

CABINET SUPPLEMENTARY AGENDA

18 January 2012

Revision to Report

- 9** **HAVERING LOCAL DEVELOPMENT FRAMEWORK - GYPSY AND TRAVELLER SITES DPD PROPOSED SUBMISSION DOCUMENT** – Replacement of Section 5 of Appendix 2 entitled 'Proposed Submission Document'

Attached is a document which supercedes the version of Section 5 of Appendix 2 entitled 'Proposed Submission Document' submitted in the original agenda pack.

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Committee Administration and
Member Support Manager**

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REVISED SECTION 5 TO APPENDIX 2

5. Site Allocations and Policies

Policy GTS1: Provision of Permanent Gypsy and Traveller Pitches

The Council has identified sites for 17 pitches to meet the identified priority need for additional Gypsy and Traveller accommodation in Havering. In addition, 45 existing pitches on sites which have, or have previously had, temporary planning permission have been identified as suitable for Gypsy and Traveller accommodation subject to planning permission.

Up to December 2015 planning permission will only be granted to Gypsies and Travellers who were resident in Havering at the time of the Issue and Options Report consultation in June 2011.

All planning applications for Gypsy and Traveller sites will be considered against Policy DC8 and other relevant policies in Havering's Core Strategy and Development Control Policies DPD. Additionally, the government good practice guidance on Designing Gypsy and Traveller Sites should be reflected in all planning applications.

Business uses will not be allowed on Green Belt sites except for stables where planning permission has previously been granted.

Site specific criteria are set out in the individual site allocation policies in this DPD.

- 5.1 The Council has identified sites to accommodate a total of 62 pitches to meet the need for Gypsy and Traveller pitches in Havering. 45 of the pitches identified either have temporary, or expired temporary, planning permission. Two pitches with temporary permission at Maylands (the former Brook Street service station) and a single pitch with temporary permission at Prospect Road are not considered suitable for permanent permission. Sites to accommodate 17 further pitches have also been identified where it is considered that planning permission could be recommended – 14 to achieve the Council's preferred option for the number of pitches and three to compensate for not making the Maylands and Prospect Road sites permanent. The aim of Policy GTS1 is to ensure that gypsies and travellers who were living in Havering at the time of the Issues and Options Report have the opportunity to occupy, with permanent planning permission, pitches on sites in the borough.
- 5.2 The sites identified in Table 2 below and shown on the maps in Appendix 1 of this Proposed Submission Document have been allocated for the provision of Gypsy and Traveller pitches. Each site allocation includes the number of pitches proposed to be allowed, the issues that need to be considered and what mitigation or other measures would be required to make its use as a Gypsy and Traveller site acceptable.

Table 2: Summary of proposed sites and pitches

Site	Pitches
Church Road (CR6)	1
Church Road (CR7)	1
Church Road (CR8)	1
Church Road (CR9)	1
Church Road (CR10)	1
Church Road (CR11)	1
Maricot Bungalow, Church Road (CR14)	6
Benskins Lane (BL1)	2
Benskins Lane (BL2)	2
Benskins Lane (BL3)	2
Benskins Lane (BL4)	2
Benskins Lane (BL5)	2
Benskins Lane (BL6)	2
Hogbar Farm West (LB1)	3
Hogbar Farm (LB2)	8
Fairhill Rise (LB3)	3
Vinegar Hill (LB4)	13
Land between 66-72 Lower Bedfords Road (LB5)	1
Tyas Stud Farm (UP1)	1
Laburnham Stables (UP2)	3
Ashlea View (UP3)	3
Willoughby Drive (WD1)	1
Clemlav, Willoughby Drive (WD3)	1
Willoughby Drive (WD4)	1

- 5.3 The majority of the identified priority need in Havering is immediate and the Council will expect site residents on allocated sites to bring forward applications following adoption of the DPD to help address this shortfall. All of the sites identified in the DPD are privately owned and it will be up to occupiers on the sites and/or landowners to submit planning applications. All applications will be assessed against their conformity with the Core Strategy and Development Control Policies DPD - specifically Development Control Policy DC8 - as well as any applicable site specific criteria identified in this DPD.
- 5.4 Detailed information about site design is set out in the DCLG guidance document *Designing Gypsy and Traveller Sites: Good Practice Guide* (2008) and applicants and their advisers are encouraged to consider this in any planning applications made.
- 5.5 The correct phasing of provision should remove the presence of unauthorised sites and in those areas where site residents do not submit applications the Council will consider enforcement action where expedient.
- 5.6 Due to the very special circumstances to allowing development in the Green Belt, proposals for additional gypsy and traveller sites beyond the 62 pitches set out in this DPD would not be granted planning permission in the Green Belt.
- 5.7 Similarly, the Council considers that increases in the number of pitches would have an impact on the openness of the Green Belt on existing sites and

would not be granted planning permission. However, only in very exceptional circumstances, where it can be clearly shown through evidence and detailed layout and landscaping proposals that there is a genuine need through family growth of existing residents from that pitch [and not relatives of] and that the openness of the Green Belt and amenity of the site would not be adversely affected, would proposals be considered.

- 5.8 There are some existing Gypsy and Traveller sites in the Green Belt which have an established business use as stables. However, given the importance of maintaining a high quality environment within the Green Belt business uses will not be allowed on the sites put forward in this document except for stables where planning permission has previously been granted.

Policy GTS2: Church Road

Church Road sites CR7-CR10 are each allocated for 1 pitch. Proposals for development will be required to provide the following:

- The proposed design and layout of the site with the residential area clearly defined;
- Details of boundary treatments and landscaping of the site, including tree screening and cover onto open land to the east of sites CR9 and CR10 and to west of sites CR7 and CR8;
- Details of foul sewerage disposal and surface water drainage;
- The removal of ancillary equipment and structures not part of the residential accommodation; and
- Details of access into and out of the site, ensuring that the needs of pedestrians and cyclists and other road users are considered.

5.9 These sites are situated off Church Road, in Noak Hill. Access is via an unmade road which runs northwards from Church Road. The sites form a compact, well contained grouping adjacent to Mariecot Bungalow to the north and each has temporary permission for 1 pitch. A large single storey building, Crown Farm Kennels, is situated to the west of the site. To the east is open land towards Benskins Lane off which there is sporadic development including residential properties, stables, kennels caravans and a number of business uses. To the south of the sites towards Church Road are a number of unauthorised pitches and buildings and open land.

5.10 The four sites are privately owned and occupied and will be privately managed by the current owners.

Policy GTS3: Church Road

Church Road sites CR6 and CR11 are each allocated for 1 pitch. Proposals for development will be required to provide the following:

- The proposed design and layout of the site with the residential area clearly defined;
- Details of boundary treatments and landscaping of the site, including tree screening and cover onto open land, particularly on the south of the sites towards Church Road;
- Details of foul sewerage disposal and surface water drainage;
- The removal of ancillary equipment and structures not part of the residential accommodation; and
- Details of access into and out of the site, ensuring that the needs of pedestrians and cyclists and other road users are considered.

5.11 These sites are situated off Church Road, in Noak Hill. Access is via an unmade road which runs northwards from Church Road. These sites are currently unauthorised with 1 pitch on each. The sites are adjacent a group of sites with temporary permission comprising a total four pitches, with Mariecot Bungalow situated beyond these to the north. A large single storey building, Crown Farm Kennels, is situated to the west of the site. To the east is open land towards Benskins Lane off which there is sporadic development including residential properties, stables, kennels caravans and a number of business uses. To the south are two further unauthorised traveller sites with six pitches, which the Council are not taking forward in this document, and open land towards Church Road.

5.12 The sites are privately owned by a traveller who is not resident on the sites.

Policy GTS4: Mariecot Bungalow, Church Road

Mariecot Bungalow, Church Road (CR14) is allocated for 6 pitches. Proposals for development will be required to provide the following:

- The proposed design and layout of the site with the residential area clearly defined;
- Details of boundary treatments and landscaping of the site, including tree screening and cover onto open land;
- Details of foul sewerage disposal and surface water drainage;
- The removal of ancillary equipment and structures not part of the residential accommodation; and
- Details of access into and out of the site, ensuring that the needs of pedestrians and cyclists and other road users are considered.

5.13 This site was put forward at the Issues and Options stage and is currently in residential use, comprising a bungalow and garden. The site is situated off Church Road, in Noak Hill. Access is via an unmade road which runs northwards from Church Road.

5.14 The site is situated to the north of a group of four traveller sites each with temporary permission for 1 pitch. A large single storey building, Crown Farm Kennels, is situated to the west of the site. To the east is open land towards Benskins Lane off which there is sporadic development including residential properties, stables, kennels caravans and a number of business uses. Stapleford Abbots Golf Course is situated to the north of this site.

5.15 Development of this site will be dependent on the sale of this land.

Policy GTS5: Benskins Lane

Benskins Lane sites BL1-BL6 are each allocated for 2 pitches. Proposals for development will be required to provide the following:

- The proposed design and layout of the site with the residential area clearly defined;
- Details of boundary treatments and landscaping of the site;
- Details of foul sewerage disposal and surface water drainage;
- The removal of ancillary equipment and structures not part of the residential accommodation; and
- Details of access into and out of the site, ensuring that the needs of pedestrians and cyclists and other road users are considered.

Contributions will be sought towards the restoration and improvement of woodland in adjacent areas.

Edge landscaping of the site to include native deciduous species.

5.16 The six sites on Benskins Lane each have temporary permission for 2 pitches. Benskins Lane is a roughly surfaced road off which there is sporadic development including residential properties, stables, kennels caravans and a number of business uses. The sites lie at the northern end of Benskins Lane and are bordered on the northern side by the embankment of the M25 motorway. An area of established dense woodland lies to the west of the sites and alongside the motorway embankment. The sites previously comprised part of this woodland which was cleared to facilitate development of the sites.

5.17 The six sites are privately owned and occupied and will be privately managed by the current owners.

Policy GTS6: Hogbar Farm West

Hogbar Farm West (LB1) is allocated for 3 pitches. Proposals for development will be required to provide the following:

- The proposed design and layout of the site with the residential area clearly defined;
- Details of boundary treatment onto Lower Bedfords Road and landscaping of the site;
- Details of foul sewerage disposal and surface water drainage;
- The removal of ancillary equipment and structures not part of the residential accommodation; and
- Details of access into and out of the site, ensuring the needs of pedestrians and cyclists and other road users are considered.

5.18 The site is at the western end of four adjacent gypsy and traveller sites that lie along the southern side of Lower Bedfords Road, immediately to the west of Straight Road, and within the Metropolitan Green Belt. The site has previously had temporary permission for 3 pitches.

5.19 To the south-west of the site lies open countryside. To the east on the opposite side of Straight Road is the former Whitworth Centre site which has been designated for residential development. North of the site on the opposite side of Lower Bedfords Road is a large mobile home park known as Sunset Drive. West of this is open countryside. To the south of the site is a residential cul-de-sac called Stanwyck Gardens.

5.20 The site is privately owned and occupied and will be privately managed by the current owner.

Policy GTS7: Hogbar Farm

Hogbar Farm (LB2) is allocated for 8 pitches. Proposals for development will be required to provide the following:

- The proposed design and layout of the site with the residential area clearly defined;
- Details of boundary treatment onto Lower Bedfords Road and landscaping to the rear of the site onto Stanwyck Gardens;
- Details of foul sewerage disposal and surface water drainage;
- The removal of ancillary equipment and structures not part of the residential accommodation; and
- Details of access into and out of the site, ensuring the needs of pedestrians and cyclists and other road users are considered.

5.21 The site is one of four adjacent gypsy and traveller sites that lie along the southern side of Lower Bedfords Road, immediately to the west of Straight Road, and within the Metropolitan Green Belt. The site has temporary permission for 8 pitches.

5.22 To the south-west of the site lies open countryside. To the east on the opposite side of Straight Road is the former Whitworth Centre site which has been designated for residential development. North of the site on the opposite side of Lower Bedfords Road is a large mobile home park known as Sunset Drive. West of this is open countryside. To the south of the site is a residential cul-de-sac called Stanwyck Gardens.

5.23 The site is privately owned and occupied and will be privately managed by the current owner.

Policy GTS8: Fairhill Rise

Fairhill Rise (LB3) is allocated for 3 pitches. Proposals for development will be required to provide the following:

- The proposed design and layout of the site with the residential area clearly defined;
- Details of boundary treatment onto Lower Bedfords Road and landscaping of the site;
- Details of foul sewerage disposal and surface water drainage;
- The removal of ancillary equipment and structures not part of the residential accommodation; and
- Details of access into and out of the site, ensuring the needs of pedestrians and cyclists and other road users are considered.

5.24 The site is one of four adjacent gypsy and traveller sites that lie along the southern side of Lower Bedfords Road, immediately to the west of Straight Road, and within the Metropolitan Green Belt. The site has temporary permission for 3 pitches.

5.25 To the south-west of the site lies open countryside. To the east on the opposite side of Straight Road is the former Whitworth Centre site which has been designated for residential development. North of the site on the opposite side of Lower Bedfords Road is a large mobile home park known as Sunset Drive. West of this is open countryside. To the south of the site is a residential cul-de-sac called Stanwyck Gardens.

5.26 The site is privately owned and occupied and will be privately managed by the current owner.

Policy GTS9: Vinegar Hill

Vinegar Hill (LB4) is allocated for 13 pitches. Proposals for development will be required to provide the following:

- The proposed design and layout of the site with the residential area of the site clearly defined;
- Details of boundary and landscape treatment onto Lower Bedfords Road, Straight Road and Stanwyck Gardens;
- Details of foul sewerage disposal and surface water drainage;
- The removal of ancillary equipment and structures not part of the residential accommodation; and
- Details of access into and out of the site, ensuring the needs of pedestrians and cyclists and other road users are considered.

5.27 The site is at the eastern end of four adjacent gypsy and traveller sites that lie along the southern side of Lower Bedfords Road, immediately to the west of Straight Road, and within the Metropolitan Green Belt. The site has previously had temporary permission for 6 pitches but currently has 12 pitches on site.

5.28 To the south-west of the site lies open countryside. To the east on the opposite side of Straight Road is the former Whitworth Centre site which has been designated for residential development. North of the site on the opposite side of Lower Bedfords Road is a large mobile home park known as Sunset Drive. West of this is open countryside. To the south of the site is a residential cul-de-sac called Stanwyck Gardens.

5.29 The site is privately owned and occupied and will be privately managed by the current owner.

Policy GTS10: Land between 66-72 Lower Bedfords Road

The land between 66 and 72 Lower Bedfords Road (LB5) is allocated for 1 pitch. The Proposals for development will be required to provide the following:

- The proposed design and layout of the site with the residential area clearly defined;
- Details of boundary treatments and landscaping of the site;
- Details of foul sewerage disposal and surface water drainage;
- The removal of ancillary equipment and structures not part of the residential accommodation; and
- Details of access into and out of the site, ensuring the needs of pedestrians and cyclists and other road users are considered.

5.30 The site is located on the southern side of Lower Bedfords Road between Risebridge Close to the west and Chase Cross to the east. Along this side of Lower Bedfords Road within the Green Belt there is a ribbon of development consisting mostly of bungalows with some gaps in the continuity of the frontage. On the north side of Lower Bedfords Road is open countryside leading Bedfords Park. This is currently an unauthorised site with 1 pitch.

5.31 The site is privately owned and occupied and will be privately managed by the current owner.

Policy GTS11: Tyas Stud Farm

Tyas Stud Farm (UP1) is allocated for 1 pitch. Proposals for development will be required to provide the following:

- The proposed design and layout of the site with the residential area clearly defined;
- Details of boundary treatments and landscaping of the site;
- Details of foul sewerage disposal and surface water drainage; and
- Details of access into and out of the site, ensuring the needs of pedestrians and cyclists and other road users are considered.

No additional ancillary buildings will be allowed other than the stable block and the timber shed next to the static caravan

The stables can be used in connection with the current landowners horse breeding and rearing business. The stables cannot be used for any other equestrian related activity, including livery purposes.

- 5.32 The site lies to the east of Upminster and within the Metropolitan Green Belt. It is set back some distance from St Mary's Lane behind Latchford Farm and is accessed along an unmade track. An elevated section of the M25 motorway runs along the western boundary while the London Fenchurch Street to Southend railway line passes to the north.
- 5.33 This site has temporary permission for one pitch and permission for a stable block. The farm is a rectangular parcel of land. The site for the caravans and the stables is located at the southern end. The remainder of the land is given over to paddocks.
- 5.34 The site is privately owned and occupied and will be privately managed by the current owner.

Policy GTS12: Laburnham Stables

Laburnham Stables (UP2) is allocated for 3 pitches. Proposals for development will be required to provide the following:

- The proposed design and layout of the site with the residential area clearly defined;
- Details of boundary treatments and landscaping of the site;
- Details of foul sewerage disposal and surface water drainage;
- The removal of ancillary equipment and structures not part of the residential accommodation; and
- Details of access into and out of the site, ensuring the needs of pedestrians and cyclists and other road users are considered.

No commercial activity will be allowed other than the use of the site as stables

5.35 The site is within the Metropolitan Green Belt and is part of a corridor of open land that lies between the built up area of Cranham to the west and the M25 motorway to the east. The site lies at the eastern end of Laburnham Gardens from which access is gained. Within the site is a stable block, with planning permission. The site has temporary permission for 3 pitches

5.36 The site is privately owned and occupied and will be privately managed by the current owner.

Policy GTS13: Ashlea View

Ashlea View (UP3) is allocated for 3 pitches. Proposals for development will be required to provide the following:

- The proposed design and layout of the site with the residential area clearly defined;
- Details of boundary treatments and landscaping of the site, including appropriate boundary treatment onto Tomkyns Lane which is appropriate to its rural setting – e.g. post and rail fencing with landscaping behind;
- Details of foul sewerage disposal and surface water drainage;
- The removal of ancillary equipment and structures not part of the residential accommodation; and
- Details of access into and out of the site, ensuring the needs of pedestrians and cyclists and other road users are considered.

5.37 This site is situated on the eastern side of Tomkyns Lane in Upminster. Tomkyns Lane has sporadic development along its length including residential properties and agricultural buildings.

5.38 The site has had a number of temporary permissions since 1998 and has been occupied by the same family throughout this time. The site has temporary permission for 3 pitches.

5.39 The site is privately owned and occupied and will be privately managed by the current owner.

Policy GTS14: Willoughby Drive

Willoughby Drive (WD1) is allocated for 1 pitch. Proposals for development will be required to provide the following:

- The proposed design and layout of the site with the residential area clearly defined;
- Details of boundary treatments and landscaping of the site;
- Details of foul sewerage disposal and surface water drainage;
- The removal of ancillary equipment and structures not part of the residential accommodation; and
- Details of access into and out of the site, ensuring the needs of pedestrians and cyclists and other road users are considered.

5.40 This is one of three gypsy and traveller sites adjacent to each other on the northern side of Willoughby Drive which is a private unmade road. This site lies at the eastern end of the three and is currently an unauthorised site with 1 pitch.

5.41 The sites are surrounded by a mixture of uses. To the west, on the corner of York Road, is a waste transfer station. There are a number of storage yards on the southern side of Willoughby Drive together with open land for horse grazing fronting onto Dagenham Road. To the east of the site is a small residential enclave of six terraced houses. Immediately to the north is the Bretons Outdoor Centre.

5.42 The site is privately owned and occupied and will be privately managed by the current owner.

Policy GTS15: Clemlev, Willoughby Drive

Clemlev, Willoughby Drive (WD3) is allocated for 1 pitch. Proposals for development will be required to provide the following:

- The proposed design and layout of the site with the residential area clearly defined;
- Details of boundary treatments and landscaping of the site;
- Details of foul sewerage disposal and surface water drainage;
- The removal of ancillary equipment and structures not part of the residential accommodation or stables; and
- Details of access into and out of the site, ensuring the needs of pedestrians and cyclists and other road users are considered.

5.43 This is one of three gypsy and traveller sites adjacent to each other on the northern side of Willoughby Drive which is a private unmade road. This site is the middle of the three and has temporary permission for one pitch. The site comprises a stable yard with timber stables and a sand paddock, with the residential accommodation located at the eastern end of the site.

5.44 The sites are surrounded by a mixture of uses. To the west, on the corner of York Road, is a waste transfer station. There are a number of storage yards on the southern side of Willoughby Drive together with open land for horse grazing fronting onto Dagenham Road. To the east of the site is a small residential enclave of six terraced houses. Immediately to the north is the Bretons Outdoor Centre.

5.45 The site is privately owned and occupied and will be privately managed by the current owner.

Policy GTS16: Willoughby Drive

Willoughby Drive (WD4) is allocated for 1 pitch. Proposals for development will be required to provide the following:

- The proposed design and layout of the site with the residential area clearly defined;
- Details of boundary treatments and landscaping of the site;
- Details of foul sewerage disposal and surface water drainage;
- The removal of ancillary equipment and structures not part of the residential accommodation; and
- Details of access into and out of the site, ensuring the needs of pedestrians and cyclists and other road users are considered.

5.46 This is one of three gypsy and traveller sites adjacent to each other on the northern side of Willoughby Drive which is a private unmade road. This site lies at the western end of the three and has temporary permission for one pitch.

5.47 The sites are surrounded by a mixture of uses. To the west, on the corner of York Road, is a waste transfer station. There are a number of storage yards on the southern side of Willoughby Drive together with open land for horse grazing fronting onto Dagenham Road. To the east of the site is a small residential enclave of six terraced houses. Immediately to the north is the Bretons Outdoor Centre.

5.48 The site is privately owned and occupied and will be privately managed by the current owner.

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