Inspector’s note of actions following May 2019 Hearings

Following the hearings on 29 and 39 May 2019, the Council are requested to address the following matters:

Matter 3 – Housing

1. Information on the strategic planning committee and its role and purpose – information provided
2. Site 21 – how many units is the extant planning permission for?
3. Site 26 – The Council are to confirm how many units are in each phase
4. Modifications- Policy 1 and Policy 3 numbers to be changed to reflect the at least 6000 new homes figure.
5. Policy 3- Should tables make it clear that numbers are minimums?
6. Policy 4- need to review the wording to say 10 or more dwellings
7. Policy 6 – a modification should be put forward to replace the specified need of 185 units with the updated need figure of 253 units
8. A modification to include a timescale for submission of the Plan Review for Examination should be considered by the Council – information provided in the Council’s letter dated 6 June.
9. PM12 – remove ‘brownfield sites being developed first’

Matter 4 – Gypsy and Traveller accommodation

10. The Council is to reassess need from Haunted House Wood and consider whether the site should be allocated.
11. The Council is to demonstrate that the identified number of pitches can be reasonably accommodated on the identified site areas in the proposed allocations.
12. The Council is to reconsider other sites where there may be potential to provide the number of pitches needed to demonstrate a 5 year supply of deliverable sites to meet the identified need for Gypsies and Travellers who meet the planning definition, in accordance with PPTS.
13. The Council is to consider how it can identify a supply of specific, developable sites, or broad locations for growth for years 6 to 10, in accordance with PPTS.
14. GTAA Figure 5 and 6 to be corrected, all tables to be updated following further work as above.
15. GTAA Appendix D to be updated to Dec 2018.
16. Clarify that The View, Prospect Place is included in the table at appendix D.
17. GTAA to set out current and future need for Travelling Showpeople.
18. The Council should set out in the policy justification how monitoring will take place with regard to possible future transit site provision.

Policy 11

The policy wording should be modified as follows:

Identify the level of need to be met in the policy

3rd para – “All the Gypsy and Traveller and Travelling Showpeople sites....” Alter the wording if not all needs are identified;

4th para – remove “or in the event.....not in the Green Belt”;
5th para & policy criteria – consider separate criteria for allocated sites, these meeting and those not meeting the planning definition;

Criteria:

i – word in accordance with para 24 of PPTS (should those on allocated sites & identified through the GTAA be required to demonstrate need?)

v – remove ‘convenient’

vi – ‘sustainable location’ – word in accordance with para 25 PPTS

viii – delete

ix – policy criterion is more absolute than para 26b of PPTS which refers to giving weight to these factors. The policy needs to reflect the balanced approach that will be taken, having regard to other factors such as those set out in para 24 of PPTS

x – unacceptable adverse impact not ‘significant’

xii – meaning of ‘proper management’ is not clear. This should be set out and be in accordance with PPTS, or it should be deleted.

A criterion should be included to protect existing gypsy and traveller sites.

Second para after xii – delete as repetitious.

7.9.6 should refer to exceptional circumstances not very special circumstances.

7.9.9 remove reference to enforcement action, remove / reword / clarify “detailed management criteria”, remove reference to convenient movement and parking of vehicles, parking is introduced here but is not in the criteria.

7.9.10 onwards – set out the overall level of need to be met.

7.9.19 – not in accordance with para 24 e of PPTS – remove.

Appendix X – make clear the number of pitches allocated on each site, remove ‘planning status’.

I note the timescales for provision of the additional information as contained in the Council’s letter dated 6 June 2019.

Susan Heywood

INSPECTOR