

A review of best practice, guidance and recent permissions in relation to G&T sites in England

1. Statistics for most recently built or redesigned sites

- 1.1. MHCLG data was used to review a list of recently permitted or recently redesigned Traveller and Travelling Showpeople Caravan Sites Provided by Local Authorities and Private Registered Providers in England for the years 2014-2019 (with most recent data being July 2019).
- 1.2. Based on the address of the site provided in the count a review of site history was undertaken to establish current status of the sites (where information was available online) in relation to number of pitches, number of amenity buildings and the site area. The information was combined and presented in table 1. The table shows what is the average pitch size for the data used where pitches had amenity buildings.

2. Available guidance on the design of gypsy and travellers sites

- 2.1. The following were also reviewed:
 - 'Designing Gypsy and Traveller Sites Good Practice Guide' (withdrawn by the Government)
 - 'Planning policy for traveller sites', August 2015
 - 'Gypsy and Traveller Background Paper' (Southern Staffordshire and Northern Warwickshire)
 - 'Housing needs and Planning Policy for Gypsy and Travellers: The approach of Devon local authorities'
 - 'Managing and delivering Gypsy and Traveller sites: negotiating conflict'

3. Key findings

- 3.1. Please note a summary of key points to be considered when choosing a location and size of a G&T site.

3.2. In terms of site's size and design:

- Pitch sizes based on the case studies varied between **0.01-0.48ha** where **0.1ha** has been described as a 'sufficient size for a family to grow';
- Pitches of **0.15ha and more** accommodate bigger and often multigenerational families;
- Two long caravans on the pitch (for growing families) is recommended (3.2m x 11m);
- Minimum of two car park spaces should be considered;
- The average size for an amenity building, based on various planning permissions, is around 4.5m x 8.5m (detached building around 9mx9m which includes living/bedsit space, kitchen/dining area, bathroom, utility, has a GIFA of 30.6m²
- Other factors to be considered are:
 - Separate parking for lorries,
 - Paddock for ponies,
 - Children's play area,
 - Deep landscaping of the boundaries instead of fences to prevent spreading of the site,
 - 3m gaps between trailers and edges of the pitch'
 - Characteristics of families on the waiting list (bigger pitches more appropriate for families with children who are likely to start a family of their own soon);

3.3. In terms of site's location, the sites should be planned to ensure that they are sustainable economically, socially and environmentally. Key points when choosing the location of a G&T site:

- access to appropriate health services e.g. GP practice;
- access to local services, education and employment (primary and secondary schools, accessibility to amenities, shops, schools)
- transport links: means of access, transport modes options and good distance from services; reflect the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability;
- local environment: provide for proper consideration of the effect of local environmental quality (such as noise and air quality) on the health and well-being, consider noise from G&T vehicles and noise from existing communities, close proximity to sites allocated for business use if possible, consider future management issues, community might prefer rural, semi-rural locations;

- flooding: do not locate sites in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans (avoid areas of highest risk of surface water flooding);
- land particulars: consider future management issues and pressure on existing infrastructure and services, safe environment, not in locations that are inappropriate for ordinary dwellings unless exceptional circumstances apply, not to be located on contaminated land, relatively flat sites;
- location within community: promotion of integrated co-existence between site and local community; relationship to surrounding community to improve community cohesion; where possible developed near housing for settled community; some G&T communities prefer to be on the edges but not too isolated cause of fears of safety, tend to be located to light industrial use;
- if possible, the site should include a separate area designated as a paddock for ponies.

4. Proposed location and size of the G&T site within SE MK allocation

Based on the above we would propose for the site to be located within southeast part of the allocation of the SE MK site and for the site to total area to be **1.15ha** where site would consist of **7 pitches x 0.15ha = 1.05ha** and **0.10ha** of land to be designated within the site as a paddock area for ponies.

Table 1. Recently permitted or recently redesigned Traveller and Travelling Showpeople Caravan Sites Provided by Local Authorities and Private Registered Providers in England for the years 2014-2019 (with most recent data being July 2019) where planning permission was available online on Local Authority website as of March 2020.

Local Authority	Site and Address	Date Site Opened	Date of Last Site Changes	Total Number of Pitches	Residential pitches with an amenity block	Caravan Capacity	Planning application ref no. used for the site ha information	Site area	Site area per pitch
Hackney	1-4 Palace Close, Chapman Road, Hackney E9 5DW	2009	2018	4	4	8	17/08088/FU	0.04	0.01
Hackney	1-8 Ruby Close, Millfields Road, Hackney E5 0AF	2009	2018	8	8	16	16/00060/DC	0.89	0.11
Hackney	1-7 St Therasas Close, Homerton Road, Hackney E9 5EF	2009	2018	7	7	14	12/03158/FUL	1.02	0.15
Cheshire	Slaters Way off Barlow Drive, Winsford	2016	2016	20	20	20	14/00177/DC	0.95	0.05
Central Beds	Timberlands, Halfmoon Lane, Pepperstock	2015	2015	6	6	10	16/00060/DC	0.89	0.15
Cheshire West and Chester	Kalewood Road off Rossfield Rd, Ellesmere Port	2014	2014	12	12	13	Ref 20131493	0.61	0.05
Harborough	Bonehams Lane, Gilmorton, Lutterworth, Leicestershire	2014	2014	5	5	10	13/P/1876/F	2.40	0.48
Shropshire	Park Hall (expansion), Park Hall Caravan Site, Whittington Road, Oswestry, Shropshire SY11 4AY	2014	2014	10	10	20	PL/2010/02295/CU	0.75	0.08
Tower Hamlets	Old Willow Close, Bow, London E3 4RE	2014	2014	19	19	38	PL/2013/01159/FULM	1.73	0.09
Rugby	Woodside Park, Oxford Road, Ryton on Dunsmore CV8 3JY	2010	2014	18	8	38	11/05215/OUT	2.05	0.26
Leeds	Kidacre Park, Kidacre Street LS10 1BD	2018		8	8	16	KET/2013/0263	0.34	0.04
Darlington	Rowan West (refurbished site created in 1970s)	2017		22	22	44	13/00281/FUL	0.29	0.01

Bedford	Willow Drift, Willow Drift, Meadow Lane, Bedford MK44 3SB	2015		14	14	28	11/04173/OUT	1.27	0.09
Darlington	Rowan East, Levisham Lane, DL2 1QZ	2015		20	16	40	14/00177/DC	0.95	0.06
Leicester	Greengate Nook, Greengate Lane, Leicester LE4 2RB	2015		6	6	12	20131494	0.35	0.06
Leicester	Redhill Nook, Thurcaston Road, Leicester LE4 2QG	2015		10	10	20	R14/0067	0.39	0.04
North Somerset	Greenfields Way, Winterstoke Road, Weston-super-Mare BS23 3EZ	2015		24	24	48	10/00174/REG3	0.72	0.03
Solihull	Gables Close Phase 3, Old Damson Lane	2015		11	11	22	PL/2016/02542/PPFL	0.75	0.07
								Average site area per pitch with an amenity block	0.10

