Policy Title:

# LPS6 - Accommodation for Travelling Showpeople

| | |
|---|---|
| **Existing Policies**<br>Which adopted Core Strategy or Policies Sites and Places (PSP) policy would eventually be replaced | **Policy CS22 – Travelling Showpeople** |
| **Non-Strategic / Strategic** | **Strategic** |

## Purpose

South Gloucestershire is home to a significant population of Travelling Showpeople whom have been a long-established part of the community. They provide an important service to the community in the form of fairground attractions and mobile catering.

There has been a longstanding shortage of sites for this group in South Gloucestershire. This policy is intended to meet this need, safeguard existing authorised sites, and set out the updated criteria which will be used to determine all planning applications for Travelling Showpeople.

## Policy wording

**Proposals for Travelling Showpeople sites will be considered against the following essential criteria:**

a. **Sites should have adequate provision for HGV vehicular access, parking, and manoeuvring;**

b. **Sites should not have a significant impact on character and appearance which is unable to be mitigated by landscaping measures;**

**c. Sites should be an acceptable level of amenity for site residents and any adjacent residential uses;**

**d. Sites should not be located on land that is deemed unsuitable for general housing, such as land that is contaminated (and not capable of remediation), adjacent to refuse sites, landfill sites, heavy industry, or electricity pylons.**

**In addition, the following desirable criteria should be considered:**

**e. Any opportunities for green infrastructure within the site design;**

**f. Any opportunities for adequate play space for children.**

**Sites for Travelling Showpeople are as matter of principle acceptable in the open countryside subject to the criteria above. Due to the nature of South Gloucestershire no location should be excluded on the basis of distance to services. Notwithstanding this, the Council's preference is that proposals be located within appropriate distance to key services and facilities.**

**Green Belt**

**Sites in the Green Belt will be considered against national planning policy.**

**Safeguarded sites**

**Existing authorised land for accommodation by Travelling Showpeople will be safeguarded from alternative development at the sites listed at Schedule 1 and shown on the Policies Map.**

**Existing sites within the Green Belt (shown with *) are shown on the Policies Map and are removed from the Green Belt.**

**Proposals that would result in the loss of sites/ plots for Travelling Showpeople will not be supported.**

**Meeting our needs**

**In order to meet the needs of our community of Travelling Showpeople, the sites listed at Schedule 2 and shown on the Policies Map are allocated to contribute to meeting needs.**

**Windfall sites**

**Applications for new provision for Travelling Showpeople on unallocated (windfall) sites will be determined having regard to the criteria set out above, and other material considerations as appropriate.**

## Supporting text

1. South Gloucestershire is home to a significant population of Travelling Showpeople whom have been a long-established part of the community. They provide an important service to the community in the form of fairground attractions and mobile catering.
2. There has been a longstanding shortage of sites for this group in South Gloucestershire. This policy is intended to meet this need, safeguard existing authorised sites, and set out the updated criteria which will be used to determine all planning applications for Travelling Showpeople.
3. Need for Travelling Showpeople is usually expressed as a number of 'plots' - a 'plot' is a unit of accommodation occupied by a single family of showpeople. It can be similar to a traveller pitch but can also be a conventional bricks and mortar dwelling. However, a show person's plot will also normally include space to store and maintain equipment used for the business such as fairground rides or hot food trailers.

Application of the policy

4. National Planning Policy for Traveller Sites (PPTS) requires local planning authorities to make an assessment of the needs of Traveling Showpeople. Taking account of permissions granted since the GTAA baseline, there is an identified need for additional plots 59 new plots for Traveling Showpeople in the period 2022-2042. This includes those who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently.
5. In order to address part of the need, this plan allocates land at one location detailed above, as defined on the Policies Map. It also includes a permissive and inclusive criteria-based policy to facilitate meeting needs, through determining applications for additional provision including windfall sites.
6. While no location no should be excluded on the basis of distance to services, in line with its desire to create sustainable communities (consistent with saved Policy PSP11), the Council's preference is that new sites are located within appropriate distance to key services and facilities.
7. Development proposals should avoid areas of high flood risk, and consider specific mitigation measures such as flood-resilient construction techniques, sustainable drainage systems to manage surface water, in line with saved Policy PSP20.

Safeguarded sites

8. Existing, authorised sites will be safeguarded. 'Authorised' land includes existing Travelling Showpeople sites which benefit from a permanent planning permission or alternatively, a temporary or personal planning permission.

9. The term 'safeguarded' means that existing, authorised land for the accommodation of Travelling Showpeople will be retained until such time as it can be proved no longer a need. In order to ensure that those sites that benefit from planning permission (including those with personal or temporary use conditions) are safeguarded and available for Travelling Showpeople use going forward, they have been allocated for that specific use. It is important to note that the allocation of sites for Travelling Showpeople use is for the use of the land only. The number of plots permitted on a site would remain as allowed by the existing planning permission. Any proposal for the intensification of use of these sites would need to be considered through a new planning application. No further intensification/ development on the site could take place unless expressly permitted.

10. Safeguarded sites include those within the Green Belt. National planning policy sets out that Green Belt boundaries should only be altered in exceptional circumstances. In the case of sites for Travelling Showpeople, the demonstrable level of need for sites is considered to provide the justification for this approach.

11. In the case of sites granted permission for use by Travelling Showpeople, subsequent proposals that would result in the loss of existing authorised yards/ plots for Travelling Showpeople will not be supported.

12. If, through review of this Plan, it can be demonstrated that there is no longer a need for sites for Travelling Showpeople use, this position will be reconsidered.

Meeting our needs

13. Meeting the needs of our Travelling Showpeople communities (identified above) is a priority for the Council.

14. Through a review of the Council's landholdings, 1 new site (TSP1) has been identified to meet in part the needs of South Gloucestershire's community of Travelling Showpeople. Within the area defined on the Policies Map, provision is made for a 15 no. plot yard for Travelling Showpeople (across 3 hectares of land, at 5 plots per hectare). Within this area, the exact location of the site will be determined through masterplanning of the wider site area to incorporate other important landuses consistent with Council Plan objectives. Once this work has been completed, the Council will remove the appropriate area of land from the Green Belt through the Local Plan process. This means that the principle of bringing forward provision to meet our needs (and for the level of provision described) is accepted, subject to detailed/ site specific issues being addressed through the Development Management process.

Remaining need for provision

15. There is therefore need for a further 44 new plots to be delivered to meet our need for new provision in full. With a view to meeting this need, the Council will proactively seek to engage with the community to understand whether there is land in individuals' ownership where potential exists for new sites to be delivered, with a view to these being brought forward through the Development Management process, or potentially through considering the suitability of any new sites submitted through future stages of the Local Plan process or through a review of the Local Plan.

Status of the allocated site

16. The site referred to above (shown at Schedule 2 and as defined on the Policies Map) allocated for use by Travelling Showpeople. This means that the principle of bringing forward provision to meet our needs (and for the level of provision described) is accepted, subject to detailed/ site specific issues being addressed through the Development Management process.

| Additions | |
|---|---|
| **Key evidence** | Evidence paper: Proposed allocations and policies for Gypsy, Traveller and Travelling Showpeople communities |
| **Other relevant policies to cross-reference?** | |

# Accommodation for Travelling Showpeople

| Schedule 1: Safeguarded sites for Travelling Showpeople |
|---|
| 1. Acres Fair, North Road, Yate |
| 2. Beanwood Park, Wapley* |
| 3. Engine Common Lane, Yate |
| 4. Fairlands, Earthcott Green, Almondsbury* |
| 5. Homefield, Hall End Lane, Wickwar |
| 6. Land at Cotswold Road, Chipping Sodbury |
| 7. Land at Park Lane, Frampton Cotterell |
| 8. Land West of Pound Mill Business Centre |
| 9. Oakleigh Green Farm Lane* |
| 10. The Burgage, Chipping Sodbury |
| 11. The Firs, The Causeway, Coalpit Heath |
| 12. The Maples, Maple Ridge Lane, Yate |
| 13. The Orchards, Bristol Road, Cromhall |
| 14. The Willows, Frog Lane, Coalpit Heath* |
| 15. The Willows, Hall End Lane, Wickwar |
| 16. Willowcrest, North Road, Yate |

| Schedule 2: Meeting our needs | |
|---|---|
| Site name | No. additional plots |
| Land at Leigh Farm, Pucklechurch (TSP01) | 15 |