Gypsy and Traveller Sites
Development Plan Document

Issues and options for consultation
## Contents

1. Objectives of the Development Plan Document 4
   1.1 Introduction
   1.3 What is the new Local Development Framework?
   1.5 Why do we need a specific Gypsy and Traveller Development Plan Document?
   1.11 Objectives of this Gypsy and Traveller Development Plan Document
   1.12 What national planning policy does this Development Plan Document need to comply with?
   1.17 The Regional planning framework
   1.23 Existing Gypsy and Traveller planning policy in South Gloucestershire
   1.26 Ensuring public confidence
   1.29 Race Relations and Inclusive communities
   1.32 Definitions of Gypsies and Travellers

2. What is an Issues and Options Document? 12
   2.1 Introduction
   2.5 Community Involvement in this Development Plan Document
   2.9 Considering possible sites
   2.11 Work that has already gone into preparing this Plan
   2.14 Meeting the requirements of Sustainability Appraisal
   2.18 What happens next?

3. Context 14
   3.1 South Gloucestershire
   3.4 History and Culture
   3.9 National Gypsy and Traveller context
   3.13 Local Gypsy and Traveller context
   3.17 Important definitions
4. Gypsy and Traveller accommodation need

4.1 Introduction
4.3 West of England Gypsy and Traveller Accommodation Assessment (GTAA)
4.6 Community involvement
4.8 Key results of the West of England Gypsy and Traveller Accommodation Assessment
4.10 How many new permanent pitches are required in South Gloucestershire?
4.13 Accommodation preferences and location of sites
4.15 Travelling patterns
4.17 Average household size
4.19 Transit requirements
4.23 Could this need change?

5. Issues and Options

5.1 Introduction
5.5 Strategic issues
5.14 Zones of search
5.28 National Planning Policy constraints
5.41 Changing site status / circumstances
5.58 Appraising unused and surplus public sector land
5.62 Selecting new sites
5.89 Long term strategic need

6. Monitoring and Enforcement

6.1 Monitoring
6.6 Enforcement

7. Next steps

Appendix 1: Invitation for the submission of potential Gypsy and Traveller sites
Appendix 2: Glossary
1. Introduction

1.1 An Issues and Options paper is a mechanism for addressing a particular subject needing to be addressed by the planning system. It is an opportunity for the community at large and other stakeholders to comment on the Planning Authority’s perception of what needs to be done around a particular issue and the ways in which this can be addressed.

1.2 This Issues and Options paper tackles what has been a difficult subject to address, both nationally and locally, the provision of sufficient accommodation for Gypsies and Travellers. The Council wishes stakeholders to know that nothing in this document is ‘set in stone’, meaning that it is not a statement of Council’s intent. It is merely a starting point for discussion and debate.

1.3 What is the new Local Development Framework?

The Government introduced a major reform of the planning system in 2004. The Planning and Compulsory Purchase Act 2004 (the Act) requires Local Authorities to prepare a series of Local Development Documents (LDDs), which will form the Local Development Framework (LDF) for the area. The LDF is essentially a “suite” of planning documents that, when adopted, set the long term spatial planning strategy for South Gloucestershire.

1.4 The LDF will set out policies to satisfy the community’s economic, social and environmental needs for the future, where they have an impact on the use and development of land in South Gloucestershire. The Council’s Local Development Scheme outlines the Development Plan Documents and Supplementary Planning Documents that we will produce in the near future. These documents, together with this Gypsy and Traveller Development Plan Document, will form the Local Development Framework.

1.5 Why do we need a specific Gypsy and Traveller Development Plan Document?

This document is one of the Council’s first Development Plan Documents to move through the new planning system and is being prepared because of a Direction from the Secretary of State in August 2006. The Direction states that: The Secretary of State is satisfied there is a clear and immediate need to bring forward a specific Gypsy and Traveller DPD containing site allocations to provide accommodation for Gypsies and Travellers resorting to South Gloucestershire. In this context, a “Direction” means that Central Government has instructed South Gloucestershire Council to prepare this planning document.

1.6 The Secretary of State considers that within South Gloucestershire, the number of caravans on unauthorised developments is a significant indicator of continuing and relatively constant and high levels of unmet need for additional sites for Gypsies and Travellers. Therefore, to foster safer, stronger and more cohesive communities, this Development Plan Document has been identified as a priority in order to allocate sufficient new sites to help meet the unmet accommodation need for Gypsies and Travellers in South Gloucestershire.

1.7 If provision is not made for sufficient authorised sites (both permanent and transit), the Secretary of State considers that unauthorised camping is likely to continue. This may have a detrimental effect on relationships between the settled community and the Gypsy and Traveller community. A lack of accommodation also has a negative effect on the welfare and social integration of Gypsy and Traveller families with the mainstream community.
1.8 The unmet need for authorised accommodation also means that increasingly Gypsy and Traveller planning applications are being decided on appeal, which means that although they may not be in the most suitable or sustainable locations, they are gaining planning permission via an appeal to the Planning Inspectorate. An increase in authorised site provision in the most sustainable locations would make it difficult for proposals for unsuitable sites to gain planning permission. In addition, if more authorised sites are made available, this will strengthen Council’s ability to use effective enforcement powers.

1.9 South Gloucestershire Council is now committed to taking a strategic approach to assisting with the accommodation requirements for Gypsies and Travellers, which should ensure an adequate supply of authorised sites and consequently result in less unauthorised encampments and community tension.

1.10 The issues and options listed in this document are not statements of the Council’s intent but merely offer starting points for discussion. Readers should also note that the Council has made no decision in favour of any possible sites, nor has the Council discounted the possibility of further sites coming forward for consideration.

1.11 Objectives of this Gypsy and Traveller Development Plan Document

- To ensure that all Gypsies and Travellers that permanently reside in South Gloucestershire have access to decent and affordable authorised accommodation, through the allocation of suitable and sustainable sites;

- To support and create healthy and inclusive communities in South Gloucestershire, balancing the needs of residents today with the need to protect and preserve the environment for future generations;

- To promote high quality design that leads to attractive, safe and functional environments, recognising the variation in character across South Gloucestershire;

- To eliminate racial discrimination and tension by ensuring that Gypsy and Travellers can play a full and responsible role in the community;

- To aid in the elimination of unauthorised Gypsy and Traveller encampments and associated nuisance in South Gloucestershire through the provision of adequate authorised accommodation.

1.12 What national planning policy does this Development Plan Document need to comply with?

1.13 Nationally, planning requirements and advice are set out in Planning Acts, Policy Statements, Government Circulars and in other documents, such as White Papers. South Gloucestershire Council must comply with the legislation and legal requirements contained in these documents when preparing the Local Development Framework.

1.14 With regard to national guidance on planning for Gypsies and Travellers, Circular 01/2006 ‘Planning for Gypsy and Traveller Caravan Sites’ provides guidance on the planning aspects of finding suitable sites for Gypsies and Travellers and how Local Authorities and Gypsies and Travellers can work together to achieve this aim.
1. **Introduction**

1.15 It is now a requirement under the 2004 Housing Act (Section 225) for the Council to carry out a Gypsy and Traveller accommodation needs assessment and to take a strategic approach in order to address a lack of suitable housing for Gypsies and Travellers. The Council therefore has a statutory obligation not only to provide suitable site provision, but also to ensure suitable housing is available for Gypsies and Travellers.

1.16 In preparing this document, the Council is also required to have regard to other statutory duties, which include those in respect of homelessness under Part V1 of the Housing Act 1996 and to our obligations under the Race Relations (Amendment) Act 2000. Under this Act, Councils has a general duty to actively seek to eliminate unlawful discrimination and to promote equality of opportunity and good race relations.

1.17 **The regional planning framework**  
The South West Regional Assembly is currently the Regional Planning Body for the South West of England and, as such, is responsible for the production of the Regional Spatial Strategy (RSS), which outlines the regional planning context and ‘spatial’ vision for the South West until 2026.

1.18 Circular 01/2006 describes how the process of Gypsy and Traveller Accommodation Assessment (GTAA) is integral to the planning process. Local authorities should carry out robust accommodation needs assessments, which assess overall levels of need, identifies any unmet needs for accommodation and subsequently identifies future pitch requirements.

1.19 The results of accommodation assessments feed into Regional Spatial Strategies and Local Development Frameworks. Circular 01/2006 states:  
“The RSS revision should identify the number of pitches required (but not their location) for each local planning authority in the light of the GTAAs and a strategic view of needs across the region.”

1.20 Section 6 of the Draft South West RSS published in May 2006, sets out transitional arrangements for provision for Gypsies and Travellers in the South West. The specific policy (GT1) provides an indicative regional figure of the number of additional pitches required in the South West, but not an allocation for each Local Authority because the Regional Assembly did not have sufficiently robust information on which to establish district-wide pitch numbers.

1.21 The Regional Assembly is now undertaking a ‘Partial Review’ of the Draft RSS on the Provision for Gypsy and Traveller Caravan Sites. At a strategic level, the RSS will set out how many additional pitches are required in the South West for Gypsies and Travellers in the period until 2011. It will also break this figure down to a specific requirement for each local authority in the South West.

1.22 A mini examination in public (of the Partial Review) is proposed to be held in Spring 2008 by the South West Regional Assembly, which will be an opportunity to debate the pitch figures in the partial review consultation document. The Council will provide evidence at this examination to support its position with regard to pitch requirements for South Gloucestershire. Stakeholders can monitor progress of the Partial Review via the Planning Inspectorate website: http://www.planninginspectorate.gov.uk/pins/rss/south_west_gypsy/index.htm

1.23 **Existing Gypsy and Traveller planning policy in South Gloucestershire**  
The Adopted South Gloucestershire Local Plan (2006), the policy document
which the Local Development Framework will replace, contains a Gypsy and Traveller policy (H12: Sites for Gypsies), which is currently used to assess applications for new Gypsy and Traveller sites. The planning context for this policy is Circular 1/94, which until recently provided national guidance on finding suitable sites for Gypsies and Travellers.

1.24 Until such a time as this the Development Plan Document is formally adopted, Policy H12 of the Local Plan and Circular 01/2006 will be used to assess new applications for Gypsy and Traveller sites.

1.25 The Local Plan safeguards existing authorised Gypsy and Traveller sites to ensure they will remain as Gypsy and Traveller sites. This includes the Council’s two public sites at Highwood Land, Patchway and Old Gloucester Road, Winterbourne.

1.26 Ensuring Public Confidence
In order to achieve widespread community buy-in, ensure public confidence in the Development Plan Document and ultimately to ensure that the document is to be found “sound”, it is imperative that the accommodation ‘need’ identified in this document is founded upon a robust and credible evidence base.

1.27 The West of England Gypsy and Traveller Accommodation Assessment is the main technical study that supports this document. It has also provided the basis of the Council’s response to the draft Partial Review of the Regional Spatial Strategy.

1.28 A key challenge of this document is to reach out to the wider community and to engage with those sections of the community traditionally known as ‘hard to reach groups’. The new planning system places a greater emphasis on Councils to involve local residents in the plan making process and the Council wishes to ensure that all sections of the community can have their say with regard to the proposals set out in this document.

1.29 Race Relations and Inclusive Communities
Issues surrounding Gypsies and Travellers have traditionally been divisive. In particular, the identification and provision of sites has historically caused tension and has generated a hostile response from many parts of the community. South Gloucestershire Council has a statutory general duty under the Race Relations (Amendment) Act 2000 to ‘pay due regard’ to the need to eliminate unlawful racial discrimination, to promote equality of opportunity and to promote good race relations between different racial groups.

1.30 As legally recognised ethnic groups, Gypsies and Irish Travellers are protected by the Race Relations Act, and included in the scope of the duty to promote race equality and good race relations. This means that it is unlawful for any individual or organisation to treat Gypsies or Irish Travellers less favorably than other groups, or to discriminate against them indirectly.

1.31 As the Council wishes to promote sustainable, inclusive communities, when consulting on this document the Council will not tolerate any racial representations. This aside, Gypsies and Travellers will not receive any preferential treatment and are subject to the same planning rules and restrictions as the ‘settled’ community.

1.32 Definitions of Gypsies and Travellers
There are currently two definitions of Gypsies and Travellers, a planning definition and a housing definition.
1. Introduction

The planning definition is outlined in Circular 01/2006 ‘Planning for Gypsy and Traveller Caravan Sites’, while the housing definition is defined in section 225 of the Housing Act 2004.

1.33 The planning definition covers:
Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own of their family’s or dependant’s educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such.

1.34 As the purpose of the planning system is to regulate the use and development of land in public interest, the planning definition seeks to capture those with a specific land use requirement, arising from their current or past nomadic way of life. This is the definition appropriate to this planning document focusing on the needs of the type of Gypsies and Travellers seen on unauthorised encampments as advised by Government Office for the South West.

1.35 The planning needs of Travelling Showpeople are identified in Circular 04/2007 and, as such, are specifically excluded from the planning definition. This definition applies to planning policies and when determining applications for planning permission.
1. Introduction

Issues and options for consultation

Source: West of England GTAA

Photo 1 One of the public pitches at Council’s Highwood Park site
2. What is an issues and Options document

2.1 Introduction

2.2 This document is the first step towards preparing a Plan that allocates land for Gypsy and Traveller sites. This Issues and Options document invites stakeholders to comment on the proposed package of options to meet the unmet accommodation need of Gypsies and Travellers in South Gloucestershire. It also provides stakeholders with an opportunity to put forward land to be considered for allocation by the Council. The purpose of this document is to invite views on the issues that the Council believes are central to identifying sustainable locations for future Gypsy and Traveler sites.

2.3 The production and subsequent consultation on this document marks the start of a three year process before South Gloucestershire Council can formally adopt the ‘final version’ of this document. The diagram below sets out the key stages and dates leading to the completion - what we term, adoption of the Gypsy and Traveller Sites Development Plan Document. These are statutory plan making stages which the Government requires this plan to be prepared in accordance with.

Table 1 Preparation Stages for the Gypsy and Traveller DPD

<table>
<thead>
<tr>
<th>STAGE</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Pre-production early evidence gather and discussions with key interested people</td>
</tr>
<tr>
<td>2</td>
<td>Stakeholder and community engagement on Issues and Options</td>
</tr>
<tr>
<td>3</td>
<td>Consultation on Preferred Options and Proposals</td>
</tr>
<tr>
<td>4</td>
<td>Submission draft G&amp;T Development Plan Document to the Secretary of State</td>
</tr>
<tr>
<td>5</td>
<td>Consultation on Submission draft G&amp;T Development Plan Document draft</td>
</tr>
<tr>
<td>6</td>
<td>Response to representations received</td>
</tr>
<tr>
<td>7</td>
<td>Independent examination</td>
</tr>
<tr>
<td>8</td>
<td>Adoption</td>
</tr>
</tbody>
</table>

2 This refers to locations within close proximity to employment centres, health and education facilities, major transport networks as well as suitable in
2.4 The responses to this consultation document will be considered before preparing the ‘Preferred Options’, which will include proposed site allocations. The Preferred Options document will then go out for public consultation and responses to that document will be fed into the production of a final ‘Submission’ document, (stage 5) which will also be subject to public consultation. The Submission document will be submitted to the Planning Inspectorate for consideration at a Public Examination (stage 8).

2.5 Community Involvement in this Planning Document

2.6 Recent reforms to the planning system have strengthened community involvement in the plan making process. The active involvement of communities is now a key element in all stages of plan preparation. This is particularly important in the context of this Gypsy and Traveller Issues and Options Document, which many consider is a sensitive and controversial topic. This document is out for public consultation for six weeks between 18th January 2008 and 29th February 2008. This is your chance to comment on the questions in this document and help shape future drafts of the document.

2.7 A key aim of this Issues and Options paper is to seek consensus on pertinent issues early in the planning process. This is known as ‘front-loading.’ If ‘front-loading’ works correctly, when the final document is submitted, there should be general community agreement on key issues and the way options have been chosen and selected. It is appreciated that not everyone may agree with what’s being promoted or the reasons why. However, the production stages explained in the section above will ensure that everyone has an opportunity to put forward their thoughts, ideas and suggestions in an open and fair way. This is an important part of the plan’s preparation.

2.8 The Statement of Community Involvement provides more information about how we involve people and organisations in the production of new plans. This can be viewed on the Council’s website, www.southglos.gov.uk and is also available in hard copy from the Council.

2.9 Considering possible sites

2.10 Key to success in preparing the plan is the early identification of all the issues and consideration of all alternative options. This will need to draw on the evidence available, the Council’s awareness of local issues, the views of stakeholders and the results of community involvement. Anyone who wishes land to be allocated for Gypsy and Traveller sites should therefore ensure that their sites are brought forward early in the process so that they can be considered by the Council and subjected to ‘sustainability appraisal’. Sites need to be submitted early in the process to ensure they are given full consideration. To make sure this happens, it is very important that the plan is prepared with your input and that we appropriately consider all of the possible alternatives and options.

2.11 Work that has already gone into preparing this Plan

2.12 As part of the pre-production work on this document, (stage 1) the Council undertook pre Issues and Options stakeholder engagement between June and October 2007. This exercise enabled key issues and emerging themes to be debated with selected identified stakeholders, primarily through the Partnership Against Hate Crime and the Multi Agency Forum for Traveller
2. What is an Issues and Options document

Children. The reason these stakeholders were engaged reflects their role and function as public service providers and their close working relationship with the Gypsy and Traveller community. Full details of the discussion and meetings that took place are detailed in the supporting Consultation Report that accompanies this document.

2.13 South Gloucestershire also has a long established process for consulting with members of the local Gypsy and Traveller community (via the Corporate Traveller Unit). This involves one to one consultations on sites, in conjunction with the bi-annual government caravan count. In addition, consultations on Council wide issues relevant to the community are carried out on an ad hoc basis. Consultations specific to the need and supply of pitches have been ongoing since 2004, the most recent having taken place in July 2007.

2.14 Meeting the requirements of Sustainability Appraisal

2.15 In its broadest sense, sustainability is at the heart of planning. Under Section 39 of the Planning and Compulsory Purchase Act 2004, plans which consider how land should be used are required to be prepared with a view to contributing to the achievement of sustainable development. In this respect, the concept of sustainability is at the heart of this Gypsy and Traveller Development Plan Document. As part of its production, the Council is required to undertake a Sustainability Appraisal (SA) of the document. The purpose of SA is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of spatial plans, such as this Development Plan Document.

2.16 In order to meet sustainability requirements, South Gloucestershire Council will produce a SA document for consultation alongside the various stages of production for this document, which will ensure the final version is sound and conforms to sustainability principles, as set out by the Government.

2.17 Consultation was undertaken in November and December 2006 on the generic Sustainability Appraisal Scoping Report for the Local Development Framework. This document sets out a Framework for how the SA will be carried out for all Development Plan Documents, including this Gypsy and Traveller Development Plan Document. A link to this document can be found at www.southglos.gov.uk

2.18 What happens next?

2.19 Responses made during the consultation stage of this document will be considered and the results will help shape future drafts of the document, alongside government legislation, regulations and national policy. A report will be prepared at the end of the statutory consultation period, which will outline how views have been considered and whether the document has been changed in light of community response.
What is an issues and options document for consultation?
3. Context

3.1 South Gloucestershire context

3.2 South Gloucestershire, a Unitary Authority, is located in the South West of England, immediately north and east of the City of Bristol. It comprises approximately 49,700 hectares of diverse and attractive landscape, extending from the Severn Estuary in the west to the Cotswold Hills in the east. Approximately 50 percent of South Gloucestershire is ‘Green Belt’ land. The resident population is estimated at just under a quarter of a million (248,100 - Registrar General’s mid-year estimate 2005).

3.3 The principal urban area comprises the north and eastern fringes of Bristol, which are for the most part contained to the south of the M4 and M5 motorways, and the west of the A4174 Avon Ring Road. The two largest settlements located outside the Bristol urban area are Yate/Chipping Sodbury and Thornbury. There are also many small villages and rural hamlets dotted around the countryside.

3.4 History and Culture of Gypsies and Travellers

3.5 Gypsies and Travellers have lived in and moved through the UK for centuries, but in spite of being one of the longest standing minority groups in society, less is generally known about them than almost any other group. Their culture and habit of nomadism, which distinguishes them from the settled community, has persisted, even though the majority over the years have integrated with the housed population.

3.6 Romany Gypsies have been part of British society since the 15th century and Irish Travellers since the 1800s. Today, these two groups differ in family size, economic activity, language and certain cultural traditions. However, they also have much in common, most significantly a cultural tradition of nomadism.

3.7 Despite a tradition of nomadism, the degree to which Gypsies and Travellers now actively travel varies greatly. Traditional patterns of work are changing and although a minority still regularly travel (predominantly for work and cultural reasons), the majority of Gypsies and Travellers now lead a settled life. Nevertheless, research indicates that the majority also prefer to live among a community of family and friends, often in caravans.

3.8 This aside, the ability to travel remains an important part of Gypsy and Traveller culture. Some communities live in extended family groups and prefer to travel as such. This is a key feature of their traditional way of life, which has an impact on planning for their accommodation needs. Another aspect of their traditional way of life is early marriage. It is still expected that the family will provide for those with special needs and the elderly.

3.9 National Gypsy and Traveller context

3.10 According to bi-annual caravan count figures, there are around 16,000 Gypsy and Traveller caravans in England. Around 75 percent of these caravans are on authorised sites, the majority being well-managed and an accepted part of the local community. The remaining caravans are divided between unauthorised encampments (camping on land they do not own) and unauthorised developments (developing their own land without planning permission).

3.11 There is evidence that Gypsies and Travellers experience the worst health and education status of any disadvantaged group in England.
Research indicates a clear link between a lack of good quality authorised sites for Gypsies and Travellers and poor health and education. Clearly, the provision of more authorised sites and a settled ‘base’ would benefit access to health and education services.

3.12 According to the Department for Communities and Local Government, the social exclusion experienced by Gypsies and Travellers is highlighted by the following statistics:

• The average life expectancy is 12 years less for women and 10 years less for men than the settled population;

• Of Gypsy and Traveller mothers, 17.6% have experienced the death of a child, compared to 0.9% in the settled population;

• In 2005, only 20.7% of Irish Travellers and 9.1% of Romany Gypsy pupils gained GCSE, compared to a national average of 42.5%.

3.13 Local Gypsy and Traveller context

3.14 There are around one hundred Gypsy and Traveller families that permanently reside in South Gloucestershire, living on one of the Council’s 34 residential family pitches, a similar number of privately owned, usually owner occupied, pitches or in housing. Since the ‘family’ is still the strongest social unit and family based self employment is very common, sites are often home to an extended family of several generations. There are currently no transit sites in South Gloucestershire.

3.15 The other group of Gypsies and Travellers, which are more visible, are families passing through South Gloucestershire on a seasonal basis, pulling up on unauthorised encampments, usually on the roadside or unoccupied private land. It is these sites which most strongly affect local public opinion and lead to a negative perception of Gypsies and Travellers.

3.16 As unauthorised encampments are very short term, if there is no transit provision there is rarely an opportunity to pursue legal processes, which can undermine confidence in the legal system. It also reinforces prejudices on both sides. Until recently, it was not uncommon for more than one hundred encampments a year but there has been a 50% fall in the number of such sites in the last five years, as the number of authorised private sites has increased. This aside, it can be anticipated that there will always be families in transit who will not be accommodated on local family sites and are not seeking permanent residential accommodation in this area. Therefore, there will always be a demand for transit provision.

3.17 Important definitions:

3.18 Site
An area of land laid out and used for Gypsy and Traveller caravans. Sites vary in type and size and can range from one-caravan private family sites on Gypsy and Traveller’s own land to large local authority sites accommodating up to 20 pitches.

3.19 Pitch/Plot
Area of a Gypsy/Traveller site where a single household live in their caravans (trailers). Pitches may vary between being large enough for one residential trailer (or mobile home) and one touring (small) trailer to spacious enough to hold one or two large mobile homes and several ‘tourers’ as well as working vehicles.
3. Context

3.20 Amenity Building
Presently there is no single definition of an amenity building. This aside, the overall size will depend on the size of the family, while draft government guidance states that at a minimum they should include: hot and cold water; electricity supply; separate toilet; a bath/shower room and a kitchen and dining area.

3.21 Transit site
Authorised Gypsy and Traveller site intended for short-term use by those in transit to other areas. The site is permanent, but people who stay on it may only do so for a temporary period (normally up to three months). Normally these sites have fewer facilities than permanent residential sites.

3.22 Caravan
A caravan is any structure designed or adapted for human habitation that is capable of being moved from one place to another. Twin unit caravans are included in the definition although they cannot be moved when assembled. Maximum dimensions are 20m x 6.8m x 3.05m.
Issues and options for consultation

Gypsy and Traveller Sites

3. Context
4. Gypsy and Traveller Accommodation Assessment

4.1 Introduction

4.2 South Gloucestershire Council, like all local authorities has a statutory duty to carry out an assessment on the accommodation needs of Gypsies and Travellers living in the District. This came into force as a result of changes introduced by the Government on 2 January 2007. These assessments, which are known as Gypsy and Traveller Accommodation Assessments, (GTAA). were required to be completed by the end of 2007.

4.3 West of England Gypsy and Traveller Accommodation Assessment

4.4 South Gloucestershire has worked with the former Avon authorities (Bath and North East Somerset Council, Bristol City Council, North Somerset Council) to plan for and undertake a West of England Gypsy and Traveller Accommodation Assessment (GTAA).

4.5 Consultants with previous experience in undertaking GTAA’s were appointed to lead the study: Dr Margaret Greenfields (Buckinghamshire Chilterns University College) and Dr Robert Home (School of Law, Anglia Ruskin University). The report was completed in summer 2007 and the final version of the study is available to download on the Council’s website at PTE-07-0602 - West of England Gypsy and Traveller Accommodation Assessment

4.6 Community Involvement

4.7 In preparing the GTAA, consultation and engagement with the Gypsy, Traveller and Showmen communities was comprehensive and sustained. An advisory group of Gypsies, Travellers and Showmen was formed, entitled the ‘Gypsy, Traveller & Showmen Consultation Forum’. The Forum included community members from across all four Local Authorities. The Forum played an active part in the development of the GTAA, including participating in the development of questionnaires to both housed and ‘sited’ (including roadside) families. The involvement of Gypsies, Travellers and Showmen in the design and delivery of the GTAA survey represents an advance in community involvement, and should facilitate better community relations in the future. Community members are stakeholders in the project, and capacity has been developed in an often socially excluded community.

4.8 Key results of the West of England GTAA

4.9 The West of England GTAA found that the total requirement for residential pitches for Gypsies and Travellers (across the West of England) is 127 pitches until 2011, with family growth requiring an additional 44 pitches to be provided between 2011-2016, taking the total requirement until 2016 across the West of England to 171 pitches. Please note that these pitch requirements are over and above current provision, meaning that these are ‘new’ pitches. The final accommodation requirements are set out below:

3 The West of England GTAA, unlike this document, includes the accommodation needs of Showmen.
4.10 How many new permanent pitches are required in South Gloucestershire?

4.11 Table 2 which is outlined above shows an additional need for 73 residential pitches up to 2011. However this does not take into account sites that could come forward based on assumptions made in rows 11 to 15 of Table 2.

4.12 Based on evidence presented in the GTAA, the figure for South Gloucestershire can be reduced by 15 pitches. This is because of 3 new socially rented pitches planned in 2007/08 at the Council’s two public rented sites and the likelihood of on going vacancies arising at these sites over the next five years. These assumptions have been endorsed by the Council’s Corporate Traveller Unit. The Gypsy and Traveller Accommodation Assessment also assumed that 10 residential pitches will be delivered from a site that is currently at the planning appeal stage. As the Council is defending this appeal, it would be inconsistent to take account of it in assessing the need for additional accommodation in South Gloucestershire. Assuming that this site is not granted planning permission on appeal, South Gloucestershire Council will need to provide for an additional 58 residential Gypsy and Traveller pitches until 2011. If the appeal is successful, the requirement will be for 48 residential pitches. Therefore based on currently available evidence the level of unmet
need for future Gypsy and Traveller sites in South Gloucestershire is as set out in Table 3 below.

### Table 3

<table>
<thead>
<tr>
<th>Year</th>
<th>Residential pitches</th>
<th>Transit caravan capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006-2011</td>
<td>58</td>
<td>25</td>
</tr>
<tr>
<td>2011-2016</td>
<td>22</td>
<td>0</td>
</tr>
</tbody>
</table>

#### 4.13 Accommodation Preferences and Location of Sites

**4.14** When Gypsy and Travellers were interviewed as part of the GTAA the overwhelming accommodation preference was for owner-occupied sites. Both housed and sited respondents were equally keen on exploring this further. The majority of respondents interviewed had close family connections to the locality in which they resided, and expressed a desire to live within their current unitary authority. In addition most respondents also expressed a strong preference to live in smaller family sized sites preferably not bigger than 5 pitches with the ability to be able to accommodate their extended family or cater for older family members.

#### 4.17 Average Size of Households

**4.18** Across the West of England, the average size of households for the communities surveyed is 3.9 people, with an average of 2.5 caravans per household. The population is young and growing at 3% per annum. There is a considerable number of young people of all ethnicities, (although Irish Travellers are statistically predominant in the 0-16 age range) who will require accommodation within the next 10 years. It is likely that the majority of all these young people will seek caravan accommodation although not necessarily within the study area if marriage occurs with individuals from other localities.

#### 4.19 Transit Requirements

**4.20** In addition to the provision of permanent authorised pitches, the West of England GTAA also provides an estimate for transit pitch requirements. The study suggests that South Gloucestershire’s ‘portion’ should be 25 transit pitches. In this context, transit sites are permanent but any residents are only allowed to stay on these sites for short periods of time, up to three months, to accommodate families in transit.

**4.21** It is suggested by the consultants that this need may not necessarily be met where it is expressed and that the four authorities should work together on this issue. It has been the experience in South Gloucestershire that the need for transit provision has declined sharply as the provision of permanent residential pitches has increased.

**4.22** Currently there are no transit sites available in South Gloucestershire.
Promoters of a possible site are currently awaiting a planning appeal to be heard into its locational and operational suitability. If this location was approved this would provide provision for 10 transit pitches, thereby reducing the future unmet need to 15 pitches.

4.23 Could this need change?

4.24 The final level of need in South Gloucestershire is still not absolutely certain. This must wait until the Government confirms the final figures having considered the level of need for permanent Gypsy and Traveller sites and transit sites across the whole of the South West. This is expected to be clarified next year after the ‘Partial Review’ Examination in Public has examined these issues. However, the Government does not want us to wait until all these matters are fully resolved next year to begin work on the new plan.

4.25 This document presents the options and choices available to South Gloucestershire, its partners and communities for finding land for suitable sites. Should the Government tell South Gloucestershire that a higher number of pitches is required, the document will have to respond to this and make any necessary changes and adjustments.
5. Gypsy and Traveller Accommodation Options

5.1 Introduction
This chapter sets out a 'package' of options that the Council believes to be the best choice in providing a starting point for discussing the future accommodation options for Gypsy and Travellers in South Gloucestershire. In summary, the Council needs to provide an additional 58 residential pitches and 25 transit pitches by 2011.

5.2 It is suggested that the unmet need in accommodation for Gypsies and Travellers could be met in the following ways:

1. Identifying broad zones of search where further Gypsy and Traveller sites could be sited.
2. Investigating the feasibility of changing the circumstances of some existing Gypsy and Traveller sites in South Gloucestershire.
3. Identifying and appraising unused South Gloucestershire Council land and other surplus public sector land in order to check whether any of this land could be suitable for Gypsy and Traveller sites.
4. Developing planning policies to guide planning decisions on proposed Gypsy and Traveller sites.
5. Inviting the identification of other possible sites (see Appendix 1).

5.3 This package should be viewed as a series of interrelated options that the Council could pursue in order to generate additional sites in South Gloucestershire. Considering the past difficulties in identifying sites for Gypsies and Travellers, it is not a question of which “one” of these options will be used, as it is likely that a number of these approaches will be needed.

5.4 This section outlines each of these approaches in turn. Under each approach a number of options are set out, expressed as questions. It would be helpful, in responding to Issues and Options document, if you structured your response as comments on the proposed options. Please refer to chapter 7.

5.5 Strategic Issues

5.6 Strategic Issue 1: Meeting the identified need for additional permanent Gypsy and Traveller pitches in South Gloucestershire

5.7 The Council acknowledges it has a duty of care with regards to meeting the accommodation needs of Gypsies and Travellers in its area. The Council’s preferred approach to meeting the current identified shortfall in authorised accommodation in South Gloucestershire is to make provision, through this Development Plan Document, until 2011. This is the same time period as the draft RSS Partial Review on Gypsy and Traveller pitches in the South West and would ensure that this document is in general conformity with the RSS. In addition, provision beyond 2011 could be included in the Council’s Core Strategy Development Plan Document, which is programmed for adoption in April 2011. This document will cover all forms of development, not just Gypsy and Traveller provision and will identify the major urban extensions that will be delivered over the next twenty years.

5.8 An alternative approach would be to make sufficient accommodation provision until 2016, which is the ‘lifetime’ of the West of England GTAA. The main merit to this approach is that according to the South Gloucestershire Council Local Development Scheme, this Development Plan Document will not be adopted until December 2010, by which
time there will be a need to review the accommodation provision for Gypsies and Travellers. If the Development Plan Document makes provision until 2016, once adopted, there will still be five years before Gypsy and Traveller accommodation would need to be reviewed.

**Option 1:**
This document should make provision for Gypsy and Traveller accommodation until 2011.

**Option 2:**
This document should make provision for Gypsies and Traveller accommodation until 2016.

**Question 1:**
Do you think that this document should make provision for Gypsies and Travellers until 2011 or until 2016? Please explain your reasons.

5.9 **Strategic Issue 2: Meeting the unmet need for Transit Provision**

5.10 Travelling, even if only to fairs or to visit family, is still an important feature of Gypsy and Traveller identity and lifestyle. Some are still highly mobile without a permanent base, and others travel for significant parts of the year, especially during the summer months.

5.11 Even if every Gypsy and Traveller family in England had their own permanent base, there would still be a need for transit sites for those who are travelling, particularly in the summer months. Transit sites, as the name suggests, are intended for short term use (up to three months) by Gypsies and Travellers in transit. The site itself is permanent but residents can only stay on a temporary basis. Unlike permanent authorised sites, transit sites are generally only ‘furnished’ with basic facilities, such as hard standings and toilets.

5.12 There is little agreement about the best format for transit pitches except that there must be mechanisms for preventing them being used as permanent accommodation and that they should be close to identified transit routes. Many permanent sites accommodate relatives who are in transit and this is a preferred option for families who have this available to them. A resident site manager is generally considered a necessity on large sites or public sites. It is generally accepted that mixed transit/permanent accommodation on Council sites is not a practical option.

5.13 The West of England GTAA found there is an estimated need for 25 transit pitches in South Gloucestershire to accommodate Gypsies and Travellers passing through or temporarily residing in South Gloucestershire. Presently there are no authorised transit sites in South Gloucestershire, which results in unauthorised encampments that have potential to cause damage and community tension. If authorised transit sites existed, Police and the Council could refer unauthorised encampments to them, minimising disruption to both travelling families and local residents.

**Option 3:**
Working in partnership with the other West of England Unitary Authorities, in order to establish a ‘network’ of transit sites across the West of England sub-region, South Gloucestershire Council will identify suitable land to meet any shortfall in transit provision in South Gloucestershire.
5. **Gypsy and Traveller Accommodation Options**

**Option 4:**
Provision should be made for separate transit spaces on new permanent residential Gypsy and Traveller sites.

**Option 5:**
South Gloucestershire Council will take a flexible approach to transit provision by allowing visiting family members to stay on authorised private sites (both existing and proposed) for up to 28 days.

**Question 2:**
Which of these three options do you prefer? Please give reasons.

---

5.14 **Zones of Search**

5.15 This Issues and Options document stops short of identifying specific plots of land for future Gypsy and Traveller use. Sites will be introduced at the next stage of production (‘Preferred Options’). Please note that stakeholders still have an opportunity to suggest sites as part of this Issues and Options consultation (see Appendix 1). It is considered that this approach to be fair and equitable. No sites have been ‘pre-judged’ as favourable or non-favourable and the local community and stakeholders have an opportunity to say whether they agree or disagree with the Council’s proposed approach to identifying sites prior to specific sites being allocated at the next state of the Development Plan process.

---

**Map 1**

South Gloucestershire Environmental Constraints

---

© Copyright South Gloucestershire Council. All rights reserved LA100023410, 2008
5.16 Ideally, future Gypsy and Traveller sites should be situated in suitable locations so that they are acceptable in sustainability terms, are deliverable and appeal to both the settled community and Gypsies and Travellers. The Council has developed a ‘zones of search’ approach, which covers and appraises the entire district. This will help in identifying areas that could sustainably accommodate future Gypsy and Traveller sites.

5.17 One of the biggest challenges of this document is to ensure that an adequate supply of suitable, sustainable and deliverable sites is allocated in order to meet the accommodation needs of Gypsies and Travellers. The map below broadly outlines the main environmental constraints in South Gloucestershire.

Stakeholders will notice that the majority of the district is constrained in some way, be it flood zone, green belt, an existing urban area or the Cotswolds AONB. Considering these constraints, the Council must adopt a balanced approach to meeting the unmet accommodation need of Gypsies and Travellers.

5.18 As Map 2 below illustrates, South Gloucestershire has been divided into seven zones of search. Each zone is accompanied by a short commentary about its key characteristics relevant to site provision and each zone is also appraised, by way of opportunities and constraints, for its potential to accommodate future Gypsy and Traveller sites. This document has adopted this approach because the
South Gloucestershire Local Plan Inspectors Report states that "none of the district is so remote from the urban areas as to render them unsuitable for Gypsy sites" (page 269).

5.19 Please note that it is preferential to steer future Gypsy and Traveller sites onto ‘unconstrained’ land but given the proven difficulty in finding sites no potential locations have been ruled out at this stage, hence we have developed an approach that appraises the entire district. This document acknowledges that there are areas of absolute constraint for Gypsy and Traveller pitches, which include: existing public open space, sites of international nature conservation interest (the Severn estuary), Sites of national conservation interest, Scheduled Ancient Monuments (see Appendix 8 of South Gloucestershire Local Plan) and COMAH zones (identified in Map 1 above).

5.20 Zone A (Rural)
This area encompasses a large, predominantly rural part of South Gloucestershire, stretching from the north of Thornbury across to land north of Yate and Chipping Sodbury, which is not designated Green Belt. As Map 1 on the previous page shows, the vast majority of this area is not subject to environmental constraints. This aside, the central part of this zone is susceptible to flooding from Ladden Brook. The largest villages in this area are Wickwar and Charfield.

5.21 Circular 01/2006 states that rural settings, where not subject to special planning constraints, are acceptable in principle for Gypsy and Traveller sites. In sustainability terms, any identified land in this area would be in close proximity to the market towns of Thornbury and Yate/Chipping Sodbury, which would enable future sites to access essential facilities and services without having to travel unreasonable distances. This zone has the least environmental constraints and it is therefore considered that this is a ‘priority zone’ for identifying future Gypsy and Traveller sites.

5.22 Zone B (East Green Belt)
This area is mainly Green Belt land to the east of Downend, Kingswood and Longwell Green. The east of this zone is bounded by the Cotswolds AONB. The majority of this zone is rural in character and residential development is constrained by the Green Belt (see paragraph 5.37). After the ‘rural’ and ‘settlement’ zones, it is considered that the Green Belt zones have the most potential to accommodate future Gypsy and Traveller sites.

5.23 Zone C (Central Green Belt)
This area is right in the centre of South Gloucestershire and is mainly Green Belt land directly to the west of Yate, surrounding the villages of Winterbourne, Frampon Cotterell, Coalpit Heath and Iron Acton. The majority of this area is rural and most villages are ‘washed over’ by the Green Belt (see paragraph 5.37). The central part of this zone
is susceptible to flooding from the river Frome and Ladden Brook. It is considered that this zone ranks slightly less favourably than the other two Green Belt zones because a portion of this zone is susceptible to flooding.

5.24 Zone D (West Green Belt)
This area is mainly Green Belt land to the north of Patchway, south and east of Cribbs Causeway retail park and to the south and south west of Thornbury. The M4 and M5 motorways cut through this zone, while the majority of villages are ‘washed over’ by the Green Belt. Outside the villages, this zone is predominantly rural in character. It is considered that this zone broadly the same potential to accommodate future Gypsy and Traveller sites as the other two Green Belt zones but notes that none of this land suffers from flood risk.

5.25 Zone E (Severn Levels)
This zone encompasses an area at the western edge of South Gloucestershire, adjacent to the Severn Estuary. The vast majority of this area is characterised by high flood risk and is classified as flood zone 3 (see paragraph 5.31). As Map 1 shows, the majority of this zone is also Green Belt land. The M48 and M4 motorways also run through this zone. In accordance with PPS 25, it is considered that Flood Zone 3 land in this zone to have the least potential to accommodate Gypsy and Traveller sites.

5.26 Zone F (Cotswold Area of Outstanding Natural Beauty)
This zone covers an area at the eastern edge of South Gloucestershire. The whole area is an Area of Outstanding Natural Beauty (see paragraph 5.29). The majority of the area is rural in character and the M4 motorway passes through the middle of the zone. This zone sits below the three Green Belt zones in the Council’s hierarchy, as the entire zone is an Area of Outstanding Natural Beauty and is further away from urban areas than the Green Belt zones.
5.27 Zone G (Settlements)
This disparate zone is comprised of the existing urban areas of South Gloucestershire, including the ‘north fringe’ settlements of Filton, Bradley Stoke, Stoke Gifford, Patchway as well as Kingswood, Downend and Longwell Green, the market towns of Yate/Chipping Sodbury and Thornbury and the smaller villages of Winterbourne, Frampton Cotterell, Coalpit Heath and other smaller villages not ‘washed over’ by the Green Belt. This is a preferred zone of search because any potential sites would be in close proximity to existing services and facilities.

<table>
<thead>
<tr>
<th>Opportunities</th>
<th>Constraints</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Previously developed land could be utilised</td>
<td>• High price of land</td>
</tr>
<tr>
<td>• Urban areas - proximity to services / sustainable</td>
<td>• Gypsy sites are low density developments - competition with ‘traditional’ dwellings</td>
</tr>
<tr>
<td></td>
<td>• Screening could be problematic</td>
</tr>
</tbody>
</table>

The hierarchy outlined below is one way in which the seven zones could be prioritised, with the least constrained identified as the most suitable for locating future Gypsy and Traveller sites. Please note that this does not rule out any potential sites in the lower zones, but rather provides a basis for consultation.

Proposed Hierarchy of Zones of Search

1. Zone A  (Rural)
2. Zone G  (Settlements)
3. Zone D  (West Green Belt)
4. Zone B  (East Green Belt)
5. Zone C  (Central Green Belt)
6. Zone F  (Cotswolds AONB)
7. Zone E  (Severn levels)  (specifically Flood Zone 3 land)

Question 3
Do you agree, based on environmental constraints and sustainability principles, that this is the most appropriate way to rank the seven zones of search? Please explain why.

5.28 National Environmental Planning Constraints:
This section supports the proposed zones of search section above, by introducing the major environmental planning constraints in South Gloucestershire. There is a description of each environmental constraint, the ramifications for Gypsy and Traveller sites in land use planning terms are outlined and stakeholders are asked to answer questions, concerning whether they support the Council’s proposed approach.

5.29 Cotswolds Area of Outstanding Natural Beauty (AONB)
Areas of Outstanding Natural Beauty (AONB) are nationally important landscapes, which are designated by statute for the purpose of conserving and enhancing their natural beauty. South Gloucestershire Council has a long term commitment to, and involvement, in the planning and management of the Cotswolds AONB, through the Cotswolds AONB Conservation Board and previous initiatives.

5.30 As an environmentally sensitive landscape, South Gloucestershire Council would not support any site allocations for Gypsies and Travellers in the Cotswolds AONB unless applicants can prove that the site would be well related to the character of the local landscape and would not compromise the objectives of the designation. Site allocations on well screened previously developed land could be considered appropriate.
5.31 Flood Risk
According to PPS 25, caravans and mobile homes intended for permanent residential use are classified as ‘highly vulnerable’ development, while sites used for short-let caravans (i.e. transit sites) are classified as ‘more vulnerable’ development. PPS 25 states that highly vulnerable development should not be permitted in Flood Zone 3 (high probability). This zone covers land assessed as having a 1 in 100 or greater annual probability of river flooding or a 1 in 200 or greater probability of flooding from the sea in any year. The Council acknowledges that there are some existing Gypsy and Traveller sites, just like conventional ‘brick and mortar’ dwellings, in land classified as Flood Zone 3. This aside, it is the Council’s responsibility to steer development away from vulnerable areas however all sites will be considered on their merits.

5.32 South Gloucestershire Council will follow the Sequential Test, as outlined in PPS 25, in order to steer all new Gypsy and Traveller sites to areas with the lowest probability of flooding (Zone 1). Only if there are not enough suitable or reasonably available sites in Zone 1 will Council consider sites in Flood Zone 2, applying the Exception Test (as outlined in PPS 25) if required. Only when there are not enough suitable or reasonably available sites in Flood Zones 1 and 2 will the Council consider the suitability of land in Flood Zone 3 for Gypsy and Traveller sites.

5.33 This land could be suitable for transit accommodation and would have to pass the Exception Test in PPS 25. The Council has engaged consultants to undertake a Strategic Flood Risk Assessment, which will inform the site selection process for this document.

5.34 International and Nationally Recognised Environmental Designations

5.35 International designation of a site of nature conservation importance offers the highest level of protection from development, while sites of national nature conservation interest are also afforded a very high level of protection. These areas are valued for their wildlife habitats and the roles they play towards protecting our environmental heritage for current and future generations.

5.36 South Gloucestershire has one site protected under international (European) law - the Severn Estuary, by way of its SSSI, SPA and CSAC status. It also has 22 nationally protected sites. Sites of Special Scientific Interest (SSSI)
are the best examples of our national heritage of wildlife habitats. Appendix 4 of the adopted Local Plan lists South Gloucestershire’s sites of national nature conservation importance. Gypsy and Traveller sites, as with any form of residential development, will not be considered appropriate inside or adjacent to the boundaries of these designated sites.

**Question 7:**
Do you agree that any land inside or adjacent to Sites of International Nature Conservation Interest or National Nature Conservation interest should not be considered appropriate for future Gypsy and Traveller sites?

**5.37 Green Belt**
The fundamental aim of Green Belt policy is to prevent the uncontrolled spread of urban areas into open countryside and to keep land permanently open. There is a general presumption against development which would be harmful to green belt objectives. The green belt in South Gloucestershire covers approximately 23,000 hectares, which is almost half the total area of South Gloucestershire.

5.38 Circular 01/2006 states that alternatives should be explored before Green Belt locations are considered for Gypsy and Traveller sites. It also states that “Alterations to the Green Belt boundary can be used in exceptional circumstances for housing and other types of development inappropriate for the Green Belt. Such alterations have often been used in cases where a local authority’s area contains a high proportion of Green Belt land and no other suitable sites outside the Green Belt exist”.

5.39 Considering that 47% of land in South Gloucestershire is Green Belt, it is therefore reasonable to investigate Green Belt land in sustainable locations, within close proximity to urban areas, if sufficient sites cannot be allocated on unconstrained land. Circular 01/2006 states that in such exceptional circumstances, Green Belt land should be brought forward through the plan-making process and would need to be specifically allocated in this Development Plan Document as a Gypsy and Traveller site only.

**Question 8:**
Do you agree that in exceptional circumstances land could be taken out of the Green Belt for Gypsy and Traveller sites if sufficient sites/land can not be allocated outside the defined Green Belt boundary?

**5.40 COMAH Sites**
South Gloucestershire currently has four COMAH sites, short for The Control of Major Accident Hazards Regulations. As shown on Map 1 at page 25, the majority of these sites are located in and around Hallen. There are consultation zones surrounding COMAH sites and any residential development, including Gypsy and Traveller sites is normally inappropriate within COMAH consultation zones. Stakeholders wishing to submit land for future sites who are not sure about whether their land is in a COMAH consultation zone should contact the South Gloucestershire Council Emergency Planning Team on 01454 863873.

**Question 9:**
Do you agree that Gypsy and Traveller sites should not be considered appropriate development adjacent to or within COMAH sites for health and safety reasons?
5.41 Changing Status/Circumstances of Existing Sites

5.42 From past experience, the Council is aware that finding new land for Gypsy and Traveller sites is difficult because of pre-existing special land designations eg AONB, environmental constraints and the high cost of land suitable for development. Given the difficulty in finding land for sites in areas acceptable in planning terms, it is probable that other solutions will need to be considered. Consequently, one option that the Council proposes to explore is changing the site status and circumstances of certain existing sites.

5.43 Options include:

a) Appraising existing private authorised sites to see whether they have the physical potential to formally incorporate additional pitches within their legal boundaries

b) Appraising all privately owned sites with temporary planning permissions in order to see if, through the planning system, they should be made permanent

c) Appraising existing Council owned Gypsy and Traveller sites to see if they could contribute more than the already agreed three extra pitches for Highwood Park (Patchway)

5.44 The purpose of this appraisal will be to assess whether any further provision can be made in each type of site or situation identified above.

5.45 Appraising existing private authorised sites

5.46 On some existing sites there is room physically to designate more pitches. This would be a cost effective method for meeting some of the identified shortfall of need in South Gloucestershire because it would not put any additional costs on taxpayers.

5.47 Historically, planning permissions have typically been for conditional use for the applicant’s family and have not mentioned the number of pitches allowed. A ‘pitch’ is an area to accommodate a nuclear family defined in the West of England GTAA as a family unit which usually eats together. A site can contain a number of pitches. Family owned private sites often reflect a traditional extended family structure of two or more generations.

5.48 By encouraging site owners to apply for a change in conditions attached to their current planning permission it would be possible to create pitches to meet the needs of growing families on their own land and also regularise existing situations where those included in the existing permissions (as dependants) have formed their own households or where new dependants such as aging relatives have joined the core family group.

5.49 It is considered that this may be an efficient and sustainable option since the West of England GTAA found that 32 pitches, out of the gross identified additional need of 73 pitches, will arise from new households being formed on existing Gypsy and Traveller sites in South Gloucestershire. There is also a strong argument for making better use of land already designated for Gypsy and Traveller use because it limits the amount of unused or greenfield land required for additional pitches.

5.50 It should be noted that a significant amount of site assessment work is yet to be completed and it is not yet known what capacity exists to intensify use at existing sites. Providing that this idea meets with a favourable response,
5. Gypsy and Traveller Accommodation Options

Specific site intensification options will be introduced at the next stage of plan preparation (Preferred Options).

Question 10
Do you agree that intensifying the use of existing Gypsy and Traveller sites should be explored?

Question 11
Do you agree that temporary planning permissions for Gypsy and Traveller sites should be reviewed?

Question 12
Do you agree that there should be a policy to safeguard existing and any proposed Gypsy and Traveller sites and to retain these sites in perpetuity?

5.51 Appraising private sites with temporary permission

5.52 It has been common for existing private site permissions obtained on appeal to gain temporary permission, either restricting the use of land as a Gypsy or Traveller site for a limited period (normally between two and five years) or restricting the permission to the applicants and/or their family, predominantly because of an expectation that alternative sites will be available when the permission expires.

5.53 Most of the current temporary permissions will expire before this plan is adopted. This Development Plan Document will need to assess whether these sites are in the most suitable and sustainable locations and will therefore need to assess whether new land/sites would be more suitable than these current sites. The health, education and welfare needs of the site residents will need to be taken into account before any decision to potentially uproot people can be taken.

5.54 Appraising existing Council sites

5.55 A survey will be undertaken of the two Council owned sites to assess the potential for additional pitches, which would be over and above the three additional pitches for Highwood Park that is already included in West of England Gypsy and Traveller Accommodation Assessment calculations.

5.56 However, initial inspection reveals little scope for expansion, either within existing boundaries or on adjoining Council owned land. In addition to topographical and planning constraints, site management issues must be considered. Existing sites are at the limit of what is considered best practice.

5.57 In summary, it is likely that at least some proportion of the unmet accommodation need can be met through these measures. This work in on-going and any breakdown of where this need could potentially be met will be introduced at Preferred Options stage.

5.58 Appraising Unused and Surplus Public Sector Land

5.58 As part of the on-going exercise to meet the land use requirements of this Development Plan Document, Council officers are appraising all unused South Gloucestershire Council land and have regularly monitored the Register of

It is important to state that any land identified for new Gypsy and Traveller pitches in this planning document will be subject to planning conditions in order to ensure that pitches are not converted to ‘mainstream’ housing or other buildings and remain as Gypsy and Traveller pitches in perpetuity.
Surplus Public Sector Land.

5.60 This approach to identifying potential sites is endorsed in Circular 01/2006 (page 9), which states that “Authorities should also consider making full use of the registers of unused and under-used land owned by public bodies as an aid to identifying suitable locations. Vacant land or under-used local authority land may be appropriate”.

5.61 It should be noted that much of the Council’s land is not suitable or available for Gypsy and Traveller pitches, as the majority is either public open space, parks or is too small to accommodate pitches. The Council does not know the percentage of surplus public sector land that could be suitable for Gypsy and Traveller sites but any potential sites that this exercise yields will be introduced at the next stage of production (preferred options).

**Question 13**
Do you agree that appraising unused and surplus public sector land is a good way of identifying potential land for future Gypsy and Traveller sites?

5.62 Selecting new sites

5.63 Government guidance in Circular 01/2006 states that criteria for the allocation of Gypsy and Traveller sites must be fair, reasonable, realistic and effective in delivering sites. The Government also has new powers to intervene in the plan-making process if it considers that the constraints being proposed by a local authority are too great or have been inadequately justified.

5.64 Stakeholders wishing to promote land through this Development Plan process as Gypsy and Traveller sites should follow the guidance below. Please note that the social, environmental and economic impacts of all potential sites will be assessed through the sustainability appraisal process.

5.65 The headline issues listed below roughly correspond to the sustainability issues identified in Circular 01/2006. Under each of the three main issues will be a series of sub issues.

**The three main issues are:**
- National planning policy constraints (covered in previous section)
- Social and cultural sustainability
- Physical sustainability of sites

5.66 **SOCIAL AND CULTURAL SUSTAINABILITY**

5.67 Proximity to Towns and Villages

5.68 One of the key aims of the planning system is to create inclusive, sustainable mixed communities. In pursuit of this objective, the active participation of Gypsies and Travellers in their local communities is to be encouraged and not hindered by the location of sites.

5.69 Circular 01/2006 suggests that local planning authorities, in deciding where to provide for Gypsy and Traveller sites, should first consider locations in or near existing settlements. These normally score the highest in sustainability terms because of close proximity to health and education facilities, shopping centres, access for refuse collection and access to strategic transport networks.

5.70 The West of England GTAA found that the majority of Gypsies and Travellers would prefer to live in rural areas though this is not necessarily true of all families in the South Gloucestershire area, particularly in relation to multi pitch sites. Regardless of location, all future sites need to respect the scale and character

8 See www.englishpartnerships.co.uk
5. **Gypsy and Traveller Accommodation Options**

of the existing local community and not dominate the existing built environment.

**Option 6**
Gypsy and Traveller sites should be located in or near existing settlements with access to local services and facilities.

**Option 7**
Future Gypsy and Traveller sites should be located in a mixture of locations, both in and near existing settlements and in more rural locations, providing the site meets the sustainability requirements of Circular 01/2006.

**Question 14**
Which of the two options (6 or 7) do you think will best meet the needs of Gypsies and Travellers?

**5.71 Mixed Use schemes**

5.72 It is the Council’s experience that work activities on its two socialy rented Gypsy and Traveller sites are a source of dispute amongst neighbours and can easily lead to serious health and safety hazards. This includes accommodation and grazing for horses. The Council’s priority is the safe housing of families and ideally, families with permanent accommodation should make arrangements for work and horse related activities to be accommodated off site.

5.73 Before a mixed use scheme could be deemed acceptable, there would need to be important consideration of the compatibility of any proposed activity with the existing surrounding land uses. In accordance with Circular 01/2006, mixed use schemes will not be acceptable on rural exception schemes.

**Question 15**
Do you think that mixed residential and business use activities should not be considered appropriate on new sites allocated for Gypsy and Traveller use; or do you think they should be considered on a case by case basis if there is a desire for mixed use schemes?

**5.74 PHYSICAL SUSTAINABILITY OF SITES**

**5.75 Minimum Site Requirements**

5.76 Research shows that Gypsy and Traveller families tend to be larger than those in mainstream society and, in addition, it is not uncommon for several generations of a family to live together on a site. Larger than average families, combined with the need for large vehicles to tow caravans, creates particular requirements for parking. Consequently, the Council suggests it may be necessary to impose minimum size requirements for future sites.

5.77 Pitches must be capable of accommodating an amenity building, which includes at a minimum: *hot and cold water supply; electricity supply; a separate toilet; a bath/shower room; a kitchen and dining area, large trailer (where they live), touring caravan, drying space for clothes, lockable shed and parking space for two vehicles*.

**5.78 Relationship to Surrounding Environment**

5.79 Research shows that small Gypsy and Traveller sites, generally between 1-10 pitches, have a better chance of integrating into the natural and built environment. This site size tends to work better by allowing for better maintenance, management, and control. In support of this, the West of England GTAA found that the aspiration of most...
Gypsy and Traveellers was for small, family sites. The Council therefore hopes that future Gypsy and Traveller sites can blend into the surrounding environment by respecting the scale of the environment and ideally limiting the size of sites to no greater than 10 residential and/or 10 transit pitches.

5.80 Previously Developed Land

5.81 Previously developed land also known as brownfield land is defined as: Land which is, or was, occupied by a permanent structure. This includes all land covered in the curtilage of a development, whether developed or not.10

5.82 In this context, the Council will try and direct new development to appropriate previously developed land, in particular vacant and derelict sites and buildings. This is a principle of sustainable development, which underpins the entire planning process and is a policy approach that applies to all citizens seeking to develop land. The South Gloucestershire Local Plan sets a target of 50% of all new dwelling completions to be on previously developed land, while national guidance sets a level of 60%.

5.83 The Council is concerned to ensure that, as a scarce resource, land should be used prudently and re-cycling previously developed land, and making more efficient use of it, will assist in alleviating some of the pressures to develop ‘greenfield’ sites and in the open countryside. Circular 01/2006 states that the establishment of a well-planned or soft-landscaped Gypsy and Traveller site on previously developed land can be seen as positively enhancing the environment.

5.84 When considering the potential of previously developed sites, account will be taken of sustainability considerations as well as the potential for residential use.

5.85 Health and Safety

5.86 Selecting the right location for future sites is crucial to ensuring the success of the site. If sites are not suitable for health and safety reasons they will not be endorsed by the Gypsy and Traveller community and will not be allocated in this plan. Sites situated near refuse sites, industrial processes or other environmental hazards will obviously have a detrimental effect on the general health and well being of residents and pose particular safety risks to young children.

5.87 Visual Amenity of Sites

5.88 Gypsy and Traveller sites should respect the scale of the existing environment and, as much as possible, blend into the surrounding environment. Potential sites that are well screened and not in visually prominent positions will have a greater chance of being allocated than sites that are in visually open or exposed positions. This is because Gypsy and Traveller sites, like any form of new residential development, should not result in a significant adverse impact on the character and appearance of the local environment.

---

Question 16:
Do you think that the Council has covered all relevant aspects regarding physical sustainability of sites? Are there any aspects that you would like to see included in the ‘Preferred Options’ document?
5.89 Long Term Strategic Accommodation Need

5.90 It is likely that this plan will have a finite timeline, probably covering the period 2006 - 2011, which is the same time period as the RSS Partial Review. This aside, South Gloucestershire Council acknowledges that accommodation need is on-going. The West of England GTAA identified that between 2011 and 2016, household growth will require an additional 22 pitches to be provided in South Gloucestershire.

5.91 One way of meeting this longer term need is through securing Gypsy and Traveller pitches on all major new developments through the Core Strategy Development Plan Document. This means that developers would be required to set aside some land on all major new developments to be used for Gypsy and Traveller pitches. Gypsies and Travellers are recognised ethnic groups under housing legislation and therefore are entitled to the same access to housing as the settled community. In the future, it is considered that one way to meet their long term housing needs is to include Gypsy and Traveller pitches as part of planning for mixed and balanced communities via section 106 agreements.

5.92 Currently 23,000 new homes are proposed to be built in South Gloucestershire over the next 20 years, with many of these dwellings coming from major urban extensions. At a strategic level, the level of required growth is identified in the RSS and at the local level, will need to be identified in South Gloucestershire’s emerging Core Strategy. Considering the predicted amount of growth, it would not be unreasonable to ensure that Gypsy and Traveller needs are included in the master plan and s106 stages of major developments.

5.93 The Core Strategy will bring forward the urban extensions identified in the Regional Spatial Strategy and there will be an opportunity to formally ensure that each major urban extension includes provision for Gypsy and Traveller accommodation.

**Question 17**
Do you support the concept of ensuring that Gypsy and Traveller pitches are provided as part of major new housing developments in future urban extensions?

**Question 18:**
Do you agree with the Council’s proposed ‘package’ of options, identified in paragraph 5.2, to meet unmet accommodation need?

Are there any other methods/ideas that the Council should explore to meet the shortfall in accommodation need for Gypsies and Travellers?
Gypsy and Traveller Sites

Issues and options for consultation

Source: West of England GTAA

Photo 3  Private authorised site in South Gloucestershire
6. Monitoring and Enforcement

6.1 Monitoring

6.2 Reviewing and monitoring the delivery of sites for Gypsy and Travellers will be crucial to achieving the Plan’s objectives. The indicators identified below aim to keep under review the capacity of existing provision of pitches, plus monitor the effectiveness of this Development Plan Document in meeting the shortfall of accommodation need. They will also provide a basis for monitoring the objectives of the Development Plan Document.

Indicators:

- Success rate of applications
- Number of unauthorised encampments
- Number of additional pitches created (permanent and transit)
- Level of vacancy on Council sites
- Outcome of appeal decisions relating to Gypsy and Traveller sites

6.3 The Annual Monitoring Report, which is a requirement of the planning system, will provide an annual update of these indicators and, if necessary, outline any action that may be required to address specific issues. South Gloucestershire prepares its Annual Monitoring Report in December each year and it is available to download from the Council’s website.

6.4 The Council will constantly monitor applications in the planning system to assess the ‘current’ level of unmet accommodation need against the benchmark figure in the West of England GTAA. Any sites that gain planning permission before this Development Plan Document is adopted will count towards a reduction in the overall number of pitches required.

6.5 It is important to state that any land identified for new Gypsy and Traveller pitches in this Development Plan Document will be subject to planning conditions in order to ensure that pitches are not converted to ‘mainstream’ housing or other buildings and remain as Gypsy and Traveller pitches in perpetuity.

Question 19:
Do you think the approach to monitoring systems set out above is sufficiently detailed to be able to identify the correct outputs and trends to ensure the effectiveness of this Gypsy and Traveller Development Plan Document can be assessed?

6.6 Enforcement

6.7 One of the key objectives of this Development Plan Document is to reduce the level of unauthorised encampments and general nuisance caused by illegal Gypsy and Traveller developments. Technically, an unauthorised encampment is where Gypsies and Travellers camp on land that they do not own, without the owner’s permission, whereas an unauthorised development is where Gypsies and Travellers own the land but do not have planning permission to set up camp.

6.8 Although South Gloucestershire Council acknowledge that currently there is a shortage of authorised accommodation for Gypsies and Travellers, we do not support the formation of, and continuing existence of, unauthorised sites. They can be highly damaging to community relations and result in distrust of the planning system.

6.9 It is anticipated that the provision of more authorised residential pitches and transit provision will enhance the abilities of Council and the Police to
undertake effective enforcement action\textsuperscript{11}. If South Gloucestershire had authorised transit sites the Council and Police would be able to direct unauthorised encampments to these sites, which presently can not happen.

**Question 20:**
Once adequate sites are available, the Council will be able to use proportionate enforcement powers against unauthorised encampments. Do you consider that this will lead to better community relations?

\textsuperscript{11} See Guide to Effective Use of Enforcement Powers – Part 2: Unauthorised Development of Caravan Sites, Communities and Local Government,
7. **Next Steps**

7.1 All Local Authorities are now required to address the accommodation needs of Gypsies and Travellers as with other members of the population. A GTAA must be prepared to determine any level of unmet need. The GTAA, as a technical piece of evidence, is used both regionally and locally through the planning process to assist planning authorities plan strategically for the needs of Gypsies and Travellers.

7.2 The existing Local Plan acknowledges that there is an unmet need for Gypsy and Traveller accommodation in South Gloucestershire. This has now been quantified in the West of England GTAA and will inform both regional and South Gloucestershire planning processes in the context of the Local Development Framework. The current under provision distorts the planning process, impedes enforcement and enforces social exclusion.

7.3 Once adopted, this Development Plan Document will set out how the under provision of sites will be rectified, having taken into account the views of stakeholders and partners within the relevant statutory framework.

7.4 The response to this present Issues and Options consultation will inform the next stage of production, known as the ‘Preferred Options’ document. This will indicate in more detail how and where the site need can realistically be met. The Secretary of State considers this need to be urgent and this has resulted in a Direction from Central Government, telling the Council to prepare this Development Plan Document.

7.5 It is acknowledged that finding suitable sites is difficult in this area. Members of the public and statutory consultees are asked to consider the issues raised by this document carefully and participate fully in finding solutions to the unmet accommodation need of Gypsies and Travellers in South Gloucestershire. Please note that the options discussed in this document are not statements of the Council’s intent, merely a starting point for discussion and debate.

7.6 Anyone wishing to discuss concerns relating to this document or wishing to obtain further information should contact the **Spatial Planning Team** at South Gloucestershire Council on **01454 86 3469**. For those wishing to comment on the document, or who wish to put forward sites for consideration, representations can be submitted either online using the links provided or on the comments form available with the Information Pack (at Appendix 1). Forms should be sent to the following address before 29th February 2008:

**Spatial Planning Team**  
**South Gloucestershire Council**  
**The Council Offices**  
**Castle Street**  
**Thornbury**  
**South Gloucestershire. BS35 1HF**

Email: planningldf@southglos.gov.uk  
Web: www.southglos.gov.uk/gypsydpd
Appendices

Appendix 1

South Gloucestershire Council
Local Development Framework

Invitation for the submission of
Potential Gypsy and Traveller Sites
INVITATION FOR THE SUBMISSION OF SITES

As part of South Gloucestershire Council’s Local Development Framework (LDF), the Council is preparing a plan on how to achieve enough sites for Gypsies and Travellers.

The plan will set out how decisions will be made on where Gypsy and Traveller sites will be allowed. It will also allocate land for Gypsy and Traveller sites, to meet the identified shortfall of authorised accommodation in South Gloucestershire.

As part of this work, the Council is inviting you to suggest land which you think could be used as a site(s) for Gypsy and Traveller accommodation.

This information pack contains all the information that Council is seeking at the moment. The pack contains the following:

• An outline of relevant issues you should consider
• Guidance on completing the submission form
• What the next steps in the process are

Please note that by giving this information to the Council you are accepting that the information could be available to view by any other person, under the Freedom of Information Act (2000).

Please note that a submitted site will not automatically be included in the Preferred Options document (which is the document that will be produced for the next stage of formal consultation) and that the Council reserves the right to decide which sites are included in this document.

Please also note that all sites considered as options for inclusion in the Gypsy and Traveller Development Plan Document will have their social, environmental and economic impacts assessed by the Council in accordance with the requirements of sustainability appraisal.

If you have any questions about what information is required please contact Michael Day in the Spatial Planning Team on 01454 862916 or email michael.day@southglos.gov.uk

Alternatively, please contact John Malone in the Corporate Travellers Unit on 01454 863876 or email john.malone@southglos.gov.uk

More information can be found on South Gloucestershire Council’s website at www.southglos.gov.uk/gypsydpd
ISSUES TO CONSIDER WHEN SUBMITTING A SITE

If you wish to tell the Council of land you think would be suitable for a site, it would be helpful to read chapter 5 in the Issues and Options document, specifically the sections on ‘Zones of Search’, ‘National Planning Policy Constraints’ and ‘Selecting New Sites’. In addition it would be helpful to take the following information into account:

Please note that the information listed below is meant to be of assistance to stakeholders wishing to submit a site and is not a statement of Council’s intent, as consultation on the Issues and Option document will show whether stakeholders agree with the Council’s proposed approach to identifying where future sites could be located.

Site Location
Sites should be capable of development to an approved standard including being suitable in health and safety terms for residential occupation.

Preferably sites should be in or near existing settlements with access to local services. This does not necessarily mean that more remote locations will not be considered.

Sites on ‘brownfield’ (previously developed land) will be encouraged because they normally perform favourably in sustainability terms.

Planning Policy Statement 25 (Development and Flood Risk) states that Gypsy and Traveller sites are ‘highly vulnerable’ and should be avoided in areas at high risk of flooding. Please refer to Map 1 in the Issues and Options document to see the extent of Flood Zone 3.

The site should be, or have the capacity to be screened, in order to protect family privacy and not impact on the amenity of the surrounding environment.

Green Belt
Following national planning guidance, South Gloucestershire Council would prefer that future Gypsy and Traveller sites are not located in the green belt but recognise that some sites may have to be developed there if not enough sites can be provided on ‘unconstrained’ land. When Green Belt sites are promoted, the Council will have close regard to the sites proximity to villages or urban centres.

Access
Sites identified should not be a risk to highway safety and should be accessible for towed caravans without causing undue disturbance.

Important:
Submission statements should outline the number of pitches the site could provide.
GUIDANCE ON COMPLETING THE SUBMISSION STATEMENT

Your submission should be a simple and clear statement of the reasons why the land that you are promoting as a Gypsy and Traveller site(s) is suitable for residential occupation. Your submission should include a site location plan and accompanying form (supporting statement).

The supporting statement requires the following information:

- Your contact details (so that the Council can keep in touch with you).
- Contact details of the site owners (if this is not you). If requested, your details will remain confidential. However, all other information about the site will be publicly available.
- The site name, address (including postcode) and, if known, the grid reference.
- The current use of the site, the site’s size (if known) and how many permanent pitches you anticipate the site could contain.
- Whether any prior attempt has been made to get permission for the site. If so, please quote the previous Council reference number (       ).
- Are there any reasons why the site could be difficult to develop? If the site was to be allocated, how soon could it be developed?
- Supporting information: Please give any information that you think shows that this would be a good site, explaining why it is suitable for Gypsy and Traveller accommodation.

Although not essential, it would be of assistance if any plans or photographs of the site could be attached to the supporting statement.

What happens next?

All submissions must be received by February 29th 2008 in order to be considered for assessment.

Please send completed documents to:

Local Development Framework
Gypsy and Traveller DPD
South Gloucestershire Council
The Council Offices
Castle Street, Thornbury
South Gloucestershire, BS35 1HF

Electronic submissions will also be accepted. Please send to planningldf@southglos.gov.uk. Site plans can be attached as PDF files.

More information can be found on South Gloucestershire Council’s website at www.southglos.gov.uk/gypsydpd

Please ensure that the following information is submitted:

- A site plan with the edge of the site clearly marked
- A completed supporting statement
- Any additional plans or photographs, which may provide further information about the site.

Following the statutory six week consultation period, the LDF team will consider all submitted sites and contact all persons that submitted a representation to acknowledge receipt and confirm the timetable for initial consideration of submissions received.

If you need help submitting the required information please contact Michael Day in the Spatial Planning Team on 01454 862916 or email michael.day@southglos.gov.uk.
Alternatively, please contact John Malone in the Corporate Travellers Unit on 01454 863876 or email john.malone@southglos.gov.uk.
Appendix 2: Glossary of Terms

Amenity Building
Presently there is no single definition of an amenity building. This aside, the overall size will depend on the size of the family, while draft government guidance states that at a minimum they should include: hot and cold water; electricity supply; separate toilet; a bath/shower room and a kitchen and dining area.

Caravan
A caravan is any structure designed or adapted for human habitation that is capable of being moved from one place to another. Twin unit caravans are included in the definition although they cannot be moved when assembled. Maximum dimensions are 20m x 6.8m x 3.05m.

Family Site
A private caravan site owned and occupied by an (extended) family. Broadly equivalent to owner-occupation in mainstream housing.

Gypsy (or English Gypsy)
Member of one of the main groups of Gypsies and Travellers in Britain. Romany Gypsies trace their ethnic origin back to migrations, probably from India, taking place at intervals since 1500. Gypsies were recognised as an ethnic group in 1989.

Gypsy and Traveller
In this document, the term used to include all ethnic Gypsies and Irish Travellers, plus other Travellers who adopt a nomadic way of life. It does not include Travelling Showpeople.

Irish Traveller
Member of one of the main groups of Gypsies and Travellers in Britain. Irish Travellers have a distinct indigenous origin in Ireland and were recognised as an ethnic group in England in 2000.

Local Development Framework (LDF)
A LDF sets out the planning framework for the local area. LDF’s replace Local Plans.

Pitch/Pilot
Area of a Gypsy/Traveller site where a single household live in their caravans (trailers). Pitches may vary between large enough for one residential trailer (or mobile home) and one tourer (small) trailer to spacious enough to hold one or two large mobile homes and several ‘tourers’ as well as working vehicles.

Regional Spatial Strategy (RSS)
Sets out the long term strategic planning strategy for how a region should be developed. In the case of South Gloucestershire, the relevant document is the South West Regional Spatial Strategy, which covers the period between 2006 and 2026.

Registered Social Landlords (RSL)
Not-for-profit organisations that can bid for regional funding to establish and run Gypsy and Traveller sites.

Site
An area of land laid out and used for Gypsy and Traveller caravans. Sites vary in type and size and can range from one-caravan private family sites on Gypsy and Traveller’s own land to large local authority sites.

Transit site
Authorised Gypsy and Traveller site intended for short-term use by those in transit to other areas. The site is permanent, but people who stay on it may only do so for a temporary period (normally up to three months). Normally these sites have fewer facilities than permanent residential sites.

Unauthorised Development
A Gypsy and Traveller site established on Gypsy and Traveller owned land without appropriate planning permission or site licence.

Unauthorised Encampment
A piece of land where Gypsies and Travellers reside without planning permission. The land is not owned by those involved in the encampment and is often located on the edge of roads/carparks or in other unsafe or unsuitable environments.
If you would like this document in another language, large print, braille or audiotape please contact 01454 868004