

Agenda
Session 6 - 15.30 10 May 2017
Matter 6
Gypsy and Traveller Provision

This matter considers the provision made for gypsies and travellers.

The Derbyshire and East Staffs Gypsy and Traveller Accommodation Assessment (GTAA) of 2014 indicated a need for 9 pitches in the District over the Plan period. It does not appear that this has been disputed.

Policy HC6 safeguards land at Watery Lane, Ashbourne for a gypsy and traveller site. The Council has indicated that this 0.3ha site would meet at least its 5 year requirement for 6 pitches.

Policy HC6 also contains criteria against which other proposals will be considered. The Council proposes modifications to the criteria so that they are consistent with Planning Policy for Traveller Sites (PPTS).

Main modifications MM62-64 are relevant to this matter.

Issues

1. The pitch requirement

The Council consider that the 9 pitch target derived from the 2014 GTAA is up to date. There has not been any change in circumstances which indicate otherwise. Derbyshire County Council support the target.

Is the target of 9 pitches derived from the GTAA sufficiently up to date?

Is there any change in circumstances since 2014 which may affect the need for pitches, for example an increase in unauthorised sites and encampments or temporary permissions?

Should Policy HC6 specifically refer to a requirement for a minimum of 9 pitches over the plan period?

Should the requirement for the further 3 pitches on unallocated sites be expressed as a minimum?

2. The allocation (Watery Lane, Ashbourne)

The Council refers to the location of the site by the recycling centre, allotments and sewage treatment works but close to the Tier 1 settlement of Ashbourne. Planning permission has been granted for a 4 pitch site on a smaller area than the current allocation.

A badger survey indicates that any setts on the site are likely to be annexes or subsidiaries. In terms of a 2nd by-pass for Ashbourne, the Council indicates that a number of options have been put forward, one of which affects the Watery Lane site. The by-pass is an aspiration. No preferred route has been identified and no funding is in

place.

The site is owned by DCC who support the allocation. Funding has been provided for a design specification which will form the basis of tenders. Discussions are progressing between DDDC and DCC about lease arrangements.

A SOCG has been drawn up between the Council and the NFGLG that agrees that the site is suitable and would provide a minimum of 6 pitches.

Is the Watery Lane site a suitable and sustainable location for gypsies and travellers?

In particular are there constraints such as the presence of badgers, access limitations, contamination and flooding and drainage issues that would make the site unsuitable?

Does the proximity of the recycling centre and sewage works provide a suitable environment for a traveller site?

Is there sufficient evidence that the site is deliverable, including the availability of funding to cover capital and ongoing maintenance/management costs?

3. Allocations to meet the pitch requirement

Based on a pitch size of 325 sq m (referred to in the GTAA) the Council state that 9 pitches could be provided on the site. Based on a larger pitch size of 500 sq m (providing space for an amenity block) 6 pitches could be accommodated.

The Council indicate that the allocation would meet the 5 year requirement for pitches and that the additional need beyond that period would be met through windfall sites considered against the criteria in Policy HC6.

Assuming that Watery Lane is a suitable site how many pitches could it realistically accommodate?

Should other sites be allocated to ensure that the need is met and to increase choice? E.g. the Woodyard, Derby Road, Homesford

4. The criteria within Policy HC6

Modifications are proposed to criteria (f) and (g) that are supported by the NFGLG as set out in the SOCG.

Are the criteria within Policy HC6 as modified consistent with PPTS and supportive of new sites in suitable locations?

Main Evidence Base

CD53 – GTAA

EX/05 - Council response to Inspector's Preliminary questions of 14 February

EX/12 – Ashbourne Bypass Engineering Feasibility Study

EX.13 – Schedule of proposed main modifications

Participants

DDDC

Ashbourne Town Council (1137)

Derbyshire County Council (2745)

Mr John Youatt (5588)

Roger Yarwood for NFGLG (5650)

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Statements

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