

Gypsy Traveller – 5 Year Land Supply Position

14 December 2021

Background

Planning Policy for Traveller Sites¹ (PPTS) 2015 requires Local planning authorities to identify a 5-year supply against their locally set pitch and plot targets. This note summarises estimates of need and provision for permanent gypsy and traveller pitches at December 2021.

Gypsy and Traveller Accommodation Assessment (GTAA)²

The Uttlesford GTAA was undertaken in 2017 to provide a robust assessment of current and future need for Gypsy, Traveller and Travelling Showpeople accommodation in Uttlesford district for the period 2016-2033. The baseline date for the study was September 2016.

The GTAA identified the following need, according to the different definitions:

- Meet the planning definition:
 - Known (interviewed): no additional pitches in Uttlesford over the period from 2016 to 2033 for Gypsy & Traveller households that meet the planning definition (known).
 - Unknown (not interviewed): up to 8 additional pitches may be needed for Gypsy & Traveller households that may meet the planning definition. However, applying the rate of 10% to 'unknown' Gypsy and Travellers who may meet the new definition need means that it is most likely that only 1 Gypsy and Traveller pitch should be provided for.
- Do not meet the PPTS definition (do not travel): 10 additional pitches for Gypsy & Traveller households that do not meet the planning definition. If the potential need from 90% of unknown households is added to the to this total the need for non-Travelling households could rise to 17 additional pitches. However, government legislation states that authorities are not required to identify pitches and sites to meet this 'unknown' need.

Table 1: Estimated need for pitches

| Gypsies and Travellers | GTAA | SHMA | Total |
|---|----------|-----------|-----------|
| Meet Planning Definition (+ 10% Unknown) | 1 | 0 | 1 |
| Not meeting Planning Definition (+ 90% Unknown) | 0 | 17 | 17 |
| Total | 1 | 17 | 18 |

| Travelling showpeople | GTAA | SHMA | Total |
|---|----------|----------|----------|
| Meet Planning Definition (+ 10% Unknown) | 0 | 0 | 0 |
| Not meeting Planning Definition (+ 90% Unknown) | 0 | 0 | 0 |
| Total | 0 | 0 | 0 |

¹ Department for Communities and Local Government (2015) *Planning Policy for Traveller Sites*. London

² Uttlesford Gypsy & Traveller Accommodation Assessment. Need Summary Report. Opinion Research Services June 2017

Conclusion:

With regard to provision for Gypsies & Travellers who meet the PTTTS definition:

- Known: There was no projected need to 2033 and no pitches have been provided as of December 2021
- Unknown: The maximum projected need to 2033 is for 8 pitches, however, the most likely projected need is for 1 pitch. As of December 2021, 2 pitches have been provided, therefore we have exceeded the most likely need. 4 G&T households will move into bricks and mortar and will then have settled status.

For Gypsies & Travellers who do not meet the PTTTS definition: The projected need to 2033 is for 10 pitches. These pitches should be provided within the housing allocation.

Supply of Gypsy & Traveller sites

In the period 2017-2021, permission has been granted for 8 additional Gypsy and Traveller pitches, however, 4 pitches have been lost (to move into bricks and mortar). Details are outlined in the table below.

Table 2: Permissions granted in relation to Gypsy and Traveller pitch

| Permission reference | Address | Description | Net additional pitches /units | Notes |
|----------------------|---|--|-------------------------------|---|
| UTT/17/2903/FUL | Tandans Great Canfield Road Takeley | Use of land for one additional pitch at existing gypsy caravan site | 1 | Identified in GTAA as Unknown. Delivered. Residents of this pitch are elderly. They hope to be granted permission to build a house on this plot (UTT/21/3204/FUL). The elderly couple will live on the ground floor and his daughter and son will move in to care for them and plan to live there in the long term. |
| UTT/17/0462/FUL | Site Adj. Tandans Great Canfield Road Takeley, CM22 6SZ | Construction of 4 Dayrooms for existing approved Travellers Site | 0 | |
| UTT/17/0129/FUL | Land North Of North Hall Road Henham | The use of land for the stationing of caravans for residential purposes, together with the formation of hardstanding, and utility/dayroom. 1 mobile home 1 touring caravan | 0 | Not part of GTAA – classify as windfall. Allowed on appeal 15 June 2018 Superseded by UTT/19/2547/FUL 4 bed bungalow |

| | | | | |
|------------------------------|---|---|----------|---|
| | | 1 utility/dayroom | | |
| UTT/21/0507/FUL | Site at Canfield Drive, Great Canfield Road, Great Canfield | Replacement of existing 4 no. static homes with 4 no. detached houses with associated access and parking. Change of use of disused land to 1 travellers plot. | -4 +1 | Identified in GTAA as Unknown. (same site as Tandans) All of the 4 families own their own pitch and have settled status. They will live in the houses they build, as they wish to remain in the community |
| ENF/18/0195/B | Land to the North of Birchanger Lane Birchanger CM23 5QA | Travellers on the land | 6 | Not part of GTAA – classify as windfall. Allowed on appeal 9 October 2021. 6 pitches (with no more than 3 caravans/pitch). A personal permission, ie. known G&Ts and a permanent site. |
| Total net additional pitches | | | 4 | |

Table 3: Planning applications for Gypsy & Traveller accommodation in progress

| Planning reference | Address | Description | Status |
|--------------------|--|--|---|
| UTT/19/3091/FUL | Land to the West of Chelmsford Road, Felsted | Change of use of land to use as a residential caravan site for 5 gypsy families, each with two caravans including laying of hardstanding, erection of 3 utility buildings and construction of access. | Refused 15 May 2020. Appeal in progress |
| UTT/20/0551/FUL | Amenity Land, Bardfield Road, Thaxted | Change of use of land to use as a residential caravan site for one gypsy family with two caravans. Erection of utility building and laying of hardstanding | Refused 11 May 2020. Appeal in progress |
| UTT/21/2704/FUL | Land At North Hall Road Henham | Proposed Change of Land for the creation of a single Gypsy/Traveller pitch comprising the siting of 1 mobile home, 1 touring caravan, portable utility building, and the erection of a stables block | Pending consideration |
| UTT/21/3204/FUL | Tandans Great Canfield Road Takeley CM22 6SZ | Replacement of existing static home with detached house with associated access and parking. (Additional pitch delivered through UTT/17/2903/FUL will remain). [This would result in a GT family moving into bricks and mortar] | Pending consideration |

Table 4: Planning applications for Gypsy & Traveller accommodation which have been refused

| Planning reference | Address | Description | Status |
|--------------------|--|---|---|
| UTT/16/1179/FUL | Land At North Hall Road, Henham | The use of land for the stationing of caravans for residential family gypsy pitch, together with the formation of hardstanding and utility/dayroom | Refused 8 Jul 2016 |
| UTT/19/2663/FUL | Amenity Land, Bardfield Road, Thaxted | Change of use of land to use as a residential caravan site for one gypsy family with two caravans. Erection of utility building and laying of hardstanding. | Refused 16 January 2020. Same site as UTT/20/0551/FUL |
| UTT/18/0112/FUL | Land to the South of Brick End Broxted | The change of use of land for the stationing of caravans for residential purposes together with hardstanding and dayroom ancillary to that use and erection of stables. | Refused. No mention of use for gypsy travellers in the officer report |

Table 5: Enforcement investigations relating to Gypsies & Travellers

| Enforcement reference | Address | Description | |
|-----------------------|---|--|---|
| ENF/17/0128/B | Street Record Thaxted Road Debden | travellers on land | No further action required |
| ENF/17/0126/B | Outside Ashdon Sewage Plant Thickoe Road Ashdon | travellers on land | Referred to Essex County Travel unit (ECTU) |
| ENF/17/0255/C | Audley End Station Station Road Wendens Ambo Saffron Walden | travellers in carpark | Travellers moved from the site. Breach remedied. |
| ENF/17/0297/C | Land to the North of High Easter Road Leaden Roding | travellers on the land | Compliance achieved. Travellers moved from the land. |
| ENF/18/0217/C | Land Opposite Benningtons Farm Taverners Green Hatfield Broad Oak | Report of travellers on land at Taverners Green | Referred to Essex County Travel unit (ECTU) |
| ENF/18/0358/C | Patmore End Ugley Road Ugley, CM22 6JA | Report of gypsy caravans on grass verge near the M11 bridge | On highways, GT travels with scrap metal |
| ENF/19/0236/C | Land North of Bambers Green Road Takeley | Unauthorised traveller encampment | On private land, the owner is responsible for any removal |
| ENF/19/0069/C | Honey Trees Bishops Green High Easter Road Barnston | Several more caravans have arrived on a tolerated gypsy site | No evidence of a breach |
| ENF/20/0090/C | Little Valley Brick Kiln Lane | 1. Establish if the size of land used has increased | Closed as mixed reasoning no |

| | | | |
|---------------|---|--|--|
| | Stebbing Dunmow | 2. Number of caravans on site 3. Site used as residences for people other than travellers | breach/ not expedient |
| ENF/20/0103/C | Friends School Mount Pleasant Road Saffron Walden CB11 4AL | Travellers on site | Travellers have been convicted, compliance achieved. |
| ENF/21/0188/B | Land to the South of Braintree Road Felsted | Travellers on land | Breach ceased |

5 Year Land Supply Position – Gypsy & Traveller

Need identified by GTAA 2016-2033 is shown in black. (Net pitches permitted to December 2021 are shown in blue).

| YEAR | Up to 2021 | | | | | 2021-2026 | | | | | 2026-3031 | | | | | Beyond 2031 | | TOTAL |
|---|---|-------|-------|-------|-------|-----------|-------|-------|-------|-------|-----------|-------|-------|-------|-------|-------------|-------|-------------------------------|
| | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 | 30/31 | 31/32 | 32/33 | |
| Known: Additional need for Gypsy & Traveller households that meet the planning definition | 0 (0) | | | | | 0 | | | | | 0 | | | | | 0 | | 0 |
| Unknown: Additional need for unknown Gypsy & Traveller households | 0 (2) (-4 but families moving to bricks and mortar homes) | | | | | 3 | | | | | 4 | | | | | 1 | | 8 max (Most likely only 1) |
| Additional need for Gypsy & Traveller households that do not meet the planning definition | 8 | | | | | 1 | | | | | 1 | | | | | 0 | | 10 |
| Windfall (sites not listed in GTAA) | N/A | | | | | (6) | | | | | | | | | | | | |

| YEAR | Up to 2021 | | | | | 2021-2026 | | | | | 2026-3031 | | | | | Beyond 2031 | | TOTAL |
|-------------------------------|------------|-------|-------|-------|-------|-----------|-------|-------|-------|-------|-----------|-------|-------|-------|-------|-------------|-------|-------|
| | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 | 30/31 | 31/32 | 32/33 | |
| Pitches permitted & delivered | | 1 | | | | 6** | | | | | | | | | | | | |
| Pitches permitted | | | | | 1 | | | | | | | | | | | | | |
| Lost pitches | | | | | -4* | | | | | | | | | | | | | |

* G&T families will move to bricks and mortar, and will no longer meet the planning definition

** Pitches on Land to the North of Birchanger Lane, Birchanger, CM23 5QA – additional need for unknown G&T need. 6 pitches, each with no more than 3 caravans per pitch. In the greenbelt. Known travellers.

Appendix: About the Definitions

The definition of Travellers for planning purposes was changed in the Planning Policy for Traveller Sites (PPTS) in 2015. Since 2015, 'Persons who have ceased to travel permanently' do not fall under the definition of a Traveller, for the purposes of assessing accommodation need in a GTAA.

Definitions³

1. For the purposes of this planning policy "gypsies and travellers" means:
Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
2. In determining whether persons are "gypsies and travellers" for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters:
 - a) whether they previously led a nomadic habit of life
 - b) the reasons for ceasing their nomadic habit of life
 - c) whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.
3. For the purposes of this planning policy, "travelling showpeople" means:
Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.

³ Department for Communities and Local Government (2015) *Planning Policy for Traveller Sites*. London. Annex 1: Glossary p9