

Planning Policy

Status of Traveller Sites

As at March 2019



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Contact details

Planning Policy Team
East Devon District Council
Knowle, Sidmouth, EX10 8HL

Phone: 01395 516551
Email: planningpolicy@eastdevon.gov.uk

www.eastdevon.gov.uk
[@eastdevon](https://www.instagram.com/eastdevon)

To request this information in an alternative format or language please phone 01395 516551 or email csc@eastdevon.gov.uk

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Summary

This report considers the status of all Gypsy or Traveller sites known to the District Council, as at March 19. This information will be used to inform the new, emerging, Local Plan. The report will be used to support and inform future Gypsy and Traveller provision in the emerging East Devon Local Plan.

Introduction

The East Devon Local Plan 2013-2031 identifies a number of pitches as being needed for traveller accommodation.

-) No sites are specifically allocated for Traveller pitches or identified on the inset maps.
-) However, Strategy 12 states that “provision will be made for new gypsy and traveller sites to accommodate up to 30 pitches on land allocated for Cranbrook development. Provision will be required concurrently with (though in the early years of) the ‘bricks and mortar’ housing development of the allocated land”.
-) The Plan does not identify ‘windfall sites’ for Travellers, however some of the identified need has been met by windfalls and these are identified in this report.

Identified need for pitches

- 1.1 The East Devon Local Plan 2013-2031 recognises the importance of providing sites for Gypsies and Travellers (in this report ‘Travellers’ encompasses both of these groups), referring to the importance of appropriate site provision in paragraphs 16.34 and 23.13 and setting out the criteria against which applications will be assessed in Policy H7. Whilst Travellers are a relatively small population in East Devon, they are protected under equalities legislation and suitable accommodation (in the form of pitches) must be made for them.
- 1.2 Local Authorities are required by legislation to assess the need for Gypsy and Traveller pitches in their area and ensure that sufficient sites are available to meet the likely need for at least 5 years. With partner local authorities in Devon, this Council commissioned a Gypsy and Traveller accommodation needs study which was completed in 2015 (this replaced the previous 2007 assessment).
- 1.3 At the time of the needs assessment there were 36 permanent residential Gypsy or Traveller pitches in East Devon (plus 6 which have permission but were not occupied at the time of the study) and 72 Gypsy or Traveller families living in bricks and mortar housing. There are pitches distributed throughout East Devon but they are mainly concentrated in western areas of the District, close to main travel routes. Most of the immediate need arises from overcrowding of, and newly formed families (usually children reaching maturity and having their own children) on, existing sites who wish to stay close to extended family. 92%

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of respondents to the needs assessment stated that their 'future household' wished to stay on the same site as their existing family.

- 1.4 There are also several unauthorised but tolerated sites in the District, mainly on Devon County Council highway land.
- 1.5 In order to align with the East Devon Local Plan end-date, the Gypsy and Traveller projected needs figures have been adjusted to cover 2014-2031. The key requirements for new sites are, therefore:
 - 34 new Gypsy and/or Traveller pitches needed between 2014-2031. Of these 34, 22 are needed in the first 5 years (up to 2019). Three permissions, totalling 6 pitches, have been granted since the needs assessment, leaving a requirement to allocate sites for 28 new Gypsy and Traveller pitches, 16 of which are needed in the first five years.
 - 4-5 emergency stopping places/transit sites, each comprising 4-5 pitches, are required across the Devon study area. No specific East Devon need has been identified; however provision will be made should suitable sites come forward.
- 1.6 The adopted Local Plan makes provision for new Gypsy and Traveller sites to accommodate up to 30 pitches on land allocated for Cranbrook development, however the subsequent Cranbrook Plan (the submission version of which has just undergone consultation) makes provision for 15 permanent pitches, across two sites, and does not include any transit pitches. EDDC has a budget of £500,000 identified for provision of Gypsy and Traveller sites. This could be spent on site acquisition and/or laying out sites. Repeated, and ongoing, 'calls for sites' have not yielded any suitable land to date.

Status of sites

- 2.1 The tables on the following pages list all the Traveller sites which the District Council is aware of. The status of each site is assessed in terms of its location, capacity, planning status or likelihood of being developed. This assessment is informed by data collected as part of the housing and employment land monitoring undertaken by the District Council.

Authorised permanent sites in East Devon

Parish	Location/Address	Planning App ref	Notes	No of permanent pitches
Aylesbeare	Caravan 1, Sunnyfield, Great Houndbeare Farm, Aylesbeare	04/3325/CPL, 07/3364/COU 10/0562/FUL,		1
Aylesbeare	Land west of Martin Gate (at Lower Hawkerland) Sidmouth Road, Aylesbeare	13/0449/FUL		2
Awliscombe (Weston)	Land south west of Trafalgar Bridge, Weston	13/1661/FUL (appeal allowed, site can be occupied on a temporary basis as per 14/F0117)	Planning application appeal dismissed, subsequent enforcement notice was quashed on appeal and permission granted for 5 years (subject to a flooding evacuation plan) to provide occupants with time to find an alternative site. Permission allows for a single, named family, and up to 3 touring vans on site. Expires 14 Feb 22	1 temporary Granted since the needs assessment but not counted towards need as temporary permission
Broadclyst	Elbury Close	80/C1422	Historic National Trust site. The Trust have gradually reduced the pitches available, the site could accommodate 3 further pitches	4
Broadhembury	OS 1441, Land north of Pales, Kerswell	92/P1759,		2
Clyst St Mary	The Oaks, Oil Mill Lane, Clyst St Mary	88/P2726, 89/P2354,		2
Woodbury	Land at Greendale Lane, Clyst St Mary	10/0885/FUL 10/1526/FUL 16/0201/FUL	Permission allows 5 pitches, for occupation by members of the same family	5 Of these, 4 were granted since needs assessment
Farringdon	Princes Paddock Farringdon	06/0777/FUL, 09/0390/FUL, 10/0853/COU 10/0853/FUL 10/0883/FUL 11/1371/COU	Land Registry information suggests site has been sold to a nearby landowner. No change of use has occurred so the site remains as 3 Traveller pitches, albeit unoccupied	3

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Parish	Location/Address	Planning App ref	Notes	No of permanent pitches
Hawkchurch	Hawkwell Park, Hawkchurch, Axminster,	07/1853/COU 10/0368/VAR 10/0443/COU 13/0308/VAR	Also offers 5 transit pitches	12 Permanent
Offwell	Higher Woodside, Offwell	03/P0836		1
Ottery St Mary/Whimble	Land adj. Haldon View, Exeter Road, Ottery St Mary	09/0299/FUL 15/1031/FUL		1 Granted since needs assessment
Sidmouth	Bowd Bungalow, The Bowd, Sidmouth	Historic		1
Sidmouth	Sidbrook Nook	Historic		1
Talaton	Land north of Railway Cottages	11/2524/Ful		1
Talaton	Land south of Bridge View	15/0393/FUL		1 Granted since needs assessment
Upton Pyne	Little Ley, Upton Pyne	91/P1476		1
Uplyme	Cuckoo Lane, Happy Valley, Uplyme	01/P0793		1
Whimble	Greendale, Strete Raleigh, Whimble	91/P1164 11/2787/FUL		6
Woodbury	Meadow Rise, Woodbury Salterton	05/2681/FUL, 09/2271/COU, 10/0674/VAR	Site is not currently occupied by Travellers, but CLU refused	3
Total 49 pitches				
Of which 6 are not occupied (owners decision), 1 is a temporary permission and 6 permanent pitches have been permitted since the needs assessment				

Authorised Transit sites in East Devon

Parish	Location/Address	Planning App ref	Notes	No of transit pitches
Hawkchurch	Hawkwell Park, Hawkchurch, Axminster,	07/1853/COU 10/0368/VAR 10/0443/COU 13/0308/VAR	Also offers 12 permanent pitches	5

Unauthorised Traveller sites in East Devon

(note- these are medium to long term sites, not overnight stopping places)

Parish	Location/Address	Planning App ref	Notes	No of permanent pitches
Ottery St Mary	Coombe Goyle, Tipton St John	99/P1143 12/0928/OUT	Enforcement action ongoing	1
Sidmouth	Land opposite the Bowd, adjacent White Barn		EDDC have a charge on the land. 5 mobile homes, no pp, no current enforcement action	5
Shute	Old Roman Road, Shute Woods		Enforcement notice served	4

