wooded appearance	Low impact. Site forms a narrow wedge of land that is mostly contained by existing development to the south and east. As such, the visual impact and encroachment into the Green Belt is limited.	Low impact. Site forms a narrow wedge of land that is mostly contained by existing development to the south and east. As such, the visual impact and encroachment into the Green Belt is limited.	Low impact. While the north side of Lower Bedfords Road is open countryside leading to Bedfords Park, the south side contains ribbon development of mostly bungalows, although the neighbourin	Low impact, site set well away from the road and residential properties and as such, has low impact on the local character, appearance and general open-ness of the area.	Medium Impact. The northern part of this site has a low impact as the site is not immediately visible from all public areas and is situated some distance from Church	Low - medium impact owing to the scale of development proposed. However the site is visible from the A127 heading west towards Romford

					of the area and the erosion of the openness of the Green Belt.			g properties to the east are a pair of semi-detached houses.		Road. The southern part of this site has a higher impact as it extends the site towards Church Road, from where it is most visible.	
What is the impact of the site on the amenity of nearby residents?	Low Impact. Latchford Farm and Wyngards Farm situated to the east of the site are the only neighbouring properties and the site does not have any detrimental impact on the amenity of these residents.	Low impact on the residents of Stanwyck Gardens and Straight Road to the rear of the site. Noise from site residents no different to neighbouring houses.	Low impact. Site is situated to the west of Stanwyck Gardens and does not border these residential properties.	Low impact. Sporadic residential development along Tomkyns Lane and no adjoining properties.	Low impact- Sporadic residential development along Benskins Lane and no adjoining properties.	Low impact on the residents of Stanwyck Gardens owing to the distance between the location of accommodation on the site and the rear of the residential properties. Noise from site residents no different to neighbouring houses.	Low-medium impact. The properties on Stanwyck Gardens are situated at a lower level in relation to those on this site. However, this can be addressed through landscaping to the rear of the site. Noise from site residents no different to neighbouring houses.	Low impact. The residential area of the site is set back from the road and does not directly over-look any neighbouring properties.	Low impact owing to the distance between the location of accommodation on the site and the nearest residential properties which are some distance away.	Low – medium impact. There are a number of residential properties on Benskins Lane to the east and Crown Farm Kennels to the north west.	Low – medium impact owing to the scale of development proposed. There are a number of residential properties on Brookman's Park Drive.
Can the site provide site residents with visual and acoustic privacy?	The site has visual privacy from Latchfords Farm and Wyngards Farm and the residential area is	Yes. Fencing around site provides visual and acoustic privacy.	Yes. Fencing and tree cover around site provides visual and some acoustic privacy.	The residential area is set back from Tomkyns Lane and provides visual and acoustic privacy.	Each of the six sites is enclosed by fencing which affords visual and acoustic privacy.	Yes. Fencing around site provides visual and acoustic privacy.	Yes. Fencing around site provides visual and acoustic privacy.	Wall and entrance gate onto Lower Bedfords Road and fencing to the side and rear of the site provide	Yes. Fencing around site provides visual privacy. Some noise from the A12 but not significant.	Varied - some fencing provides visual and some acoustic privacy	Not at present as the site is open land

	situated at the southern end of the site, some considerable distance from the railway line. Some noise from the M25 but not significant.							visual and acoustic privacy.			
Are there any environmental health concerns (particularly air quality and noise) relating to the site?	Potential air quality and noise issues from M25.	No known issues.	No known issues.	No known issues.	Potential air quality and noise issues from M25.	No known issues.	No known issues.	No known issues.	Potential air quality and noise issues from the A12.	No known issues	Potential air quality and noise issues from the Southend Arterial Road,
Are there any constraints on the design and layout of the site?	Details of the proposed design and layout of the site with the residential area clearly defined would be required.	No constraints although details of proposed design and layout of the residential area would be required	No constraints although details of proposed design and layout of the residential area would be required. This includes boundary treatment onto Lower Bedfords Road.	The residential area should be located at the end of the driveway (as current) in order to maintain the character, openness and visual amenity of the area.	No constraints although details of proposed design and layout of the residential area would be required	No constraints although details of proposed design and layout of the residential area would be required.	No constraints although details of proposed design and layout of the residential area would be required.	Details of the proposed design and layout of the residential area would be required.	No constraints although details of proposed design and layout of the residential area would be required.	No constraints although details of proposed design and layout of the residential area would be required	No constraints although details of proposed design and layout of the residential area would be required.