# Contents

## Introduction

1. Foreword from the Leader of the Council ................................................................. 4
2. Making Comments ....................................................................................................... 5
3. Introduction, Vision and Objectives ........................................................................... 7

## Site Needs in Uttlesford

4. Introduction to Site Need ............................................................................................ 11
5. Essex GTAA 2014 ........................................................................................................ 12

## Methodology for Site Assessment

6. Introduction to Methodology ....................................................................................... 14
7. Sites to be assessed ...................................................................................................... 15
8. Identifying Criteria for Site Assessment ...................................................................... 16
9. Site Assessment Criteria ............................................................................................. 18
10. Size of Sites ................................................................................................................ 24
11. Location of Sites ......................................................................................................... 25
12. Access to Services ...................................................................................................... 26

## Results of the Site Assessments

13. Pitch and Plot Targets ............................................................................................... 27

## Next Steps

14. Next Steps .................................................................................................................. 35

## Appendices

15. Appendix A: Site Location Map ................................................................................ 36
16. Appendix B: Sites with Potential ............................................................................... 37
Contents

17 Appendix C: Green Belt sites with Potential ................................................................. 57
18 Appendix D: Sites with No Potential ................................................................................ 61
19 Appendix E: Design Templates ......................................................................................... 67
20 Appendix F: Glossary ....................................................................................................... 69
1 Foreword from the Leader of the Council

The Council must, by law, assess the need for Gypsy and Traveller accommodation and ensure there are enough sites. This is a challenging topic and causes a lot of debate, for both the settled and Traveller communities.

The purpose of this first consultation which the Council is now embarking on is to hear your views on the issues and options in providing sites and your views on specific sites identified.

This is the first of a series of consultations concluding with the plan which the Council will submit for independent examination by an Inspector. We will be consulting residents, parish and town councils, the Gypsy and Traveller community, as well as key stakeholders, throughout the process.

Everyone involved in this project appreciates it can be a sensitive subject but we are working with experts in the field and consulting widely on the options and this will help us find a solution.

Please respond to the consultation to make sure that your comments are known and can be considered.

Cllr Howard Rolfe
Leader
Uttlesford District Council
How can I make my comments?

This document is subject to public consultation between Monday 8 December 2014 and 5pm Monday 2 February 2015.

The purpose of the public consultation is to invite views on the issues and options on specific sites identified in this document.

The Council has made no decisions on the site options contained within this document.

The Council would like to hear your views on any aspect of this document (question 17 'Any other comments'). However, views are particularly sought on a series of key questions which are raised in the document.

On-line

Please make your comments on-line. This is the most efficient way for the Council to deal with your comments - it speeds up the process of registering and considering your comments and makes sure that what you say is captured in full.

You can make your comments on the questions as you read through the document.

You can make your comments by clicking on the "add comments" button. To look at what other people have said you can click on the "view" button.

In order to make comments you have to be registered on the consultation system. If you have responded to previous consultations you should already be registered. Please contact the Planning Policy Team if you need a new password or have any questions about logging into the system. It would also be very useful if you could take a few minutes to check that your contact details are correct and update them if they are not. If you have not previously given an email address it would be very useful if you could add this because this is the easiest and most cost effective way for the Council to contact you.

To register on the on-line system please go to:

Http://uttlesford-consult.limehouse.co.uk/portal

Or go to the Uttlesford website at:

http://www.uttlesford.gov.uk/gypsiesandtravellers and click on the link.

If you responded to previous consultations and gave us your email address you should have received an automatic response with log in details etc. You can use these details to make comments on this document. You do not need to register again. If you have any questions about using the on-line system please contact the Planning Policy Team.
2 Making Comments

By Email or Letter
If you would prefer to send a letter or a completed comments form please use the following addresses:

Email - planningpolicy@uttlesford.gov.uk

Address - Planning Policy, Uttlesford District Council, Council Offices. London Road, Saffron Walden, Essex, CB11 4ER

Closing Date for Comments
However you choose to make your comments they must be received by 5pm on Monday 2nd February 2015.

Please note that anything received after this deadline will not be considered. Please make sure that all the necessary information to support your representations is sent along with your comments.

The Council will not accept anonymous representations.

Inappropriate, offensive or racist comments will not be accepted and will be removed.

If you have any questions about the consultation please contact the Planning Policy Team on 01799 510637 or 01799 510454

If you require this document in another language or in large print, Braille or other alternative format please phone 01799 510510.
Introduction

3.1 Uttlesford District Council are planning the site needs of Gypsies and Travellers across the District. This Issues and Options document is the first stage in the preparation of the Gypsy and Traveller Local Plan.

3.2 Peter Brett Associates has been appointed as planning consultants to assist the Council in the preparation of this Issues and Options consultation document. The results of this consultation will assist the Council in developing the draft allocations document.

3.3 The Council commissioned, as part of an Essex wide joint programme, a Gypsy and Traveller Needs Assessment. This document replaced the Essex Gypsy and Traveller Accommodation Assessment November 2009. It looks at existing provision across Essex and assesses the accommodation needs of Gypsies, Travellers and Travelling Showpeople. The results of this assessment will inform the Gypsy and Traveller Site Allocations Local Plan.

3.4 Currently there are 43 Gypsy and Traveller pitches on 17 private sites with permanent planning permission, 17 pitches on one county council owned site and 1 Travelling Showpeople site within Uttlesford. The Gypsy and Traveller Needs Assessment concluded that Uttlesford needs to provide 26 additional pitches over the period 2013 to 2033.

Background

3.5 Gypsies and Travellers have lived in Britain for at 500 years. For the purposes of the planning system, 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 dependents’ educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of Travelling Showpeople or circus people travelling together as such." (Planning policy for traveller sites, CLG, March 2012).

3.6 Many Gypsy and Travellers continue to pursue an active itinerant lifestyle and are generally self-employed people. However, increasingly communities are becoming more settled.

3.7 Gypsies and Travellers are not a uniform homogeneous community, but rather a group of communities which share some features but have their own histories and traditions. Even within each main group there is fragmentation between different families which emphasises the lack of a cohesive community and the need to avoid over generalisations. However, the main cultural groups include:

- Romany Gypsies;
- Irish Travellers; and
3 Introduction, Vision and Objectives

- New Age Travellers.

3.8 Romany Gypsies and Irish Travellers are recognised in law as distinct ethnic groups and are legally protected from discrimination under the Race Relations Acts.

3.9 Travelling Showpeople have traditionally been involved in holding fairs and circuses for many hundreds of years. For the purposes of the planning system, 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 family’s or dependent’s more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above.” (Planning policy for traveller sites, CLG, March 2012).

3.10 The Government published a policy statement ‘Planning policy for traveller sites’ in 2012, replacing Circulars 01/2006 and 04/2007 to address future accommodation needs of Gypsies, Travellers and Travelling Showpeople because the previous planning policy arrangements had failed to deliver adequate sites to meet identified needs over the previous 10 years.

3.11 Local planning authorities are currently required to identify and allocate sufficient sites to meet the needs of these groups within their local plans (Uttlesford Local Plan). This means that when delivering sites consideration is required to which sites are available and suitable for different types of the travelling community.

3.12 Department for Communities and Local Government have recently published a consultation document ‘Planning and Travellers’, with an accompanying Equalities Statement. The closing date for comments was 23 November 2014, and at present, there is no identified date for the publication of an adopted revised national policy on Gypsy and Travellers. Therefore until new national policy is adopted, the ‘Planning policy for traveller sites’ (2012) remains the national policy for Gypsy and Traveller sites. However, the Gypsy and Traveller Local Plan will need to take into account any future changes in adopted national policy.

Purpose of the Gypsy and Traveller Local Plan

3.13 The intention of the Council is to seek to make positive provision for Gypsies and Travellers through the allocation of sites in a Gypsy and Traveller Local Plan.

3.14 Providing sufficient caravan pitches in the right places will help meet the needs of the travelling communities and it should also reduce the number of unauthorised sites and the tension that this might generate. This approach would enable service providers to take a more effective and consistent approach.
Introduction, Vision and Objectives

3.15 More generally, the Council have a duty to promote good race relations, equality of opportunity and community cohesion.

3.16 The broad aims of the Gypsy and Traveller Local Plan are therefore:

- To identify sufficient suitable residential sites to meet the long term needs of Gypsies, Travellers and Travelling Showpeople; and
- To set out a clear delivery strategy, identifying how much development is to happen, where, when and by what means it will be delivered.

3.17 The main spatial issues to be addressed in the Gypsy and Traveller Local Plan include:

- There is a need to provide a number and range of residential and transit sites to meet the differing needs of the various travelling communities; and
- There is a need to consider a spatial distribution of site provision across Uttlesford District which meets the identified needs of the travelling communities, creates mixed and balanced communities and conserves the open countryside and natural environment.

Draft Vision and Objectives

3.18 A vision for the future has been drafted to indicate where the Council would like to be by 2033, the end date for the proposed plan.

The District Vision

“Uttlesford district will contain a range of sustainable, high quality sites meeting the permanent residential needs of the travelling community within the area. The location and characteristics of sites will meet the differing travelling patterns and site needs of the travelling communities, whilst protecting the natural and built environment and respecting the residential amenity of settled communities. There will be fair and effective policies in place to provide sufficient sites to meet needs. These will help to reduce significantly the existence of unauthorised encampments and developments and improve the quality of life of travelling communities.”

3.19 From this overall vision, the following draft objectives have been derived:
3 Introduction, Vision and Objectives

Objectives

a. To allocate existing Gypsy and Traveller sites to protect the existing provision of sites;
b. To allocate sufficient residential sites to meet identified local Gypsy and Traveller needs within Uttlesford district;
c. To identify sustainable sites which are suitable, available and achievable having regard to current national and local policy;
d. To deliver high quality and well-designed sites;
e. To respect the residential amenities of the settled communities;
f. To contribute towards a reduction in the incidence of unauthorised encampments and developments; and
g. To set out a clear delivery strategy, identifying how much development is to happen, where, when and by what means.

Question 1

Do you agree with the suggested vision and objectives for Gypsy and Traveller Sites? If no, how would you like the Vision/Objectives to be changed?
Introduction to Site Need

4.1 ‘Planning policy for traveller sites’ (CLG, March 2012) states that the overarching aim of Government is “to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community.” (para 3).

4.2 Under this document, local planning authorities are required to:

- Use a robust evidence base to establish accommodation needs;
- Set pitch and plot targets to address the likely permanent and transit site accommodation needs of Travellers in their area;
- Identify and update annually a supply of specific deliverable sites to provide five years’ worth of sites against their locally set targets;
- Identify a supply of specific developable sites or broad locations for years six to ten and where possible for years 11-15; and
- Set criteria based policies to meet identified need and/or provide a basis for decisions in case applications that nevertheless come forward.

4.3 The Council commissioned consultants, Opinion Research Services (ORS), to carry out an Accommodation Needs Assessment of Gypsies, Travellers and Travelling Showpeople within Uttlesford, as part of an Essex-wide needs assessment; the objective of that assessment being to quantify the number of Gypsy and Traveller pitches and Travelling Showpeople plots to meet identified needs to 2033. The Study provides evidence to address the first two requirements set out above.

4.4 The Council commissioned consultants, Peter Brett Associates, to carry out a Gypsies and Travellers and Travelling Showpeople Identification of Site Assessment Study for the district: the objective of that assessment being to identify and assess potential sites to meet the needs identified in the Accommodation Needs Assessment. The Study provides a list of sites which are suitable, available and achievable for Gypsy and Traveller use.
5 Essex GTAA 2014

Essex Gypsy, Traveller and Travelling Showpeople Accommodation Assessment 2014

5.1 A new Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) was completed by consultants Opinion Research Services (ORS) for Essex Councils in July 2014.

5.2 The GTAA has identified that there is no residential need for Travelling Showpeople households between 2013 and 2033.

Question 2

Do you agree that there is no need for Travelling Showpeople households up to the year 2033?

5.3 The GTAA recommended at least two publicly provided transit Gypsy and Traveller sites is delivered in Essex County with at least 10 and ideally 15 pitches per site.

Question 3

There are no key traveller routes in the Uttlesford District. Do you agree that it is more appropriate to provide transit sites on key traveller routes?

5.4 The GTAA estimates that the extra site provision to meet residential needs between 2013 and 2033, for Uttlesford, is 26 pitches. The GTAA outlines the methodology of how this number was derived.

5.5 Table 1 sets out the GTAA need for Uttlesford in 5 year time periods.

<table>
<thead>
<tr>
<th></th>
<th>2013-2018</th>
<th>2018-2023</th>
<th>2023-2028</th>
<th>2028-2033</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gypsy and Traveller</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Pitches</td>
<td>9</td>
<td>5</td>
<td>6</td>
<td>6</td>
<td>26</td>
</tr>
</tbody>
</table>

Table 1 GTTA need for Uttlesford in 5 year time periods

Question 4

The Council has identified a need for 26 pitches for Gypsies and Travellers. If you don't agree with this what evidence can you provide to justify your view.
Question 5

Do you agree that the Council should identify sites to meet its own needs within the District boundary? If no, what evidence can you provide to justify your view.
6 Introduction to Methodology

Introduction to Methodology

6.1 This report sets out the methodology followed to complete the site assessment study to identify sites to meet Gypsy and Traveller and Travelling Showpeople needs and inform criteria for planning policy. The methodology has been developed in line with national guidance.
Sites to be Assessed

7.1 The Council identified the 29 sites to be assessed by Peter Brett Associates, from the following sources:

- All existing authorised and unauthorised Gypsy and Traveller sites;
- All remaining sites promoted to the 2012 Call for Sites exercise; and
- Recent Gypsy and Traveller encampments.

7.2 All sites assessed are identified on a map in appendix A.
8 Identifying Criteria for Site Assessment

Identifying Criteria for Site Assessment

8.1 A review of available policy, guidance, identified site need from the Gypsy and Traveller Accommodation Assessment (GTAA) (2014) and physical constraints was used to develop a series of site criteria.

8.2 Account was taken of national policy, as contained within Planning Policy for Traveller Sites (CLG, 2012) and existing and emerging local policy, as contained within adopted and emerging Local Plans. Account was also taken of the existing pattern and distribution of need for Traveller provision as set out in the GTAA.

8.3 Within the overall policy framework, the general approach to identifying appropriate site selection criteria was built upon the national planning policy framework:

- Is the site available?
- Is the site suitable?
- Is the site developable, e.g viable and deliverable?

8.4 A key consideration, based upon national policy, has been that criteria should be “fair and should facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community” (Planning Policy for Traveller Sites, paragraph 10). Criteria should be clear and transparent and unambiguous. Many previous studies and local plan criteria based policies across the country have used very restrictive criteria which have prevented many reasonable sites from coming forward.

8.5 Site criteria has built on existing draft policy HO11 from the Uttlesford Local Plan – Pre submission consultation (April 2014). This policy is set out below:

Policy HO11 - Sites for Gypsies, Travellers and Travelling Showpeople

The Council will identify sites for Gypsies, Travellers and Travelling Showpeople in the Site Allocations Development Plan Document, or through the planning application process in accordance with the following criteria:-

a. sites should be located, designed and landscaped to minimise any impact on the natural, built and historic environment;
b. sites should have safe pedestrian access, and safe vehicular access to and from the public highway and allow for parking, turning and servicing of vehicles on site;
c. sites should not be located within areas at risk of flooding;
d. sites should be capable of being provided with drainage, water supply and other necessary utility services;
e. sites should be of an appropriate size to provide the planned number of caravans together with amenity blocks, play areas, access roads and structural landscaping; and.

in addition the plots for Travelling Showpeople should be large enough for the storage and maintenance of rides and equipment.
Identifying Criteria for Site Assessment

8.6 The site assessment criteria has also been informed by:

- National Planning Policy Framework and National Planning Policy Guidance
- 'Planning Policy for Traveller Sites' CLG, March 2012;
- The Showmen's Guild of Great Britain 'Model Standard Package';

8.7 The site criteria has been developed and applied to all sites.
9 Site Assessment Criteria

Site Assessment Criteria

9.1 The assessment process involved an initial desk top study undertaking the application of broad suitability criteria, including absolute constraints, together with an initial investigation of likely availability. The assessment centred upon:

- **Availability** – all landowners were contacted to identify whether sites are being made available and any potential legal or ownership constraints;
- **Suitability** – each site was assessed against the agreed criteria which was broadly grouped into policy requirements, physical constraints and potential impacts; and
- **Developability** – potential site constraints needing to be rectified was identified, which may affect viability and any potential alternative uses likely to affect deliverability.

9.2 The application of broad suitability criteria sieved out immediately sites which were likely to fail on the grounds of contravening major constraints such as being within international environmental designations or within the boundaries of scheduled ancient monuments, etc.

9.3 Availability was identified throughout this study as a key criterion. With regard to existing occupied sites we discussed the future availability of the sites to accommodate additional pitches. All sites were visited and assessed by an Associate and Senior Planning Consultant from the Peter Brett Associate team. At the same time, all sites were sent to Council and County Council officers, including highways, and development management, for comment. These comments were fed into the assessment of suitability and an examination of achievability issues was undertaken.

9.4 All issues of potential delivery identified were subject to investigations where possible, with recommendations on how they can be addressed. All sites that were considered suitable, available and developable have been subject to an initial assessment of the capacity of the site in terms of the number of pitches or plots which could be provided on site. This has taken into account:

- Size and shape of site and character of the adjoining area;
- 'Designing Gypsy and Traveller Sites', CLG, May 2008,
- Relevant planning history; and
- Design templates developed by Peter Brett Associate (see Appendix E)

9.5 Site assessment criteria are set out below in table 2.
<table>
<thead>
<tr>
<th>Site Criteria</th>
<th>Designation/Issue</th>
<th>Reject</th>
<th>Accept but further investigation/mitigation required</th>
<th>Accept</th>
</tr>
</thead>
</table>
| Environmental Designations and Ecology | Special Protection Area  
RAMSAR Site  
Special Areas of Conservation  
Site of Special Scientific Interest  
National Nature Reserve  
Local Nature Reserves  
Site of Importance for Nature Conservation | This site is covered by an international or national designation.  
Significant effect and unacceptable impact of site upon ecology or protected species or habitats not capable of mitigation where no overriding public interest. | Impact capable of mitigation.  
Potential cumulative impact with other identified sites. | No significant effect or unacceptable impact on ecology, protected species or habitats |
| Landscape and Green Belt        | Green Belt and landscape impact and visual containment  
Landscape Character Areas      | Unacceptable impact of site upon Green Belt purposes and/or landscape not capable of mitigation | Impact capable of mitigation  
Potential cumulative impact with other identified sites. | No unacceptable impact on Green Belt purposes and/or landscape. |
| Historic Environment            | Scheduled Ancient Monuments                                                      | Significant harm to the significance of a heritage asset but             | No harm to the significance | No harm to the significance |
9 Site Assessment Criteria

<table>
<thead>
<tr>
<th>Site Criteria</th>
<th>Designation/Issue</th>
<th>Reject</th>
<th>Accept but further investigation/mitigation required</th>
<th>Accept</th>
</tr>
</thead>
<tbody>
<tr>
<td>Listed Buildings</td>
<td>Historic Parks and Gardens</td>
<td>heritage asset not capable of mitigation</td>
<td>capable of mitigation</td>
<td>of a heritage asset.</td>
</tr>
<tr>
<td>Conservation Areas</td>
<td>Heritage assets (local lists)</td>
<td>Poor access and/or road of poor standard.</td>
<td>Access poor but capable of being improved.</td>
<td>Adequate or good access off adequate or good standard of road.</td>
</tr>
<tr>
<td>Site access and safety</td>
<td>Access to site Proximity to major roads</td>
<td>Likely to be subject to safety issues from surrounding uses incapable of mitigation</td>
<td>Likely to be affected by safety issues but this is capable of mitigation.</td>
<td>Not affected by safety issues.</td>
</tr>
<tr>
<td>Flood Zone</td>
<td>Environment Agency Indicative Flood Mapping and SFRA</td>
<td>The site is within Flood Zone 3 and not suitable for Gypsy and Traveller or Travelling Showpeople use.</td>
<td>The site is affected by Flood Zone 2 requiring further investigation (and application of policy tests).</td>
<td>The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.</td>
</tr>
<tr>
<td>Contamination and unstable land</td>
<td>Contaminated Land Unstable Land</td>
<td>The site is located on or adjacent a</td>
<td>Could contain unstable or contaminated land</td>
<td>Not located on unstable land.</td>
</tr>
</tbody>
</table>
## Site Assessment Criteria

<table>
<thead>
<tr>
<th>Site Criteria</th>
<th>Designation/ Issue</th>
<th>Reject</th>
<th>Accept but further investigation/mitigation required</th>
<th>Accept</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Availability</strong></td>
<td>Site promoted by landowners, agents or travelling community. Public land confirmed as available.</td>
<td>Site not available for Gypsy, Traveller or Travelling Showpeople use. There are known legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements which cannot be resolved. Public land has been identified in another plan/strategy for another use.</td>
<td>There is doubt over whether the site is genuinely available for Gypsy, Traveller or Travelling Showpeople (GTTS) use after further investigations.</td>
<td>There is evidence that the landowner is willing to sell and/or a developer is interested in developing within the timeframe of the Local Plan. There are no known legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements which are not</td>
</tr>
</tbody>
</table>

- Landfill site or the land is unstable, and the land has been identified as unsuitable for residential use. Contains an area of unstable or contaminated land that is likely to undermine the site’s suitability and achievability. That should be subject to further investigation. Not located on contaminated land.
## 9 Site Assessment Criteria

<table>
<thead>
<tr>
<th>Site Criteria</th>
<th>Designation/Issue</th>
<th>Reject</th>
<th>Accept but further investigation/mitigation required</th>
<th>Accept</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site size and layout</td>
<td>Suitable site size and design</td>
<td>The site is of insufficient size to accommodate a pitch or plot in a satisfactory way.</td>
<td>The site will require careful design and layout to ensure it is suitable for use.</td>
<td>The site has no size constraints and will have no potential layout/design issues that can not be addressed.</td>
</tr>
<tr>
<td>Topography</td>
<td>Topography</td>
<td>Steep slopes which make the site unsuitable and/or unachievable</td>
<td>Sloping and undulating land which may require works to achieve a suitable development.</td>
<td>Level or gently sloping site.</td>
</tr>
<tr>
<td>Noise</td>
<td>Noise pollution from surrounding uses e.g road, rail and air transport</td>
<td>Likely to be adversely affected by noise pollution from surrounding uses that could make for an unacceptable residential environment.</td>
<td>Likely to be affected by noise pollution but this is capable of mitigation.</td>
<td>Not affected by noise issues.</td>
</tr>
</tbody>
</table>
### Site Assessment Criteria

<table>
<thead>
<tr>
<th>Site Criteria</th>
<th>Designation/ Issue</th>
<th>Reject</th>
<th>Accept but further investigation/ mitigation required</th>
<th>Accept</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential amenity (Impact of site and adjoining uses on each other)</td>
<td>Relationship with existing adjacent uses</td>
<td>Close proximity to existing adjacent uses esp residential properties where any potential impact (light, visual, noise, traffic) on adjoining uses in not reasonably capable of mitigation.</td>
<td>Close proximity to existing adjacent uses esp residential properties by any potential impact (light, visual, other disturbance) on adjoining uses is capable of mitigation.</td>
<td>Unlikely to adversely affect existing adjoining uses.</td>
</tr>
<tr>
<td>Developability</td>
<td>Deliverability (including utilities) Viability</td>
<td>Site constraints or ownership issues that are unlikely to be capable of resolution without considerable expense.</td>
<td>Site constraints capable of being overcome bit where extent and cost of mitigation are unclear at this stage.</td>
<td>In a location where hosing development is contrary to spatial policy. No site constraints needing to be overcome.</td>
</tr>
</tbody>
</table>

Table 2 Table: Site Assessment Criteria

### Question 6

Do you support the methodology the consultants have used to assess the sites in order to include them in this consultation? If no, what different methodology would you suggest for selecting sites? (please specify)
10 Size of Sites

Size of Sites

10.1 Sites can vary in size and contain a single or a number of pitches.

10.2 ‘Planning policy for traveller sites’ (CLG, 2012) states that the “Local Plan should relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population’s size and density” (para. 9).

10.3 Local evidence would suggest that Gypsies and Travellers prefer small sites containing a small number of pitches to accommodate their immediate and extended family.

10.4 National guidance contained in Designing Gypsy and Traveller Sites (CLG, 2008) states that “a maximum of 15 pitches is conducive to providing a comfortable environment, which is easy to manage. However, smaller sites of up to 5 pitches can also be successful, particularly when designed for one extended family” (para. 4.7).

10.5 Some unauthorised encampments can be larger than 15 caravans, occasionally up to 25 caravans and very exceptionally more than this. In these circumstances it may be difficult to use police powers to move encampments if authorised sites have insufficient numbers of pitches.

10.6 The Gypsy and Traveller Local Plan will therefore need to investigate whether small sites or a range of site sizes is the best approach to meeting the needs of Gypsies and Travellers in Uttlesford district, having regard to other planning requirements including respecting the scale of the nearest settled community.

Question 7

Gypsy and Traveller sites should be small with up to 5 pitches

Or

Gypsy and Traveller sites should be between 6-15 pitches

Or

Gypsy and Traveller sites containing more than 15 pitches could be appropriate

Or

Do you have alternative suggestions on the size of sites the Council should be considering? (please specify)
Location of Sites

11.1 ‘Planning policy for traveller sites’ (CLG, 2012) states “when assessing the suitability of sites in rural or semi-rural settings, local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community.” (para. 12).

11.2 However, the Government’s aim is “to increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply.” (para. 4).

11.3 Within the Green Belt, Government Policy states that “inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances…..Green Belt boundaries should be altered only in exceptional circumstances. If a local planning authority wishes to make an exceptional limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet a specific, identified need for a traveller site, it should do so only through the plan-making process and not in response to a planning application.” (paras. 14 - 15).

11.4 The Uttlesford District Council is currently developing the spatial strategy for the future distribution of development within the district. The Local Plan was submitted for independent examination to the Secretary of State in July 2014. This identifies Saffron Walden and Great Dunmow as the main market towns and the focus for growth, with key villages and rural settlements (types A and B) functioning as smaller service centres. Gypsy and Traveller and Travelling Showpeople sites should be located within, on the outskirts of, or within a reasonable distance of a settlement that offers local services and community facilities;

11.5 The adopted and emerging spatial strategy provide a framework for helping to determine the location of sustainable Gypsy and Traveller and Travelling Showpeople sites.

Question 8

If the Council identify more than enough suitable and available sites to meet needs, how should the Council give priority in choosing which sites to allocate? (please list in order of priority)

Sites within and adjacent to existing settlements;

Sites within those areas where the travelling communities currently live and travel through;

Sites which are close to or which have easy access to local services

Sites which have some other reason to be chosen, rather than others (please specify)
12 **Access to Services**

**Access to Services**

12.1 ‘Planning policy for traveller sites’ (CLG, 2012) states that the Government aim is for traveller sites “to enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure.” (para. 4).

12.2 ‘Planning policy for traveller sites’ (CLG, 2012) states (para. 11) that Local Plan policies “should ensure that the policies:

b. Promote, in collaboration with commissioners or health services, access to appropriate health services.

c. Ensure that children can attend school on a regular basis.”

---

**Question 9**

Which local facility is the most important to be close to when identifying sites? (please list in order of priority)

a. Health care
b. Shop
c. Primary school
d. Other (please specify)
Pitch and Plot Targets

13.1 ‘Planning policy for traveller sites’ (CLG, 2012) requires local planning authorities to set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople, to meet likely permanent and transit site accommodation needs arising in each area.

13.2 The Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (GTAA), completed by ORS in 2014 details the total identified need for new permanent residential Gypsy and Traveller pitches and Travelling Showpeople plots to meet residential needs between 2013 and 2033 to address the needs of all identifiable households in Uttlesford. The results are set out in the table below:

<table>
<thead>
<tr>
<th></th>
<th>2013-2018</th>
<th>2018-2023</th>
<th>2023-2028</th>
<th>2028-2033</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gypsy and Traveller</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Pitches</td>
<td>9</td>
<td>5</td>
<td>6</td>
<td>6</td>
<td>26</td>
</tr>
</tbody>
</table>

Table 3 GTAA - Uttlesford’s identified need

13.3 The Council is now in a position to include local targets in its emerging Gypsy and Traveller Local Plan to reflect the pitch targets identified in the GTAA.

13.4 ‘Planning policy for traveller sites’ (CLG, 2012) requires local planning authorities, “in producing their Local Plan:

a. Identify and update annually, a supply of specific deliverable sites sufficient to provide five years’ worth of sites against their locally set targets.

b. Identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11-15.”

Question 10

How should the Council plan for sites beyond the first five years?

1) Identify specific developable sites

2) Identify broad locations for growth across the district

Site Delivery Options

13.5 A number of potential delivery models have been identified and considered for the potentially suitable sites and strategic/broad locations identified overleaf. These include:

- Delivery model 1: Existing privately owned sites where there is potential for pitches/plots to be created within the existing site boundaries to meet future immediate family needs. Under this model, planning permission would be needed.
13 **Pitch and Plot Targets**

The Council will consider encouraging planning applications to meet short and medium term needs through entering into dialogue with site occupants.

- **Delivery model 2:** Sites which are not currently owned by the travelling communities but have been identified as available for these uses. Allocations in the emerging Gypsy and Traveller Local Plan could identify these sites to travelling communities and they could be purchased on the open market. Alternatively, the Council could consider using New Homes Bonus or other capital monies to buy the site or identify their own public assets and then make them available to organised groups on a non-profit making basis to enable them to develop and manage. Such groups could also be offered the opportunity to buy stakes in the site, allowing the income from such sales to provide further sites, as appropriate. There are emerging examples of innovative acquisition and funding arrangements across the country.

- **Delivery model 3:** New sites where the Council considers that additional affordable pitch provision may be appropriate. In this case, the Council could investigate the potential for either buying sites, developing their public assets or work with other public providers using Government grant funding or other monies to secure or increase affordable provision. Sites could then either be managed by a Council or a Registered Providers (RPS).

---

**Question 11**

*Please indicate the best ways of delivering Gypsy and Traveller sites*

- **Granting permission to existing Gypsy and Traveller sites which currently don't have permission (i.e. they have temporary permission or are unauthorised) (delivery model 1)**

- **Extending or putting more pitches on existing Gypsy and Traveller sites (delivery model 1)**

- **Identify new sites for Gypsies and Travellers (delivery model 2 & 3)**

- **Other (please specify)**

---

**A Supply of Deliverable and Developable**

13.6 The Council are proposing to meet identified need through the Gypsy and Traveller Local Plan by:

- Safeguarding existing sites (and providing additional pitches where appropriate at those locations);
- Allocating potential sites outside of the Green Belt; and
- Consider allocating potential sites within the Green Belt (if need cannot be met outside of the Green Belt).
The Council propose to safeguard existing Gypsy and Traveller and Travelling Showpeople sites, to ensure that existing needs continue to be met in perpetuity. If sites are lost from these uses, then new replacement sites may need to be found to maintain an adequate supply to meet needs in accordance with the identified pitch and plot targets.

There are 16 existing Gypsy and Traveller sites with full permission within Uttlesford. The location of these sites are identified in Appendix A. There is 1 existing Travelling Showpeople site in Uttlesford. It is proposed that these existing sites are safeguarded in the Gypsy and Traveller Site Allocations Local Plan to ensure their continued available use.

### Pitch and Plot Targets 13

<table>
<thead>
<tr>
<th>Site ref</th>
<th>Site name</th>
<th>Settlement</th>
<th>Existing Provision (including extant permissions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>UTT001</td>
<td>Honey Orchard</td>
<td>High Easter</td>
<td>The site gained personal permanent planning permission (UTT/1174/79) for 1 caravan in 1979.</td>
</tr>
<tr>
<td>UTT002</td>
<td>The Pickle</td>
<td>High Roding</td>
<td>(1 pitch) - UTT/0800/80 - permanent. Established Use Certificate (UTT/0800/80) for 4 caravans.</td>
</tr>
<tr>
<td>UTT003</td>
<td>The Caravan</td>
<td>Stebbing</td>
<td>3 caravans - UTT/0720/99/FUL. Conditions restrict the use of one of the caravans to three named people and their dependants. No restriction on other two caravans.</td>
</tr>
<tr>
<td>UTT004</td>
<td>Tall Trees Caravan Park</td>
<td>Stansted</td>
<td>The site has full planning permission (and UTT/0370/85) for 10 caravans. Previous application UTT/0295/83.</td>
</tr>
<tr>
<td>UTT005</td>
<td>Middle Side Caravan Park</td>
<td>Stansted</td>
<td>Full planning planning permission (UTT/1540/11 - Variation of personal condition 3 on appeal. UTT/1194/83) for 10 caravans was granted in 2011. Previous planning application (UTT/1194/83) for 10 caravans was refused but personal permission won on appeal.</td>
</tr>
<tr>
<td>UTT006</td>
<td>Oak View Caravan Park</td>
<td>Stansted</td>
<td>The site gained planning permission (UTT/1108/89) for 10 caravans in 1989. 5 pitches have personal planning permission and 5 pitches have full planning planning permission.</td>
</tr>
<tr>
<td>UTT007</td>
<td>The Caravan Garnetts Wood</td>
<td>Barnston, Dunmow</td>
<td>The site has Certificate of Lawfulness (UTT/1058/99/CL) for retention and</td>
</tr>
</tbody>
</table>
### Pitch and Plot Targets

<table>
<thead>
<tr>
<th>Site ref</th>
<th>Site name</th>
<th>Settlement</th>
<th>Existing Provision (including extant permissions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>UTT008</td>
<td>Elmswood</td>
<td>Broxted, Dunmow</td>
<td>Residential occupation of two mobile homes as a single residential unit. The Certificate included 2 mobile homes and 1 touring caravan.</td>
</tr>
<tr>
<td>UTT009</td>
<td>Tandans</td>
<td>Great Canfield</td>
<td>The site has personal planning permission (UTT/0792/92) for 2 caravans, split between 2 ownerships.</td>
</tr>
<tr>
<td>UTT010</td>
<td>Oak Tree Close</td>
<td>Little Hallingbury</td>
<td>The site was granted full planning permission (UTT/0808/11/FUL) for 1 pitch (1 mobile and 1 touring caravan), as varied on appeal (APP/C1570/A/11/2160858). The site was granted full planning permission (UTT/1617/12/FUL) for a further 2 pitches.</td>
</tr>
<tr>
<td>UTT014</td>
<td>Star Green</td>
<td>Radwinter End</td>
<td>This site has personal planning permission (UTT/1108/85) for 2 caravans</td>
</tr>
<tr>
<td>UTT017</td>
<td>The Two Willows</td>
<td>High Easter</td>
<td>The site has full planning permission (UTT/2036/11) for 5 caravans, for 1 Gypsy family only.</td>
</tr>
<tr>
<td>UTT018</td>
<td>Willow Farm</td>
<td>Great Dunmow</td>
<td>The site has full planning permission (UTT/1703/08) for 1 caravan.</td>
</tr>
<tr>
<td>UTT020</td>
<td>Felsted Travellers Site</td>
<td>Little Dunmow</td>
<td>The site has full planning permission (UTT/1925/89 - 7 pitches; UTT/1145/92 - 10 pitches) for a total of 17 pitches.</td>
</tr>
<tr>
<td>UTT021</td>
<td>The Yard</td>
<td>Bartholomew Green</td>
<td>The site has full planning permission (UTT/13/1547) for 1 pitch.</td>
</tr>
</tbody>
</table>

Table 4 Safeguarding Existing Authorised Gypsy and Traveller Sites in Uttlesford
13.9 These sites are currently in use and are occupied. The full planning permissions, identified above, do not count towards the future needs identified in the GTAA. However, there appear to be no reasons on the grounds of need why these sites should not be safeguarded in the Gypsy and Traveller Local Plan. Safeguarding these sites will prevent their loss to other uses and therefore ensure that new site provision is only required to meet future needs.

Sites with Potential (beyond the Green Belt)

13.10 A total of 6 sites have been identified beyond the Green Belt as potentially available and suitable for Gypsies and Travellers. Table 5 sets out the potential sites for allocation. Details of these sites are contained in Appendix B.

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site Name</th>
<th>Settlement</th>
<th>Existing authorised pitches</th>
<th>Extant permission for pitches</th>
<th>Additional pitches</th>
<th>Pitches 2013-2018</th>
<th>Pitches 2018-2033</th>
</tr>
</thead>
<tbody>
<tr>
<td>UTT009</td>
<td>Tandans</td>
<td>Great Canfield</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>UTT014</td>
<td>Star Green</td>
<td>Radwinter End</td>
<td>1</td>
<td>0</td>
<td>2</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>UTT021</td>
<td>The Yard</td>
<td>Bartholomew Green</td>
<td>1</td>
<td>0</td>
<td>2</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>UTT022</td>
<td>5 Acres</td>
<td>Wicken Bonhunt</td>
<td>0</td>
<td>0</td>
<td>12</td>
<td>12</td>
<td>0</td>
</tr>
<tr>
<td>UTT026</td>
<td>Land south of the B1256, opposite Taylors Farm</td>
<td>Takeley</td>
<td>0</td>
<td>0</td>
<td>5</td>
<td>5</td>
<td>0</td>
</tr>
</tbody>
</table>

Table 5 Sites with potential (beyond the Green Belt)

13.11 The location of these sites can be viewed in Appendix B.
13 Pitch and Plot Targets

13.12 The Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment 2014 (GTAA) identifies a need for 26 net additional Gypsy and Traveller residential pitches to be developed by 2033. The GTAA specifically identifies a need for 9 additional pitches within the first 5 years. Table 6 sets out a summary of need and supply beyond the Green Belt for Gypsy and Traveller sites in Uttlesford.

<table>
<thead>
<tr>
<th></th>
<th>2013-2018</th>
<th>2018-2023</th>
<th>2023-2028</th>
<th>2028-2033</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) Need for Gypsy and Traveller Residential Pitches</td>
<td>9</td>
<td>5</td>
<td>6</td>
<td>6</td>
<td>26</td>
</tr>
<tr>
<td>(b) Potential number of additional pitches on existing sites beyond the Green Belt</td>
<td>4</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>6</td>
</tr>
<tr>
<td>(c) Potential number of pitches on new sites beyond the Green Belt</td>
<td>17</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>17</td>
</tr>
<tr>
<td>(d) Total potential pitch supply (b+c)</td>
<td>21</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>23</td>
</tr>
<tr>
<td>(e) Surplus/Shortfall of pitches (d-a)</td>
<td>+12</td>
<td>-3</td>
<td>-6</td>
<td>-6</td>
<td>-3</td>
</tr>
</tbody>
</table>

Table 6 Summary of need and supply

13.13 There are 3 existing currently authorised sites and 2 potential new sites beyond the Green Belt which may be suitable for further Gypsy and Traveller pitches. Critically this figure is 14 pitches greater than the identified need which should be delivered in the first 5 years. Although overall, this is -3 pitches less than the identified need figure of 26 for 2013-2033.
13.14 A total of 1 site in the Green Belt is identified as potentially available and suitable. Sites in the Green Belt are generally considered to be inappropriate and should only be allocated by the local planning authority when insufficient sites in non-Green Belt locations can be identified to meet locally defined needs. Table 7 sets out the potential site within the Green Belt. Details of this site are contained in Appendix C.

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site Name</th>
<th>Settlement</th>
<th>Existing authorised pitches</th>
<th>Extant permission for pitches</th>
<th>Additional pitches</th>
<th>Pitches 2013-2018</th>
<th>Pitches 2018-2033</th>
</tr>
</thead>
<tbody>
<tr>
<td>UTT010</td>
<td>Oak Tree Close</td>
<td>Little Hallingbury</td>
<td>5</td>
<td>0</td>
<td>6</td>
<td>6</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6</td>
<td>6</td>
</tr>
</tbody>
</table>

Table 7 Potential site within the Green Belt

13.15 A number of other sites were rejected in the site assessment study. These sites and reasons for rejection are set out in Appendix D.

Question 13

The Council need to determine whether this site is available, suitable and achievable for Gypsy and Traveller provision, Do you have any evidence or information to justify your view?

Question 14

Do you have any evidence or information about the sites which have been rejected for Gypsy and Traveller provision?
13 **Pitch and Plot Targets**

**Question 15**
If the Council find that they are unable to identify, from those sites submitted, enough suitable, available and achievable sites to meet local needs for the future, what do you think they should do? (please tick one from the list)

- Consider possible sites within the Green Belt
- Consider other sites (please specify)
- Reconsider sites previously rejected in the exercise, provided development would avoid serious impact on the environment.

**Question 16**
Sites can only be considered if the landowner is potentially making the site available for traveller use.

A site plan and contact details must be provided for sites to be considered.

Do you know of any other sites which the Council should be considering for future Gypsy, Traveller or Travelling Showpeople uses?

**Question 17**
Any other comments
Next Steps

14.1 This Issues and Options document forms the first stage in the production of the Uttlesford Gypsy and Traveller Local Plan.

14.2 The Council welcome comments on the contents of this document by 5pm on Monday 2nd February 2015.

14.3 The Council will consider the responses received and will use them to help develop a draft Gypsy and Traveller Local Plan during 2015.

14.4 The draft Gypsy and Traveller Local Plan will then be made available for further public consultation. At that stage, a Sustainability Appraisal, Strategic Environmental Assessment and Habitat Regulations Assessment will be available for consultation.

14.5 The draft Gypsy and Traveller Local Plan will be subject to an independent public examination and the intention is that the Council will adopt the final Gypsy and Traveller Local Plan by end of 2016.

Question 18

Would you like to be kept informed of progress with the Gypsy and Traveller Local Plan?
15 Appendix A: Site Location Map
## Description of site

This is an existing authorised Gypsy and Traveller site that comprises a rectangular area of pasture with a park home located in the northern corner. The site is accessed by a gravel driveway off Canfield Drive, which is a narrow private cul de sac which serves a number of residential properties. Surrounding uses includes a variety of low density private residential properties with large gardens, woodland and agricultural land.

## Planning History

- **Source:** Current authorised, Call for sites

**Planning History**: The site was granted full planning permission (UTT/0808/11/FUL) for 1 pitch (1 mobile and 1 touring caravna), as varied on appeal (AA/C1570/A/11/2160858).

The site was granted full planning permission (UTT/1617/12/FUL) for a further 2 pitches.

## Availability

The site is an existing Gypsy and Traveller site and is being promoted for further pitches. The site is therefore considered available.

## SUITABILITY

**Policy Constraints**

Pre-submission Local Plan policy HO11 'Sites for Gypsies, Travellers and Travelling Show People'.

### Table: Site Information

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site name</th>
<th>Settlement</th>
</tr>
</thead>
<tbody>
<tr>
<td>UTT009</td>
<td>Tandans</td>
<td>Great Canfield</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Local Authority</th>
<th>Size (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Great Canfield Road</td>
<td>Uttlesford District Council</td>
<td>0.9</td>
</tr>
</tbody>
</table>
### Physical constraints

**Development Management comments** - The site is considered suitable.

**County Highway Comments** - Canfield Drive is private, junction with Great Canfield Road, unclassified, 30 mph, had adequate width and visibility. No mitigation required.

### Landscape Impacts

The location is within a small scale landscape characterised by small hedgerow, bounded fields, scattered properties in narrow linear or larger gardens within the Broxted Farmland Plateau Landscape Character Area. The site appears very well contained by robust hedgerows, tree belts and woodlands in the area. The boundary with the property to the west appears to be more open. The site appears to be suitable to accommodate some further pitches although these should be carefully located to minimise their visibility from the lane and any overlooking property, and avoid a significant intensification of development which would be out of character with the 'loose' nature of the existing settlement pattern. The generous size of the site provides scope for appropriate mitigation planting.

### Green Belt Comments

The site is not located within the Green Belt.

### Other Potential Impacts

**Historic Environment comments** - In an area where a number of medieval finds have been made. Potential to require evaluation to assess site for below ground deposits.

**Conservation Officer comments** - There would be no detrimental impact on Listed Buildings or Conservation areas.

### Achievability

There appear to be no reasons why the site could not be intensified by the existing occupants. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

### Conclusion

There is an existing Gypsy and Traveller site which needs to be safeguarded in the Local Plan. The site is available and suitable for further pitches, subject to adequate landscape mitigation measures and historical environment investigations.
## Appendix B: Sites with Potential

<table>
<thead>
<tr>
<th>DELIVERY</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Potential Yield</strong></td>
<td></td>
</tr>
<tr>
<td>2013 - 2018</td>
<td>2</td>
</tr>
<tr>
<td>2018 - 2023</td>
<td>0</td>
</tr>
<tr>
<td>2023 - 2028</td>
<td>0</td>
</tr>
<tr>
<td>2028 - 2033</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Potential Occupants</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Gypsies and Travellers</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Type of use</strong></td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td></td>
</tr>
</tbody>
</table>

**Delivery model**

Existing private site for either permanent authorisation, intensification or extension to meet family needs.
16 Appendix B: Sites with Potential
Appendix B: Sites with Potential

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site name</th>
<th>Settlement</th>
</tr>
</thead>
<tbody>
<tr>
<td>UTT014</td>
<td>Star Green</td>
<td>Radwinter</td>
</tr>
</tbody>
</table>

**Site Address**
- **Local Authority**: Uttlesford District Council
- **Size (ha)**: 0.3

**Description of site**

This is an existing Gypsy and Traveller site. The site comprises a plot of land surrounded by hedges and some small trees within the open, exposed rolling arable countryside. Existing development appears to consist of a mobile home located at the western end of the plot set within a garden and a touring caravan and hard standing in the larger eastern half. There are also some sheds present.

**Source**

Current authorised

**Planning History**: The site has permission for the retention of 1 mobile home as residential and storage of 2 caravans

**Availability**

This is an existing Gypsy and Traveller site being made available for extra pitches. Therefore the site is considered available.

**SUITABILITY**

**Policy Constraints**

Pre-submission Local Plan policy HO11 'Sites for Gypsies, Travellers and Travelling Show People'.

Source Protection Zone

**Physical constraints**

Development Management comments - The site is considered suitable
County Highway comments - Access will need to be widened to 6 metres minimum to allow safe entry and exit, vegetation clearance will need to be carried out to improve visibility. There should be no unbound materials used in the surface finish of the access.

**Landscape Impacts**

Buildings set within vegetation are typical characteristic of the Landscape Character Area and this site is no exception. There are a number of rights of way within the area, notably to the north and directly east from which there are likely to be views towards the site; one of these routes passes the eastern edge of the site. The existing development is most discreet being low level and low density, softened by vegetation within and subdividing the site and contained within robust boundary vegetation such that from external locations the existing development has no significant effect on views or the character of the rural surroundings. Whilst it would appear that there is scope for some further development within the site without material adverse effects on landscape character and views, great care needs to be taken to ensure that the site is not over developed and that the essentially ‘green’ and contained nature of the site is maintained.

The retention and protection of trees within the site will also be important.

**Green Belt Comments**

N/A

**Other Potential Impacts**

Historic Environment comments - Site lies on the edge of a protected lane. The integrity of the lane will need assessing in advance of any decision on locating a site here.

Conservation Officer comments - Due to the distance of conservation areas and Listed Buildings there are no comments on this site.

**ACHIEVABILITY**

There appears to be no reason why the site could not be intensified by existing occupants. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

**Conclusion**

16 Appendix B: Sites with Potential
This is an existing authorised Gypsy and Traveller site which needs to be safeguarded in the Local Plan. The site available and suitable for further pitches. The number of pitches proposed is low to ensure there is no material adverse effects on the protected land and landscape character and views.

<table>
<thead>
<tr>
<th>DELIVERY</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Potential Yield</strong></td>
<td></td>
</tr>
<tr>
<td>2013 - 2018</td>
<td>2</td>
</tr>
<tr>
<td>2018 - 2023</td>
<td>0</td>
</tr>
<tr>
<td>2023 - 2028</td>
<td>0</td>
</tr>
<tr>
<td>2028 - 2033</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Potential Occupants</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Gypsies and Travellers</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type of use</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Delivery model</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing private site for either permanent authorisation, intensification or extension to meet family needs.</td>
<td></td>
</tr>
</tbody>
</table>
Appendix B: Sites with Potential

Site: UTT014 Star Green
Appendix B: Sites with Potential

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site name</th>
<th>Settlement</th>
</tr>
</thead>
<tbody>
<tr>
<td>UTT021</td>
<td>The Yard</td>
<td>Great Leighs</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Local Authority</th>
<th>Size (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bartholomew Green</td>
<td>Uttlesford District Council</td>
<td>0.2</td>
</tr>
</tbody>
</table>

Description of site

The site forms the western third of rectangular field of rough grassland. To the south lie several large detached houses in extensive grounds that extend to the same north south hedgerow that defines the eastern boundary of the site field; similar properties lie a little further to the north. Construction within the site has commenced recently and a concrete base of a building and stone surfaced access has been formed. The location of the building appears to be opposite the site entrance.

Source

Current authorised

Planning History: The site has full planning permission (UTT/13/1547) for 1 pitch.

Availability

The site has planning permission for 1 pitch and is under construction. It has permission for Gypsy and Traveller use and therefore deemed potentially available for further pitches in the future.

SUITABILITY

Policy Constraints

Pre-submission Local Plan policy HO11 'Sites for Gypsies, Travellers and Travelling Show People'.

Physical constraints

Development Management comments - The site is considered suitable.
County Highway comments - Intensification of use will require carrying out a speed survey to determine if the available visibility is adequate for actual vehicle speeds. If so the access will need to be widened to 6 metres minimum and there should be no unbound materials used in the surface finish of the access.

Landscape Impacts

The size of the site suggests some further pitches could potentially be accommodated. However, specific consideration needs to be given to the amenity of the property to the north which is located on slightly higher ground, the low density of the adjoining development which is a characteristic of this immediate area, and the existing building line where properties are aligned parallel with and slightly set back from the road. It would be inappropriate to increase the depth of development within the field which should be subject to appropriate management. Mitigation planting should also be a requirement, including reinforcement of the road frontage hedgerow, the reinstatement of the removed section of hedgerow on the north western boundary, and planing to reduce visibility into the site from the entrance.

Green Belt Comments

The site is not located within the Green Belt.

Other Potential Impacts

Historic Environment comments - The site has no impact on the historic environment.

Conservation comments - Due to the distance of conservation areas and Listed Buildings there are no comments on this site.

ACHIEVABILITY

There appear to be no reasons why the site could not be intensified by the existing landowner. The land is potentially available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

Conclusion

This is an existing authorised Gypsy and Traveller site which needs to be safeguarded. It is suitable for further pitches subject to landscape and highway mitigation. Availability for further pitches is unconfirmed therefore whilst considered developable, its deliverability within the first 5 years in unclear, therefore the site is identified for the medium term. The availability of the site for further pitches should be reassessed in future reviews of this study.
### Appendix B: Sites with Potential

<table>
<thead>
<tr>
<th>DELIVERY</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Potential Yield</strong></td>
<td></td>
</tr>
<tr>
<td>2013 - 2018</td>
<td>0</td>
</tr>
<tr>
<td>2018 - 2023</td>
<td>2</td>
</tr>
<tr>
<td>2023 - 2028</td>
<td>0</td>
</tr>
<tr>
<td>2028 - 2033</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Potential Occupants</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Gypsies and Travellers</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type of use</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Delivery model</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing private site for either permanent authorisation, intensification or extension to meet family needs.</td>
<td></td>
</tr>
<tr>
<td>Existing private site for intensification or extension to meet wider needs of communities.</td>
<td></td>
</tr>
</tbody>
</table>
16 Appendix B: Sites with Potential
Appendix B: Sites with Potential

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site name</th>
<th>Settlement</th>
</tr>
</thead>
<tbody>
<tr>
<td>UTT022</td>
<td>5 Acres</td>
<td>Parish of Arkesden</td>
</tr>
<tr>
<td>Site Address</td>
<td>Local Authority</td>
<td>Size (ha)</td>
</tr>
<tr>
<td>Wicken Bonhunt</td>
<td>Uttlesford District Council</td>
<td>2.2</td>
</tr>
</tbody>
</table>

**Description of site**

The site comprises of a former nursery site which had sheds, fruit trees, green houses and other buildings. The site is largely cleared of buildings and has become overgrown. Surrounding uses include residential properties to the south and open countryside on all other sides. The site has previously been used as a residence and stopping place for Gypsy and Traveller use historically.

**Source**

Call for sites

**Planning History:** The landowner states that enforcement notice was given to move in the 1990s

Applied for 8 caravans - application was withdrawn.

Landowner states they have paperwork to show that her brother lived on site for some 10 to 15 years without moving and without planning.

Withdrawn planning application (UTT/1154/10/FUL).

**Availability**

The landowner states that the site has been used by the Gypsy family to stop on from 1970 to 1985 and was used later in the 1990s by the same family. The site is being promoted for either 12 pitches for Gypsy and Traveller use, or 15 plots for Travelling Showpeople use.

**SUITABILITY**

**Policy Constraints**
### 16 Appendix B: Sites with Potential

Pre-submission Local Plan policy HO11 'Sites for Gypsies, Travellers and Travelling Show People'.

The entrance and access to the site is within flood zone 3.

Source Protection Zones.

<table>
<thead>
<tr>
<th>Physical constraints</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Management comments - Potential for pitches. The site is considered suitable.</td>
</tr>
<tr>
<td>County Highway comments - Classified, 60mph, existing field gate. Intensification of use will require carrying out a speed survey to determine if the available visibility is adequate for actual vehicle speeds. If so the access will need to be 6 metres wide minimum and there should be no unbound materials used in the surface finish of the access. Highway boundary should be carried out to identify the extent of the Highway verge.</td>
</tr>
<tr>
<td>Environment Agency comments - The site is located in flood zone 1 but the access point to the highway lies in flood zone 3. Any proposal would need to consider the safety of people, including the provision and adequacy of an emergency plan, temporary refuge and rescue or evacuation arrangements. Any site application should be supported by a Flood Response Plan.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Landscape Impacts</th>
</tr>
</thead>
<tbody>
<tr>
<td>There is scope to accommodate a discreet development within the lower south eastern part of the site, where it would relate to the settled character of the southern part of the lane, without significant adverse landscape or visual effects. Any such development should be set back from the road with additional screening provided in character with the rural character of the lane. With a carefully aligned access views into the development from the lane could be minimised. However, consideration will need to be given to the future management of the remaining land to ensure that the effects of any development are contained within the development site and do not extend informally across the rest of the site.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Green Belt Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site is not located within the Green Belt</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other Potential Impacts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Environment comments - Access will be onto a protected lane.</td>
</tr>
<tr>
<td>Conservation comments - Due to the distance of conservation areas and Listed Buildings there are no comments on this site.</td>
</tr>
</tbody>
</table>
There may be ecological limitations to the development of part of the site but the remaining land mitigation may offer scope for suitable mitigation and longer term management/biodiversity enhancement.

ACHIEVABILITY

There appears to be no reasons why the site could not be developed by the existing landowner. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

Conclusion

The site is available and suitable for Gypsy and Traveller use, within the eastern edge of the site for up to 12 pitches, subject to suitable landscaping, ecology, highway and flood mitigation measures being put in place.

<table>
<thead>
<tr>
<th>DELIVERY</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Potential Yield</td>
<td></td>
</tr>
<tr>
<td>2013 - 2018</td>
<td>12</td>
</tr>
<tr>
<td>2018 - 2023</td>
<td>0</td>
</tr>
<tr>
<td>2023 - 2028</td>
<td>0</td>
</tr>
<tr>
<td>2028 - 2033</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Potential Occupants</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gypsies and Travellers</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type of use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
</tr>
</tbody>
</table>
16 Appendix B: Sites with Potential

**Delivery model**

| Existing private site for either permanent authorisation, intensification or extension to meet family needs. |

Table 8

Site: UTT22 5 Acres
Appendix B: Sites with Potential

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site name</th>
<th>Settlement</th>
</tr>
</thead>
<tbody>
<tr>
<td>UTT026</td>
<td>Land south of the B1256 opposite Taylors Farm</td>
<td>Takeley</td>
</tr>
</tbody>
</table>

**Site Address**

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Local Authority</th>
<th>Size (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Takeley Street</td>
<td>Uttlesford District Council</td>
<td>0.4</td>
</tr>
</tbody>
</table>

**Description of site**

The site comprises an elongated rectangular site of pasture lying south of the B1256 Stane Street on the western side of Takeley, a ribbon settlement straddling the road. Taylors Farm and housing runs along the northern side of the site and abuts the western end of the site; Hatfield Forest lies to the south, beyond the disused railway line the course of which is followed by the Flitch Way trail.

**Source**

Call for sites

**Planning History:** There is no known relevant planning history.

**Availability**

The site was promoted to the Council in Nov 2012 for Gypsy and Traveller and Travelling Showpeople uses. The site is therefore considered available.

**SUITABILITY**

**Policy Constraints**

Pre-submission Local Plan policy HO11 'Sites for Gypsies, Travellers and Travelling Show People.'

Within Noise Exposure Contour 60 for Stansted Airport.

**Physical constraints**

Development Management comments - it is within the Countryside Protection Zone, presumption against development which leads to coalescence.
16 Appendix B: Sites with Potential

County Highway comments - There is adequate visibility. Access will need to be 6 metres wide minimum with any gates set back 6 metres minimum.

**Landscape Impacts**

Council Landscape Officer comments - suitable, subject to strengthening frontage hedge screening and boundary planting to the western boundary.

**Green Belt Comments**

The site is not located within the Green Belt.

**Other Potential Impacts**

Conservation comments - The character of the area is residential with dwarf walls and well proportioned gardens. The site is located opposite 3 listed buildings, including the gate houses. The development of this site for Gypsy and Traveller use will respond poorly to the architectural and historic character of the buildings opposite. To mitigate this issue substantial landscaping would have to be conditioned which would dramatically decrease the developable area.

Hatfield Forest (SSSI, NNR and Ancient Woodland) lies to the south, beyond the disused railway line (local wildlife site) the course of which is followed by the Flitch Way trail.

**ACHIEVABILITY**

There appear to be no reasons why the site could not be developed for Gypsy and Traveller use. The land is available, policy and physical constraints are potentially capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

**Conclusion**

The site is available and suitable for Gypsy and Traveller sites. It is located within the Countryside Protection Zone, however, it is suitable in landscape terms. Careful consideration of potential highway, ecological, historic environment and conservation issues will impact on the yield and will need to be considered at the detailed planning application stage to ensure an appropriate proposal comes forward.

**DELIVERY**

**Potential Yield**

| 2013 - 2018 | 5 |
## Appendix B: Sites with Potential

<table>
<thead>
<tr>
<th>DELIVERY</th>
<th>2018 - 2023</th>
<th>2023 - 2028</th>
<th>2028 - 2033</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### Potential Occupants

<table>
<thead>
<tr>
<th>Gypsies and Travellers</th>
</tr>
</thead>
</table>

### Type of use

<table>
<thead>
<tr>
<th>Residential</th>
</tr>
</thead>
</table>

### Delivery model

<table>
<thead>
<tr>
<th>New private site for development</th>
</tr>
</thead>
</table>
16 Appendix B: Sites with Potential

Site: UTT026 Land south of the B1256 opposite Taylors Farm
Appendix C: Green Belt sites with Potential

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site name</th>
<th>Settlement</th>
</tr>
</thead>
<tbody>
<tr>
<td>UTT010</td>
<td>Oak Tree Close</td>
<td>Little Hallingbury</td>
</tr>
</tbody>
</table>

**Site Address** | **Local Authority** | **Size (ha)** |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Little Hallingbury</td>
<td>Uttlesford District Council</td>
<td>0.5</td>
</tr>
</tbody>
</table>

**Description of site**

This is an existing authorised Gypsy and Traveller site on a level triangular shaped site. The site is split into 5 parcels each accommodating a single pitch. The site is located between the M11 to the west and A1060 Lower Road to the east. It is well established with hardstandings and low fencing subdividing the pitches and consequently has a settled and developed appearance.

**Source**

Current authorised

**Planning History**

Full planning permission (UTT/1487/12/FUL) for 5 pitches (removal of condition 1 attached to appeal decision notice (ENF/238/09/A) was granted in 2012.

Full planning permission (UTT/2453/11/FUL) for 5 timber day blocks and installation of 3 septic tanks and drainage fields, was granted in 2011.

**Availability**

This is an existing Gypsy and Traveller site split into 5 parcels. The southern parcel and the 2 parcels on the eastern edge are being promoted for 2 pitches each, which would provide 6 pitches in total. The availability of the 2 remaining parcels of land, which are in existing Gypsy and Traveller use is unknown.

**SUITABILITY**

**Policy Constraints**

Pre-submission Local Plan policy HO11 ‘Sites for Gypsies, Travellers and Travelling Show People’.

The site is within the Green Belt policy SP9.
### Planning History

The site located in a poor air quality zone, submission Local Plan objective 10 is to limit the number of residential developments within this area.

### Physical constraints

Development Management comments - The site is considered suitable.

County Highway comments - Visibility requirements for access for further intensification would be 2.4 metres by 120 metres in both directions. Highway boundary information along site frontage also required at application.

The site is adjacent the M11 and noise would impact on extra residents living on the site. Further noise mitigation measures would need to be investigated to minimise the noise impact, subject to the conflict with Council's objective to limit development within the M11 poor air quality zone.

### Landscape Impacts

It is well contained by the M11, which is raised above the site and reasonably well screened by deciduous vegetation and reasonable hedgerow along the southern boundary. A tree/shrub belt defines the boundary with the A1060 and there is only a very restricted visual relationship with Little Hallingbury Hall set back on the opposite site of the road. There appears to be reasonable visual separation from the listed buildings a little further to the south. There is scope for the site to accommodate additional pitches without giving rise to adverse effects on views or surrounding landscape character. The site would benefit from sub division by hedge planting to break up the pitches and along the central access track to provide some softening in the view into the site from the entrance; the boundary vegetation alongside Lower Road should be protected; the southern hedgerow would benefit from some reinforcement.

### Green Belt Comments

The site lies within the Green Belt (policy SP9). The existing permitted development reduces the openness of the area and further pitches can be expected to reduce this further, although the perceived effects of this would be extremely localised. The permitted site does constitute an encroachment into the countryside; further development would not however lead to any further change in terms of this sites Green Belt purpose.

### Other Potential Impacts

Historic Environment comments - Known archaeological deposits identified on the M11. Development would require archaeological investigation.
Appendix C: Green Belt sites with Potential

Planning History
Conservation Officer comments - Suitable, subject to natural vegetation and hedgerow being planted along the site boundaries.

ACHIEVABILITY
There are potential costs for mitigation measures relating to highways, landscaping and noise measures. There appear to be no reasons why the site could not be intensified by the existing occupants. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

Conclusion
This is an existing authorised Gypsy and Traveller site which needs to be safeguarded. The site is available and suitable for further pitches, subject to noise, landscape and highway mitigation measure. The site is within the Green Belt and although suitable, should only be realised for development via allocation in a development plan document, if needs cannot be met beyond the Green Belt. It is not considered that an exceptional amendment to the Green Belt to remove the site from the Green Belt would be appropriate in this instance.

DELIVERY

<table>
<thead>
<tr>
<th>Potential Yield</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2013 - 2018</td>
<td>6</td>
</tr>
<tr>
<td>2018 - 2023</td>
<td>0</td>
</tr>
<tr>
<td>2023 - 2028</td>
<td>0</td>
</tr>
<tr>
<td>2028 - 2033</td>
<td>0</td>
</tr>
</tbody>
</table>

Potential Occupants
Gypsies and Travellers

Type of use
Residential
17 Appendix C: Green Belt sites with Potential

Delivery model

Existing private site for either permanent authorisation, intensification or extension to meet family needs.
## Appendix D: Sites with No Potential

### Sites With No Potential

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site Name</th>
<th>Settlement</th>
<th>Reason for rejection</th>
</tr>
</thead>
<tbody>
<tr>
<td>UTT001</td>
<td>Honey Orchard</td>
<td>High Easter</td>
<td>This is an existing Gypsy and Traveller site which needs to be safeguarded in the Local Plan. Further development on this site would have an unacceptable landscape impact. Space is very limited and further expansion is likely to mean an erosion of its secluded, well-contained character.</td>
</tr>
<tr>
<td>UTT002</td>
<td>The Pickle</td>
<td>High Roding</td>
<td>This is an existing Gypsy and Traveller site which needs to be safeguarded in the Local Plan. The site meets the needs of the family living on the site at the moment and the site is not being made available for further pitches.</td>
</tr>
<tr>
<td>UTT003</td>
<td>The Caravan</td>
<td>Stebbing</td>
<td>This is an existing Gypsy and Traveller site which needs to be safeguarded in the Local Plan. Approximately half of the site is within flood zone 3 and not suitable for Gypsy and Traveller use. There is no capacity within the remaining part of the site to provide further Gypsy and Traveller pitches.</td>
</tr>
<tr>
<td>UTT004</td>
<td>Tall Trees Caravan Park</td>
<td>Stansted</td>
<td>This is an existing Gypsy and Traveller site which needs to be safeguarded in the Local Plan. There is no room to intensify or expand the site to provide further pitches. Therefore there is no capacity for further pitches on this existing site.</td>
</tr>
<tr>
<td>UTT005</td>
<td>Middleside Caravan Park</td>
<td>Stansted</td>
<td>This is an existing Gypsy and Traveller site which needs to be safeguarded in the Local Plan. There is no room to intensify or expand the site to provide further pitches. Therefore there is no capacity for further pitches on this existing site.</td>
</tr>
<tr>
<td>UTT006</td>
<td>Oak View Caravan Park</td>
<td>Stansted</td>
<td>This is an existing Travelling Showpeople site which needs to be safeguarded in the Local Plan. The</td>
</tr>
</tbody>
</table>
### Appendix D: Sites with No Potential

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site Name</th>
<th>Settlement</th>
<th>Reason for rejection</th>
</tr>
</thead>
<tbody>
<tr>
<td>UTT007</td>
<td>The Caravan Garnetts Wood</td>
<td>Dunmow</td>
<td>This is an existing Gypsy and Traveller site which needs to be safeguarded in the Local Plan. Development on this site would have an unacceptable landscape impact. The site is readily visible from the adjoining section of road to which it has a reasonably open frontage. There is no space for expansion without further reduction of trees and an increase in local visibility. The site is therefore unsuitable.</td>
</tr>
<tr>
<td>UTT008</td>
<td>Elmswood and Adjacent Elmswood</td>
<td>Dunmow</td>
<td>This is an existing Gypsy and Traveller site which needs to be safeguarded in the Local Plan. Apart from views from the site entrance the site appears to be well contained from wider view and clearly lies within the settlement ‘envelope’. However, it is located at the northern end of an area covered by the Countryside Protection Zone to which policy S8 of the Local Plan applies. This policy seeks to limit development to that which ‘is required to be there, or is appropriate to a rural area’. It notes that buildings or uses which would contribute to coalescence and existing development, or adversely affect the zone’s character will not be permitted. Further intensification is therefore considered unsuitable.</td>
</tr>
</tbody>
</table>
| UTT011   | Land adjacent Cranwellian  | Takeley    | Development on this site would have an unacceptable landscape impact. Due to the prominence of the site, its importance to the prevention of a continuous ribbon of development, and its inconsistency with the Countryside Protection Zone policy S8 the site is not considered to be a suitable location for development (the temporary
### Appendix D: Sites with No Potential

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site Name</th>
<th>Settlement</th>
<th>Reason for rejection</th>
</tr>
</thead>
<tbody>
<tr>
<td>UTT012</td>
<td>Site at Parsonage Lane</td>
<td>Barnston</td>
<td>This is an unauthorised Gypsy and Traveller site with 2 caravans. Development on this site has an unacceptable landscape impact. Due to its prominence and the existence of trees the site is considered to be wholly unsuitable in landscape and visual terms.</td>
</tr>
<tr>
<td>UTT013</td>
<td>Site at Pennington Lane</td>
<td>Stansted</td>
<td>This is an unauthorised Gypsy and Traveller site with 2 caravans. Development on this site has an unacceptable landscape impact. The site is an unsuitable location for development being located in attractive open countryside, on a lane devoid of other settlement. Due to the small scale nature of the site there is no space for screening to integrate the development. The development therefore represents an unacceptable localised intrusion and detracts from the rural character of the locality and the rural nature of the lane.</td>
</tr>
<tr>
<td>UTT016</td>
<td>The Ford</td>
<td>Great Dunmow</td>
<td>The site is not suitable for Gypsy and Traveller use as it lies within flood zone 3.</td>
</tr>
<tr>
<td>UTT017</td>
<td>The Two Willows</td>
<td>High Easter</td>
<td>This is an existing Gypsy and Traveller site which needs to be safeguarded in the Local Plan. Further development on this site would have an unacceptable landscape impact. The site is not suitable for further expansion which is likely to exacerbate the existing adverse effects and would be at odds with the suggested Landscape Planning Guidelines for the area.</td>
</tr>
<tr>
<td>UTT018</td>
<td>Willow Farm</td>
<td>Great Dunmow</td>
<td>This is an existing Gypsy and Traveller site which needs to be safeguarded in the Local Plan. Availability of the site for further pitches has not been</td>
</tr>
</tbody>
</table>
### Appendix D: Sites with No Potential

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site Name</th>
<th>Settlement</th>
<th>Reason for rejection</th>
</tr>
</thead>
<tbody>
<tr>
<td>UTT019</td>
<td>Site East of 3-4 Whitehouse Farm Cottage</td>
<td>Stebbing</td>
<td>Site is a grass verge alongside a byway within open countryside, east of Stebbing, and is not a suitable or available site for a Gypsy and Traveller development.</td>
</tr>
<tr>
<td>UTT020</td>
<td>Felsted Travellers Site</td>
<td>Little Dunmow</td>
<td>This is an existing Gypsy and Traveller site with 27 authorised pitches, which needs to be safeguarded in the Local Plan. However, the size of the site is above the recommended number of 15 pitches in National Guidance and therefore this site is not considered suitable for further pitches.</td>
</tr>
<tr>
<td>UTT023</td>
<td>Land north of Bullock Lane</td>
<td>Takeley</td>
<td>The site is being promoted for 2 Gypsy and Traveller pitches. A previous planning application (UTT/12/5809/FUL) was refused. This application was dismissed at appeal (APP/C1570/A/13/2196396), in February 2014, due to potential impacts of the proposed development on the character and appearance of the countryside.</td>
</tr>
<tr>
<td>UTT024</td>
<td>Anso Corner Farm</td>
<td>Hempsted</td>
<td>This site, initially promoted through the Call for Sites, has now been withdrawn by the landowner and is therefore no longer available for Gypsy and Traveller use.</td>
</tr>
<tr>
<td>UTT025</td>
<td>Land adjacent Lolands Bungalow</td>
<td>Takeley</td>
<td>Development on this site would have an unacceptable landscape impact. The site is prominent having a relatively open boundary to the road and forms part of open land that...</td>
</tr>
<tr>
<td>Site Ref</td>
<td>Site Name</td>
<td>Settlement</td>
<td>Reason for rejection</td>
</tr>
<tr>
<td>---------</td>
<td>----------------------------</td>
<td>---------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>UTT027</td>
<td>Land at Chalk Farm</td>
<td>Newport</td>
<td>This site is not suitable for Gypsy and Traveller use as it lies within flood zone 3.</td>
</tr>
<tr>
<td>UTT029</td>
<td>Spinney</td>
<td>Gransmore Green</td>
<td>The site appears to be suitable as a location for a small Gypsy and Traveller development; it relates well to the existing settlement pattern effectively being an infill plot between existing dwellings although the timber fencing, entrance pillars and laurel hedging are somewhat out of character and should ideally be replaced with a more appropriate boundary treatment. This site was identified by the Council as a site potentially owned by a Gypsy and Traveller family. However, within this study, it has not been possible to confirm that the site is owned by a Gypsy and Traveller family. The availability of the site should be reassessed in future reviews of this study.</td>
</tr>
<tr>
<td>UTT030</td>
<td>Lodge Garden</td>
<td>High Easter</td>
<td>This site was identified by the Council as a site potentially owned by a Gypsy and Traveller family. However, this site comprises a residential property which has recently been sold, therefore is not an existing Gypsy and Traveller site.</td>
</tr>
<tr>
<td>UTT031</td>
<td>Site at Starling's Green</td>
<td>Clavering</td>
<td>The site is divided into two parts. Both fields are not considered suitable for Gypsy and Traveller use. The most accessible western part of the northern field is largely open and overlooked by adjoining properties; any such development will lead to a further erosion of rural character and would be difficult to integrate successfully. The southern field relates poorly to the</td>
</tr>
</tbody>
</table>
### Appendix D: Sites with No Potential

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site Name</th>
<th>Settlement</th>
<th>Reason for rejection</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>settlement pattern and development within this part of the site will inevitably adversely affect the setting of the Scheduled Ancient Monument, as well as being visible at the entrance to the settlement which is defined to the west by a wide maintained grass verge area which provides a setting to the edge of the settlement.</td>
</tr>
</tbody>
</table>
Appendix E: Design Templates

19.1 To view a PDF version of the design templates please go to: http://www.uttlesford.gov.uk/gypsiesandtravellers

EXAMPLE OF 1-2 PITCH SITE (0.14 acres)

Use of existing landscaping (such as mature hedgerows) is desirable particularly if it encourages biodiversity (generally native species) and is low-maintenance. It offers a good level of privacy and security without the distinct/fixed nature of gates, walls and fences. That said, each site should be designed to the appropriate security standards in line

1

with the Department for Communities and Local Government’s Design Guidelines. There will be

2

some overlap of the requirements in these two areas between urban and rural locations, for example.

3


Government guidance suggests that amenity buildings should include:

- water (drain, tank, well, cistern etc)
- access (driveway, including verging area)
- secure storage space for refuse, subterranean/marine storage
- services for waste, felling/other, and washing

We suggest also that a large paved area, carport or other covered outdoor space

would be useful, especially with the relatively high levels of cloud cover and precipitation in this country.

Access routes will need to accommodate all vehicles that need access to the site. In the case of larger units this may also need to be designed in such a way as to ensure there is sufficient turning space (on two standing) if necessary, moved for a large mobile home. Standards for refuse and the trash area will need to be met too. Again, this case space for waste stopping only is needed as the site is small enough to ensure that distance to refuse collection points and how these standards are met. These standards and others can be found in Building Regulations and Manual for Streets.
Appendix E: Design Templates

Example: 5 Pitch Site (0.72 acre)

A service road should be created for access to all pitch areas. Pitches should be at least 100 square metres in size and have access to sanitation facilities, including sanitary facilities for women. Access should be provided to pitches to enable all users to reach them. A separate gravel area should be provided for the collection of waste and recycling.

Living spaces should be designed to provide privacy and security for residents. An area should be provided for residents to store personal items and belongings.

A central area should be provided for communal use, such as a playground for children and a meeting area for socializing. A small shop or café should be provided for residents to access food and beverages.

A stormwater management system should be provided to manage rainwater runoff and prevent flooding. A rainwater harvesting system should be provided to collect and reuse rainwater for irrigation.

A fire safety plan should be in place to ensure the safety of residents in case of fire. A fire extinguisher should be provided in each pitch area.

A water supply system should be provided to ensure that all residents have access to clean and safe water. A water tank should be provided for residents to store water for use during dry periods.

A waste management system should be provided to manage waste and recycling. A recycling bin should be provided in each pitch area.

A maintenance plan should be in place to ensure the maintenance of the site. A maintenance schedule should be provided to ensure that all necessary maintenance is carried out.

A security plan should be in place to ensure the security of residents and their property. A security guard should be provided to patrol the site.

A landscaping plan should be in place to enhance the aesthetic appeal of the site. A landscaping plan should be provided to ensure that the site is landscaped in an attractive manner.

A waste management plan should be in place to ensure that waste is managed in an environmentally friendly manner. A waste management plan should be provided to ensure that waste is managed in an environmentally friendly manner.

A community engagement plan should be in place to ensure that the community is engaged in the management of the site. A community engagement plan should be provided to ensure that the community is engaged in the management of the site.

A emergency plan should be in place to ensure that the site is prepared for emergencies. An emergency plan should be provided to ensure that the site is prepared for emergencies.

A health and safety plan should be in place to ensure that the site is safe for residents. A health and safety plan should be provided to ensure that the site is safe for residents.

A noise management plan should be in place to ensure that the site is not noisy. A noise management plan should be provided to ensure that the site is not noisy.
Appendix F: Glossary

Glossary

**Ancient Monuments**: Usually earthworks or unoccupied structure - Nationally important sites are added to a list or ‘schedule’ and they are protected from disturbance.

**Gypsy and Travellers**: 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 dependants’ educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

**Listed Building**: A building of special historic or architectural interest listed by the Government under the Town and Country Planning (Listed Buildings/Conservation Areas) Act 1990.

**Metropolitan Green Belt**: A ring of countryside around a large urban area where development is constrained in order to keep the land permanently open.

**National Planning Policy Framework**: Government guidance on Planning Issues, Local Plans are expected to conform to the guidelines set down in it.

**Pitch**: A pitch is the space required to accommodate one household and their caravans, parking space and enough room for the turning of vehicles. There is no one-size-fits-all measurement of a pitch. However, as a general guide it is possible to specify that an average family pitch must be capable of accommodating an amenity building, a large trailer and a touring caravan (or two caravans) drying space for clothes/a small garden, a lockable shed and a parking space for two vehicles.

**Plot**: A Plot is a pitch on a Travelling Showpeople site (often called a 'yard'). This terminology differentiates between residential pitches for Gypsies and Travellers and mixed-use plots for Travelling Showpeople, which will need to incorporate space or be split to allow for the storage of equipment such as fairground rides.

**Private site**: An authorised site owned privately. Can be owner-occupied, rented or a mixture of owner-occupied and rented pitches.

**Site**: A Gypsy and Traveller Site is the area where Gypsies and Travellers live. One site may have a number of pitches and be home to a number of families.

**Travelling Showpeople**: 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 or permanently, but excludes Gypsies and Travellers as defined above.

**Tolerated site/yard**: Long-term tolerated sites or yards where enforcement action is not expedient and a certificate of lawful use would be granted if sought.

**Transit provision**: Site intended for short stays and containing a range of facilities. There is normally a limit on the length of time residents can stay.
20 Appendix F: Glossary

**Unauthorised Development:** Caravans on land owned by Gypsies and Travellers and without planning permission.

**Unauthorised Encampments:** Caravans on land not owned by Gypsies and Travellers and without planning permission.