

Development Management Plan Regulation 19 Consultation Fact Sheet

Gypsy, Travellers and Travelling Showpeople

DMP objective	DMP Policy Approach	Document Ref
PS1: Identify a local target for gypsy, traveller and travelling showpeople sites, and allocate sites to achieve this target.	GTT1: Gypsy, traveller and travelling showpeerson accommodation	Theme 3, Section 1, Pages 73-78

Context

Local authorities are required to assess the accommodation needs of all people living in their area, including gypsies, travellers and travelling showpeople, and to identify sites for new traveller accommodation through their local plan documents. New sites should be located sustainably, and planning policies should be used to ensure peaceful co-existence and integration between travellers and the settled community. It is important that the Council ensures fair and equal treatment for gypsies, travellers and travelling showpeople, in a way that facilitates the traditional nomadic way of life of travellers while respecting the interests of the settled community.

Consistent with national planning policy, the term 'gypsies, travellers and travelling showpeople' is used in this fact sheet to mean people with a nomadic habit of life, whatever their race or origin; or members of a group organised for the purposes of holding fairs, circuses or shows. This includes people who have temporarily ceased travelling, on grounds only of their own or their family's or dependants' educational or health needs, old age, or more localised pattern of trading (in the case of travelling showpeople).

Development Management (DMP) policy starting point

The starting point for the policy approach to accommodation for gypsies, travellers and travelling showpeople is:

- [National planning policy](#), which requires local authorities to set targets for permanent and transit gypsy, traveller and travelling showpeople accommodation in their area, and to identify annually a five-year supply of deliverable sites against their locally set targets, and broad locations for sites in years 6 – 10 and 11 – 15 where possible.
- The Council's adopted [Core Strategy](#), which seeks to ensure sufficient sites for gypsies, travellers and travelling showpeople are made available and requires the DMP to identify a local target and make provision for a five year supply of specific deliverable sites and broad locations for sites for years six to ten. The Core Strategy policy also includes criteria to guide the assessment of potential sites.
- The [Gypsy and Traveller Accommodation Assessment \(GTAA 2016\)](#), which concludes that there is a need in the borough for:
 - 14 pitches for gypsy and travellers meeting the national policy definition
 - 9 pitches for gypsy and travellers not meeting the national policy definition
 - 9 pitches for gypsy and travellers where it is unknown if they meet the national policy definition or not
 - 7 plots for travelling showpeople meeting the national policy definition

- The [Traveller Site Land Availability Assessment](#) (TSLAA), which identified potential gypsy, traveller and travelling showpeople sites throughout the borough, and evaluated them against six suitability criteria:
- Possibility for integration with the local area and co-existence with the local community
 - Safe access to the highway and adequate parking and turning areas
 - A satisfactory residential environment and on-site utilities
 - Location away from areas of flood risk and functional floodplains
 - Adequate local infrastructure and access to healthcare and local schools
 - No significant impact on the visual amenity and character of the area or the amenity of neighbouring land uses

Summary of policy approach

Four specific sites have been identified and included in the DMP. These are as follows:

- Woodlea Stables, Peeks Brook Lane, Horley – up to 4 pitches for gypsies and travellers
- Treetops/Trentham, Peeks Brook Lane, Horley – up to 2 pitches for gypsies and travellers
- Land at Kents Field, Rectory Lane, Chipstead – up to 2 pitches for gypsies and travellers
- Land south of Fairacres, Axes Lane, Salfords – up to 5 plots for travelling showpeople

These sites will be inset within the green belt and allocated specifically as traveller sites, with occupancy restricted to those who meet the national policy definition of gypsies, travellers and travelling showpeople. If the sites are no longer needed to meet a demand for accommodation for these communities, they will revert back to green belt status.

To meet future demand, Sustainable Urban Extensions of more than 70 houses will be expected to set aside land for traveller sites. This land will be provided on the Sustainable Urban Extension sites, unless suitable alternative land can be made available and delivered. Sites ERM1, ERM5, SSW9, NWH1 and SEH4 will be expected to provide one pitch each, and sites ERM2/3 and SSW2 will be expected to provide three pitches each.

Full planning permission will be required for the development and detailed design of all the sites identified in the DMP.

Frequently asked questions

Who are gypsies, travellers and travelling showpeople? The traveller community is diverse. The main cultural groups include Romany Gypsies and Irish Travellers (who are covered by the protected characteristic of race under the Equality Act 2010) and New Age Travellers. Travelling showpeople are members of groups organised for the purpose of holding fairs, circuses or shows.

Why do travellers need permanent sites if they are travelling? Travelling patterns are often linked to the seasons and work associated with the seasons. Travellers may not travel on a daily basis, all year round, so require safe and secure places to travel from. The 'base' site (if they have one) will usually be from where they access GPs, schools and dentists. The elderly and sick (and those who care for them) may not travel on a regular basis so require a stopping place where they can maintain their cultural traditions. Gypsies, travellers and travelling showpeople may also stop for an extended period to continue a child's education within a school.

Why does the Council have to allocate traveller sites? The Council has a responsibility to plan for the housing needs of all members of the community, including gypsies, travellers and travelling showpeople. The Government requires local authorities to set targets for the number of traveller

pitches and plots that need to be provided, and ensure that sites are available to meet these targets. Allocating sites through the Local Plan gives more certainty about where traveller sites will be provided in the borough and allows different site options to be properly assessed.

What benefit to the settled community will more sites provide? Identification of sites through the planning process can help protect against illegal encampments which often cause conflict with settled communities and can cost the Council money if legal action has to be taken and clean-up costs are incurred. It is better for all members of the community if sites can be identified in suitable locations through the plan-making process.

Do travellers pay council tax? Gypsies, travellers and travelling showpeople pay council tax and are subject to the same law enforcement rules as the settled community for non-payment of taxes.

Have your say

If you would like to find out more, or comment on the Development Management Plan Regulation 19 consultation document, please visit <http://www.reigate-banstead.gov.uk/DMP> where the full set of consultation documents is available, and where you can complete or download a comments form. Alternatively contact the Planning Policy Team at LDF@reigate-banstead.gov.uk or 01737 276178