



**Medway Core Strategy Plan
Public Examination 2012/13**

**Proposed Main Modifications regarding
Gypsies, Travellers and Travelling
Showpeople**

**SUBMISSION BY
MEDWAY COUNCIL**

May 2013



Proposed Main Modifications: Gypsies, Travellers & Travelling Showpeople

Introduction

- 1.1 The Inspector in her letters dated 23 January 2013 and 18 April 2013, raised issues with the Council concerning the updating of its gypsy, traveller and travelling showpeople policy.
- 1.2 In particular, the Inspector requested clarification in relation to the precise status of the 2006 North Kent GTAA. The Council can confirm that this document is now out of date.
- 1.3 In September 2012 the University of Salford's Housing and Urban Studies Unit was commissioned by the Council to produce a new Gypsy and Traveller Accommodation Assessment (GTAA) updating the assessment of need within Medway for the plan period. The study period runs from 2013 to 2028
- 1.4 The new GTAA Study uses a common methodology that has been agreed with adjoining North and Mid Kent local authorities, all of who commissioned their own similar GTAA Assessments from the University.
- 1.5 A draft copy of the GTAA was received in late March 2013. The content of this is still in the process of being checked by Council Officers for accuracy. In addition, clarification is being sought from the consultants on particular matters and assumptions relating to some of the content of the draft Assessment. It is currently envisaged that a final copy of the GTAA Assessment report will be ready at the end of May 2013.
- 1.6 The Council is committed to meeting the levels of need identified in the new GTAA in respect of gypsy and traveller pitches and travelling showpeople plots. This will be addressed in the forthcoming Land Allocations and Development Management Policies DPD.
- 1.7 The following proposed main modifications seek to address the inspector's concern and provide an updated policy position regarding GTAA Matters.

Schedule 2 – Medway Council’s draft Proposed Main Modifications in respect of Gypsies, Travellers and Travelling Showpeople

Ref	Proposed modification	Reasons
MOD11	<p>Amend paragraph 5.46 to read:</p> <p>A North Kent Gypsy and Traveller Accommodation Assessment (GTAA) undertaken in 2006 identified a requirement for 10 new ‘pitches’ in Medway over the following 5 years. A ‘pitch’ in this context is taken to be a plot of land capable of accommodating two caravans. The GTAA found that in Medway 80% of new pitches should be provided on private sites in line with demand.</p> <p><u>Planning Policy for Traveller Sites (2012) states that "Local planning authorities should set pitch targets for gypsies and travellers and plot targets for Travelling Showpeople which address the likely permanent and transit site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities.</u></p>	<p>To provide an update of the latest policy position.</p>
MOD12	<p>Amend paragraph 5.47 to read:</p> <p>Given current uncertainties over the direction of national policy in this area the following policy provides an objective basis for the determination of planning applications. This will be reviewed as necessary if, as expected, further changes in national policy are introduced, subsequent to the ‘Planning for Traveller Sites Consultation (April 2011)’. The University of Salford’s Housing and Urban Studies Unit has produced a new Gypsy and Traveller Accommodation Assessment (GTAA) [May 2013] updating the assessment of need within Medway for</p>	<p>To address concerns about the effectiveness of Policy CS16 in making provision for the accommodation needs of gypsies, travellers and travelling showpeople.</p>

	<p><u>the Plan period. It used a common methodology that has been agreed with adjoining Kent local authorities, all of whom commissioned their own similar GTAA Assessments from the University. Updated needs assessments will be carried out on a regular basis over the Plan period (usually every 5-years). The Council will continue to collaborate with neighbouring local authorities regarding GTAA matters.</u></p> <p><u>The Council will seek to ensure that the levels of need identified in the GTAA Study for gypsy and traveller pitch numbers and travelling showpeople plots are met in full. Suitable sites will be identified and designated within the Land Allocations and Development Management Policies Development Plan Document (DPD). This will secure a five year supply of specific deliverable sites and make provision for the later plan period. Work on this DPD will commence immediately after the adoption of this Core Strategy.</u></p> <p><u>In accordance with the NPPF, a 5-year supply of deliverable GTAA sites will be identified in the Council's Strategic Land Availability Assessment. Both this and the AMR (Annual Monitoring Report) are updated on an annual basis and will be used to ensure that an adequate supply of such sites is identified and maintained.</u></p>	
MOD13	<p>Amend paragraph 5.48 to read:</p> <p><u>The Technical Guidance to the NPPF</u> PPS25-classifies caravans and mobile homes intended for permanent</p>	<p>To reflect the correct policy guidance context.</p>

	<p>residential use as ‘highly vulnerable’ and therefore will not be permissible in flood Zone 3 areas. Temporary and seasonal sites are acceptable in flood risk areas but must be subject to the Sequential and Exception tests. All gypsy and traveller sites in flood risk areas will need to have an appropriate flood warning and evacuation plan approved by the Council.</p>	
<p>MOD14</p>	<p>Amend Policy CS16 to read</p> <p>Policy CS16: Gypsies, Travellers and Travelling Showpeople</p> <p>To meet the identified need for Gypsy, Traveller and Travelling Showpeople pitches within Medway, sufficient sites will be allocated within the Land Allocations and Development Management Policies Development Plan Document.</p> <p><u>Provision will be made for Gypsy and Traveller pitches and Travelling Showpeople plots in accordance with the findings of the latest GTAA Study.</u></p> <p>In allocating sites and for the purpose of considering planning applications, the following criteria will need to be satisfied:</p> <ul style="list-style-type: none"> • The site is located outside of Flood Zones 2 and 3, or if not, adequate flood defences are, or will be, put in place • Safe and convenient vehicular and pedestrian access to the site can be provided • There is easy and safe access to the strategic road 	<p>To address concerns about the effectiveness of Policy CS16 in making provision for the accommodation needs of gypsies, travellers and travelling showpeople.</p>

	<p>network and the site does not generate traffic of an amount or type inappropriate for the roads in the area</p> <ul style="list-style-type: none">• The site is able to accommodate on site facilities for the parking and manoeuvring of vehicles (including exiting in forward gear) and storage, play and residential amenity space• The site is located within a reasonable distance by foot and/or public transport of local facilities and services, including schools and health facilities; and• The site is environmentally acceptable, compatible with neighbouring land uses and of limited impact on the local landscape as assessed in the context of the Medway Landscape Character Assessment. <p><u>The Council will seek to maintain a 5-year land supply of deliverable GTAA sites.</u></p> <p>Existing authorised Gypsy, Traveller sites in Medway and the <u>mixed-use (residential and storage)</u> Travelling Showpeople site in Strood will be safeguarded, unless they are no longer required to meet an identified need, or improved replacement facilities are being provided.</p> <p><u>The Council will continue to co-operate with other local authorities across Kent in working towards a co-ordinated strategy for providing transit pitches across the county.</u></p> <p>:</p>	
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