

Potential modifications to policy M12 and supporting text – possible ‘tracked changes’ following November 2022 Local Plan EiP hearings (DBC Planning Policy Team)

Policy M12: Gypsy, Travellers and Travelling Showpeople Accommodation

5.105 The National Planning Policy for Traveller Sites (PPTS) requires local planning authorities to assess the level of future need for gypsies, travellers and travelling showpeople pitches/ plots and to identify a supply of sites in Local Plans. The PPTS sets out the definition of what gypsy, traveller and travelling showpeople means for the purpose of the planning policy. ~~In summary, the policy~~This clearly sets out that the requirements of the PPTS apply to persons of a nomadic habit of life other than those who have ceased to travel temporarily for specified reasons.

5.106 ~~The Dartford Gypsy and Traveller Accommodation Assessment (GTAA) 2019 identifies a need for 70 pitches for gypsies and travellers who meet the definition in the PPTS over the period to 2035, 48 pitches of which are needed within the period to 2024. The need for the period from 2019-2026 is 52 pitches. The Assessment did not identify a need for transit sites for gypsies and travellers. In terms of meeting the needs of travelling showpeople, it identifies a need for one additional plot up to 2024 with none needed in the longer term.~~The Dartford Gypsy and Traveller Accommodation Assessment (GTAA) 2019 identifies needs for pitches for gypsies and travellers and plots for travelling showpeople as shown in Table XXX below. It did not find any specific needs for transit sites for gypsies and travellers. There were also no needs found for travelling showpeople who do not meet the definition nor any undetermined needs for travelling showpeople.

Table XXX:

	<u>2019-24</u>	<u>2024-29</u>	<u>2029-34</u>	<u>2035</u>	<u>Total</u>
<u>Gypsies and Travellers – meet national definition</u>	<u>48</u>	<u>9</u>	<u>11</u>	<u>2</u>	<u>70</u>
<u>Gypsies and Travellers – do not meet national definition</u>	<u>6</u>	<u>4</u>	<u>1</u>	<u>0</u>	<u>11</u>
<u>Gypsies and Travellers – undetermined needs</u>	<u>1</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>2</u>

	<u>2019-24</u>	<u>2024-29</u>	<u>2029-34</u>	<u>2035</u>	<u>Total</u>
<u>Travelling Showpeople – meet national definition</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>

- 5.107 ~~Since the GTAA was published, the Council has granted permanent planning permission for 18 additional gypsy and traveller pitches. This means that the number of pitches needed to meet needs in the next five years to 2026 has reduced to 34 pitches. The policy identifies actions that are key to addressing needs, particularly maintaining a five year supply of pitches and plots to meet the requirements. Due to pitches having been granted permanent planning permission or provided on sites, and the requirement for a five year supply of deliverable pitches and plots, the updated needs to 2027 and from 2028-2035 are shown in Table YYY below¹.~~

Table YYY:

	<u>2022/23-2026/27</u>	<u>2027/28-2034/35</u>	<u>Total</u>
<u>Gypsies and Travellers – meet national definition</u>	<u>27</u>	<u>17</u>	<u>44</u>
<u>Gypsies and Travellers – do not meet national definition</u>	<u>7</u>	<u>3</u>	<u>10</u>
<u>Gypsies and Travellers – undetermined needs</u>	<u>1</u>	<u>1</u>	<u>2</u>
<u>Travelling Showpeople – meet national definition</u>	<u>1</u>	<u>0</u>	<u>1</u>

- 5.108 The GTAA recognises that a number of sites are occupied by extended family groups and are not sub-divided into individual pitches. As such, in the short to medium term, the study recognises the likelihood that the accommodation needs of concealed or doubled-up adults and teenagers could be met through additional touring caravans or shared static caravans, tourers and dayrooms on existing sites. These would generally be equivalent to providing pitches, even if they are not formally set out as such.

- 5.109 ~~The pitches and plots that will be accommodated in the shorter term on existing authorised and tolerated sites through intensification, or by small scale extensions to~~

¹ For gypsies and travellers who meet the national definition, the amounts are: 3 at Cob Tree Farm, 11 at Hillside Farm, 3 at 48 Brakefield Road, 7 at Castle Farm, and 1 at The Stables. There is also a further reduction of 1 from a site whose occupants are going to move out of the Borough. For gypsies and travellers who do not meet the national definition, the amount is: 1 at Castle Farm.

them where there are known needs arising from these sites, is being verified. Evidence currently indicates that some of the required gypsy/ traveller pitches and the single travelling showpeople's plot could be accommodated on existing sites without the need for planning permission. Others would require planning permission and need to be allocated in the Plan to ensure delivery of additional capacity. In terms of the latter, additional pitches could be provided to meet needs within (i.e. intensifying) the Tennis Court site at Sutton at Hone, and by extending/ intensifying the site at Salinas in Darenth Wood Road. These are identified in the policy and on the Policies Map and removed from the Green Belt. All the gypsy, traveller and travelling showpeople's sites within Dartford Borough are located within the Green Belt. Many of the needs arise from the extended family groups referred to in paragraph 5.108 above. Accordingly, the most appropriate way of accommodating additional pitches is by intensification or small scale extensions to existing sites. The Council considers that there are exceptional circumstances for releasing land in the Green Belt to meet these needs. In this respect, three sites have been identified that can accommodate 12 pitches to meet needs of gypsies and travellers in the period to 2026/27. These are set out in Table ZZZ below. These are identified in the policy and on the Policies Map and removed from the Green Belt.

Table ZZZ

<u>Site</u>	<u>No. Pitches to be Provided</u>	<u>Details</u>
<u>Eagle Farm, High Road, Wilmington</u>	<u>4</u>	<ul style="list-style-type: none"> <u>Existing 4 temporary pitches would be able to be provided permanently</u>
<u>Eebs Stables, Trollingdown Hill, Dartford</u>	<u>5</u>	<ul style="list-style-type: none"> <u>Existing 3 temporary pitches would be able to be provided permanently</u> <u>Extend the existing temporary site to provide 2 additional pitches</u>
<u>Salinas, Darenth Wood Road, Dartford</u>	<u>3</u>	<ul style="list-style-type: none"> <u>Existing 1 unauthorised pitch would be able to be regularised as an extension to the existing tolerated site</u> <u>Extend the site further to provide 2 additional pitches</u>

5.110 ~~The Council is also confirming the broad locations and future sources of supply which may be suitable for additional gypsy pitches in the longer term. This could be through intensification or extension of other existing sites and/ or through making provision within strategic development coming forward within Ebbsfleet Garden City. As set out in policies E1 and M12, the Council is assessing the potential of sites in Ebbsfleet Garden City. The provision of these 12 pitches will go towards meeting the needs for pitches to 2026/27. However, there remains a shortfall of 15 pitches to meet the five year needs of gypsies and travellers who meet the definition. The Council will monitor the provision of gypsy and traveller pitches to meet five year needs and consider further actions that may be necessary if other sites become available to meet the shortfall in pitch provision.~~

~~5.110a The need for one travelling showpeople's plot can be accommodated on the existing Forest Amusements site in Darenth Wood Road, Dartford. The historic planning permission for this site does not place any restrictions on the number of accommodation units that can be placed on it. It is not necessary to allocate this site in the plan.~~

5.111 Further unidentified sites may come forward through the planning application process which meet the needs of gypsies and travellers who satisfy the planning definition or those gypsies and travellers or their dependents who are no longer able to lead a nomadic way of life due to ill health or disability. It is important that sites are appropriate in terms of scale, impact on residential amenity and landscape, providing a suitable living environment, and road safety. Sites should also be located close to education, health and community facilities, and accessible by public transport. These matters are addressed in ~~critterion 2~~ criteria 2 and 3 of the policy.

~~5.111a The need for one travelling showpeople's plot can be accommodated on the existing Forest Amusements site in Darenth Wood Road, Dartford. The historic planning permission for this site does not place any restrictions on the number of accommodation units that can be placed on it. Therefore it is not necessary to allocate this site in the plan.~~

Policy M12:

1. Dartford Borough will meet needs of gypsies and travellers by; and maintain a Five Year Supply, with deliverable land to meet identified requirements for 34 gypsy and traveller pitches and 1 travelling showpeople plot to 2026. This will occur through a range of actions including:
 - a) Realising the potential for additional accommodation within existing authorised and tolerated sites, where needs arise;
 - b) Allocating land for additional pitches at Tennis Courts Sutton at Hone and 3 pitches at Salinas, Darenth Wood Road, 5 pitches at Eebs Stables, Trollingdown Hill and 4 pitches at Eagle Farm, High Road Wilmington; and
 - c) Actively seeking to identify deliverable non-Green Belt sites within Ebbsfleet Garden City; and
 - d)c) Determining planning applications expeditiously in line with national policy and the development management criteria set out in criterion 2.
2. Planning applications for gypsy and traveller pitches and travelling showpeople plots will be assessed against relevant local and national policy requirements. Proposals located in the Green Belt will be determined in accordance with the balancing exercise set out in national policy, taking into account impacts on the openness and purposes of the Green Belt, and having regard to relevant material considerations. All proposals must demonstrate that the site:
 - a) Is of a scale to accommodate, and has the potential to provide the facilities required for, future occupants in terms of amenity and in meeting site licensing requirements;
 - b) Is of a scale appropriate to the ability of the surrounding community to accommodate the development without significant detriment to neighbouring residential amenity, taking account of existing population size and density;
 - c) Is not in an area liable to flooding, and suitable drainage can be installed that does not lead to unacceptable risks to groundwater and/or localised flooding;
 - d) Is located reasonably close to a range of services and facilities;
 - e) Has the ability to provide appropriate safe vehicular access to the site and provides suitable parking and amenity areas; and
 - f) Is screened and visually integrated into the local and wider landscape, with careful siting within the site (including of any day rooms).
3. In applying this policy, regard shall be had to the personal circumstances of persons or their dependents who are unable to lead a nomadic way of life for genuine reasons of ill health and/or disability.