

Bassetlaw District Council

Gypsy and Traveller Accommodation  
Assessment Update

July 2022

*RRR Consultancy Ltd*





## Overview

- 1.1 In preparation for the newly forming Local Plan *RRR Consultancy Ltd* was commissioned to review the accommodation supply and need of the Gypsy, Traveller, and Travelling Showpeople communities since the 2019 Gypsy and Traveller Accommodation Assessment (GTAA) was undertaken. The study also outlines the ways in which accommodation need could be met.
- 1.2 It is recommended that the Local Plan seeks to meet the MHCLG 'Planning Policy for Traveller Sites' (PPTS) (August 2015) (as required) need during the period 2022-2038, with those households who do not meet the PPTS need ('ethnic' need) covered by a criteria-based policy. This policy should acknowledge that the council is working with the families with additional accommodation need in meeting that need.
- 1.3 As the 2019 GTAA identified no additional accommodation need for Travelling Showpeople plots during the period 2019-2038, and there continues to be no identified need in the area, this report focuses on the accommodation needs of Gypsies and Travellers.

## Accommodation needs

- 1.4 Table 1 summarises the additional accommodation need identified by the 2019 GTAA:

Period	2019-2024	2024-29	2029-2034	2034-2038	Total
PPTS	10	11	12	8	42
Ethnic	18	12	13	9	53

Source: GTAA 2019

- 1.5 In July 2022 all Gypsy and Traveller sites were visited, and consultation was undertaken with households in order to confirm any changes to accommodation supply and need since the 2019 GTAA. Subsequently it can be confirmed that whilst the factors that determine accommodation differ, the overall accommodation need remains the same (with the exception of 3 planning permissions granted since the 2019 assessment). This change has led to:

Table 1 Summary of Gypsy and Traveller pitch needs 2022-38					
Period	2022-2024	2024-29	2029-2034	2034-2038	Total
PPTS	7	11	12	8	38
Ethnic	15	12	13	9	49

Source: GTAA Update 2022

## Addressing accommodation need

### ***Safeguarding existing sites***

- 1.6 It is important for the local authority to consider safeguarding existing Gypsy, Traveller, and Travelling Showpeople sites and yards. This means that sites and yards with permanent planning permission cannot be developed for alternative use unless it can be demonstrated that they are no longer required to meet identified need.
- 1.7 One implication of safeguarding sites and yards is that households can be confident that their right to remain on the sites is protected and that the sites cannot be redeveloped for different use. The implementation of this policy would ensure that existing and future Gypsy and Traveller sites remain as such and are not lost to alternative development.
- 1.8 Not safeguarding sites could potentially lead to the loss of Gypsy and Traveller sites for alternative uses where there is still an identified need. This would have an adverse effect on the supply of pitches and the ability of the local authority to meet accommodation needs as discussed above.

### ***Regularisation of unauthorised developments***

- 1.9 There are 32 known unauthorised developments as of July 2022. The sites being granted planning permission would result in 32 pitches being added to accommodation supply and subsequently removed from accommodation need.
- 1.10 12 are on a new site, whilst 20 are located on two existing sites. The 12 on the new site are included in Table 3 below, and the 22 on existing sites have been included in Table 4, as the accommodation need could be met through the intensification of the two existing sites.

Table 3: Meeting accommodation need via granting planning permission to unauthorised developments	
Site	No. of Pitches
A	12
Total Additional Supply	12

Source: GTAA Update 2022

### ***Intensification of sites***

- 1.11 There are three sites in the district that have sufficient space to accommodate additional pitches and are interested in applying for planning permission. Whilst it is acknowledged that planning constraints may apply (which is for the local authority to consider), site intensification is regarded by the households who own private sites as the best option for them, the local community, and the local authority.
- 1.12 As the following table illustrates, through consultation with households there are clear intentions to apply for additional pitches on the respective sites within the Local Plan period. These additional pitches include 22 of the unauthorised development referenced above (para. 1.10).

Table 4: Meeting accommodation need via intensification of existing sites	
Site	No. of Pitches
A	12
B	8
C	3
<b>Total</b>	<b>23</b>

### ***Convert transit pitches to permanent***

- 1.13 There are two transit sites. One of the sites has 6 households who are in need of permanent pitches. The site has the capacity to convert 7 of its pitches to permanent and still have sufficient space for transit provision.

Table 5: Meeting accommodation need changes to transit provision to permanent	
Site	No. of Pitches
A	7
<b>Total</b>	<b>7</b>

Source: GTAA Update 2022

### ***New planning permission***

- 1.14 There are two areas of land that two separate groups of families own and plan to develop into new provision for them and their respective families.

Table 6: Meeting accommodation need via new sites on land owned by G&T community	
Site	No. of Pitches
A	8
B	4
<b>Total</b>	<b>12</b>

Source: GTAA Update 2022

### ***Using local authority owned land***

- 1.15 The following demonstrates how, if the preferred method in meeting accommodation need (engaging with the community) does not address all of the identified need, it is recommended that Bassetlaw District Council considers some of its own land as potential. This is only recommended after all attempts have been made via working with the families in meeting the identified accommodation need.

## **Overview of meeting accommodation need**

- 1.16 As demonstrated above, there are a range of ways that the council can meeting the identified accommodation need. It is recommended that the council focuses on meeting its need via a policy protocol which will enable them to address the need by engaging with the communities.

Table 7: Meeting accommodation need via G&T Community	
Method	No. of Pitches
Permission since 2019 assessment	3
Authorisation of unauthorised development	12
Intensification of existing sites	23
Converting transit pitches to permanent	7
New Sites on land owned by G&T community	12
<b>Total Additional Supply</b>	<b>57</b>

Source: GTAA Update 2022

## **Transit Provision and Need**

- 1.17 There are two sites in Bassetlaw providing transit pitches that help to provide temporary accommodation to those travelling through. Both the 2019 GTAA and this 2022 Update recommended that in addition to these sites, the council adopts a negotiated stopping place policy to deal with transient encampments, and that they work with neighbouring authorities across Nottinghamshire to developing a countywide policy. This includes land temporarily used as authorised short-term (less than 28 days) stopping places. The land does not have to be specifically identified within the

policy, as locations can change over time and can even be determined by where encampments arise. The land is unlikely to require planning permission if in use for fewer than 28 days in a year. The requirements for emergency stopping places reflect the fact that the location will only be used for a proportion of the year and that individual households will normally only stay on the agreed location for a few days. Amenities such as portaloos and showers (or access to alternative nearby facilities) and skips or wheelie bins could be made available for the duration of the agreed period.

- 1.18 Agreements could be made with households residing on sites and allowing visiting family and friends to stay for agreed periods of time. This would lead to fewer unauthorised encampments which adversely impact on the local community.

Period	2022-2024	2024-29	2029-2034	2034-2038	Total
PPTS	7	11	12	8	38
Ethnic	15	12	13	9	49

## Summary

- 1.19 There is an overall shortfall for 38 residential pitches ('PPTS') and 49 pitches ('ethnic') over the period 2022-2038. However, the accommodation needs can be clearly met by the methods discussed above (i.e. intensification of existing sites, planning permission for unauthorised developments, and by land owned by the Gypsy and Traveller community). There is no identified need for Travelling Showpeople plots.
- 1.20 This study and the 2019 GTAA recommend a county-wide negotiated /emergency stopping policy, alongside the existing transit pitches on the two sites in the study area. The policy process that follows on from this study will also need to consider how Gypsies, Travellers and Travelling Showpeople can be helped through the planning process to find suitable sites.
- 1.21 As well as incorporating the identified need into its local plan, it is recommended that the council incorporates consideration of any planning applications that might materialise over the plan period from households whose existence was not known at the time of the assessment. This could include households residing on unauthorised developments, unauthorised encampments, due to in-migration, and those residing in

bricks and mortar accommodation. This accommodation need should be considered separate to the need identified above and could be met through windfall applications.