

Herefordshire Local Plan Travellers' Sites Development Plan Document

Additional sites consultation

October 2018



1.0 Introduction

- 1.1 The Council is preparing a Travellers' Sites Development Plan Document (DPD) as part of its Local Plan. This will focus on the accommodation needs of the Traveller community (Gypsies, Travellers and Travelling Show People) up to 2031.
- 1.2 The Travellers' Sites Development Plan Document¹ was submitted to the Secretary of State for Housing Communities and Local Government on 27 February 2018 for examination. The Secretary of State appointed Mr David Smith BA (Hons) DMS MRTPI of the Planning Inspectorate to conduct the examination and to report to the council.
- 1.3 The examination hearing for the Herefordshire Travellers' Sites Development Plan Document took place on Tuesday 22 May 2018. Following the conclusion of the hearing, the inspector issued closing comments and post hearing advice.
https://www.herefordshire.gov.uk/download/downloads/id/14358/ins006_inspectors_post_hearing_advice.pdf

2.0 Post Hearing Advice

- 2.1 In the post hearing advice the Inspector asked the Council to review the five year requirement for pitches in order to ensure the soundness of the DPD. As a consequence Table 5.1 of the Gypsy and Traveller Accommodation Assessment² (GTAA) has been amended and now shows a five year requirement for 52 pitches for all travellers. The requirement for those travellers meeting the definition in Annex 1 of the Planning Policy for Traveller Sites (PPTS) is **19**. The submitted DPD identifies 9 pitches. The inspector recommends an annual turnover rate of 1 pitch per year which will contribute to supply. These two elements provide a supply of 14 pitches leaving a remaining 5 pitches to be identified as shown in Table 1 below.

Table 1: Meeting the Five year Requirement

	Number of residential pitches
Number of residential pitches allocated in the Pre- submission DPD	9
Allowance for turnover of 1 per year	5
Total Supply	14
Total Requirement for 5 yr Supply	19
Residual requirement of pitches	5

¹ https://www.herefordshire.gov.uk/downloads/file/11830/travellers_sites_document_-_pre_submission_publication_november_2017

²

https://www.herefordshire.gov.uk/download/downloads/id/14738/coun007_revised_table_51_of_the_gypsy_and_traveller_accommodation_assessment_-_23_july_2018.pdf

- 2.2 The Inspector has advised that for the DPD to be found sound the question of pitch provision for the first 5 years of the plan period cannot be deferred. This consultation document is therefore concerned with identifying additional pitches to meet the five year requirement.
- 2.3 Revised table 5.3 of the GTAA ³ shows a requirement for an additional 11 pitches to be provided between 2023/24 to 2030/31. However the Inspector has asked the council to focus on the five year requirement at this stage with the longer term requirement being addressed through the forthcoming review of the Core Strategy.

3.0 The additional sites

- 3.1 Two additional sites are included in this consultation as offering potential to meet the shortfall in the five year supply of residential pitches. The names of the sites are:
- Land at Oakfield, Nash End Lane, Bosbury (TS8) (up to 4 pitches)
 - Land at Stoney Street, Madley (TS9) (up to 10 pitches)
- 3.2 Therefore the potential of these two sites combined exceeds the shortfall of 5 pitches to meet the five year requirement of pitches. However the additional pitches will help address the longer term requirement outlined in paragraph 2.3.
- 3.3 Both the sites have been the subject of an initial desk based assessment and further work will continue and be informed by consultation responses. This will help shape the policy requirements for each site.

4.0 Sustainability Appraisal and Habitats Regulations Assessment

- 4.1 Both of these sites have been subject to Sustainability Appraisal (SA) and Habitats Regulation Assessment (HRA). The SA concludes that a mix of minor and positive effects in relation to the various objectives used in SA. It recommends that should the two additional sites be allocated in the Travellers' Sites DPD, associated site-specific policies should be included to avoid adverse impacts or enhance positive effects. For the Land at Stoney Street, Madley site, due to the proximity of the industrial estate opposite the site, it is recommended that a bund or other appropriate landscaping is incorporated into the design to mitigate any visual impact and to protect the amenity of residents of the sites. For the Land at Oakfield, Nashend Lane, It is recommended that the site-specific policy should require consideration of suitable landscaping of the site boundary to minimise any potential impact on the Grade II Listed Building (located approximately 210m from the site). This will also have the added advantage of providing screening to maximise privacy for the residents of the site.

3.3 The consultation and next stages

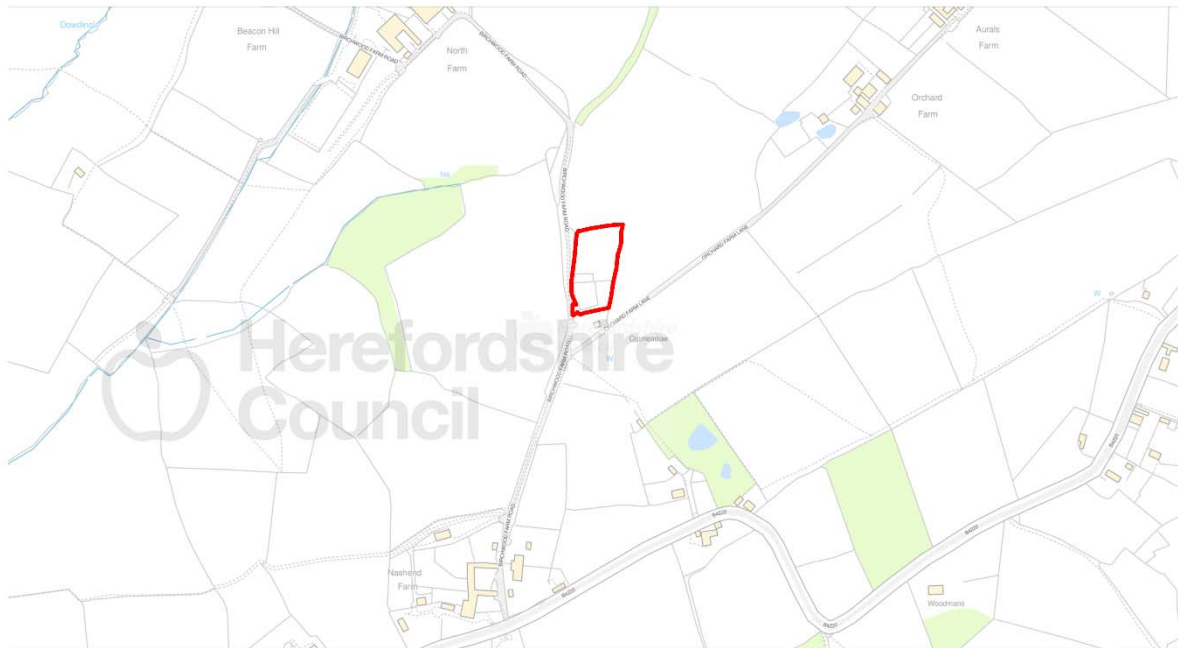
Public consultation on these sites will take place between Wednesday 24th October and midnight on Wednesday 5th December 2017. The purpose of this consultation is to seek views on the two proposed additional sites only. Following the close of the close of the public consultation, the Council will consider all the representation received during the


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https://www.herefordshire.gov.uk/download/downloads/id/14918/coun009_revised_table_52_and_53_of_the_gtta_longer_term_pitch_requirement_modelling.pdf

consultation period and will submit these together with the Council's response to them as well as the SA and HRA Addendums, to the Inspector for examination. Should these two sites be considered as suitable to be included in the Travellers Sites DPD, there will be further consultation on them and associated policies as part of the consultation on the Inspector's main modifications. The main modifications will also include other issues that arose from the hearings sessions in relation to both the pre-submission policies and supporting text. Consultation on the main modifications is expected to take place in January 2019.



Site TS 8 - Land at Oakfield, Nash End Lane, Bosbury



 Proposed Traveller Site

Oak Field, Bosbury
Proposed Traveller Site

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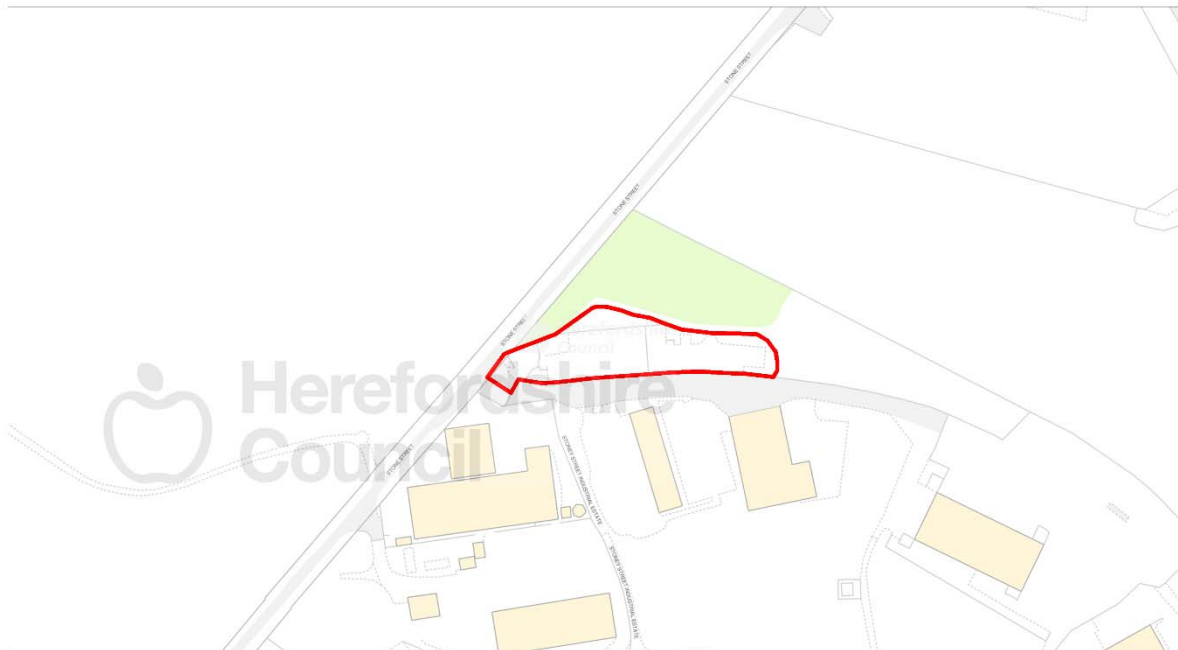
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at A4 size 


Site Type – Private residential site of two existing pitches.

Proposed allocation: Up to four additional pitches within boundary of the Site.

- 4.1 This proposal is for an extension to an existing well established private site. A policy for this site to address any requirements for the developments of the site will be included in the main modifications should this site be considered suitable for inclusion in the Travellers Sites DPD. The content of the policy will be informed from the responses received during this consultation.



Site TS9 – Land at Stoney Street Madley



 Proposed Traveller Site

Stoney Street, Madley
Proposed Traveller Site

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 Scale 1:2,500
at A4 size 

Site Type: Former Emergency Stopping Place for Travellers

Proposed allocation: Up to 10 residential pitches.

- 4.2 This proposal is for the reuse of a former emergency stopping place for travellers that was owned and managed by Herefordshire Council. Permission was granted in 1994 for a warden's pitch and space for up to 20 caravans. Fewer pitches are now proposed given the site's open countryside location and in order to allow for suitable mitigation to address any noise arising from the adjacent industrial estate. It is recommended that a noise assessment is carried out to establish the requirement for mitigation measures and this will inform both the capacity and layout of the site. A policy for this site to address this and any other requirements will be included in the main modifications should this site be considered suitable for inclusion in the Travellers Sites DPD. The content of the policy will be informed from responses received during this consultation.