

Compiled by the Planning Policy, Projects & Heritage Team
at Brighton & Hove City Council

Gypsy and Traveller Topic Paper

June 2018



Brighton & Hove
City Council

1. Introduction

1.1 The purpose of this paper is to set out the Council's approach with regard to the site search exercise undertaken to identify sites for traveller pitches.

2. Background

2.1 The development of a new traveller site at Horsdean was approved by the Council in March 2012¹. The site opened in 2016 and provides 12 new permanent pitches alongside 21 transit pitches. Each permanent pitch consists of space for a static caravan and other vehicles, and an amenity block which includes a kitchen, bathroom and dayroom.

2.2 Policy CP22 of Brighton & Hove City Council (BHCC)'s City Plan Part One relates to Traveller Accommodation and reflects the requirements in Table 1 below. The policy sets out that the council will seek to deliver 18 permanent pitches to meet assessed requirements to 2019. This figure was established through the Partial Review of the South East Plan process (2007 – 2010) which indicated a need for 16 pitches to be provided in Brighton & Hove by 2016, and extrapolated to 18 by 2019 using a 3% per annum pitch need growth rate. The 12 pitches at Horsdean contribute towards this need. The policy also states the council will review needs to cover the remaining plan period to 2030, and includes criteria by which any planning application would be judged.

2.3 The City Council undertook a joint *Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment*² with the South Downs National Park Authority (SDNPA), which was published in November 2014. The primary purpose of that report was to provide an updated evidence base and to inform the future development of planning policies through Local Plans. The assessment analysed need for further traveller pitches as it stood in February 2014, in addition to those provided at Horsdean, and presented the projection of requirements for the following five year planning periods:

- 2013/14-2017/18
- 2018/19-2022/23
- 2023/24-2027/28

2.4 This study concluded that the need for new residential pitches in the area over the period to 2027/28, in addition to the 12 permanent pitches recently constructed at Horsdean, was as follows:

¹ www.brighton-hove.gov.uk/content/housing/travellers/horsdean-traveller-site

² www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/Brighton%20%26%20Hove%20and%20SDNP%20-%20FINAL%20report.pdf

	Brighton & Hove LPA Area	SDNP LPA area of Brighton & Hove	Travelling Showpeople Need
Residential need 2013/14 – 2017/18 (pitches)	15	8	0
Residential need 2018/19 – 2022/23 (pitches)	2	2	0
Residential need 2023/24 – 2027/28 (pitches)	2	2	0
Residential need 2013/14 – 2027/28 (pitches)	19	13	0

Table 1: Assessed need for new residential pitches in the area over the period to 2027/28

3. Initial Site Search Exercise

3.1 To seek to address the requirement for new permanent pitches, a joint site search exercise was undertaken by the City Council and the SDNPA to establish to what extent the need for new traveller pitches set out in the table above might be met through site allocations³. The process followed these steps:

1. An examination of potential land, identified from shortlisted sites from previous site search work, locations of unauthorised encampments, and sites assessed in the council's *Urban Fringe Assessment* that were considered to have potential for housing development;
2. A high level sieving exercise was then undertaken to remove sites with no potential by considering the sites against a number of absolute constraints⁴;
3. A more detailed examination⁵ of the 27 sites that remained⁶, including a detailed independent landscape assessment of greenfield sites that had not already been excluded for other reasons.

3.2 The outcome of this process was a shortlist of one site within Brighton & Hove ("Land to north-east of Coldean Lane") that was considered to have potential for development as a traveller site through allocation in the Brighton & Hove City Plan Part 2, subject to more detailed site assessment. No sites were identified within the South Downs National Park.

4. Detailed Site Identification Study

4.1 A further independent Study was commissioned by the City Council to scrutinise the site selection process undertaken up to that point and to analyse the shortlisted site in more detail. This process is set out in a further background report⁷.

³ Brighton & Hove City Council and the South Downs National Park Authority Gypsy & Traveller Site Assessments, 2017

⁴ Paragraph 2.5

⁵ Appendix 2 to the report contains the detailed site assessments

⁶ See Table 3 of the Study

4.2 The site was visited by the consultant team to gain a more thorough understanding of the site context. Site information was recorded using a proforma previously agreed with the Council and photographs were taken to reference any key features for future analysis.

4.3 During the assessment process, it was confirmed that the site was no longer available as it is being progressed as a Joint Venture with a Registered Provider for 100% affordable housing and is therefore unavailable for alternative uses.

5. Next Steps

5.1 The Council intends to further update the Accommodation Needs Assessment in order to gain an up-to-date understanding of the current and future need for pitches. This approach reflects CPP1 Policy CP22 which includes provision for an updated target to be identified through a revised assessment of traveller accommodation needs, and further states that the Council will review traveller accommodation needs to cover the remaining plan period to 2030.

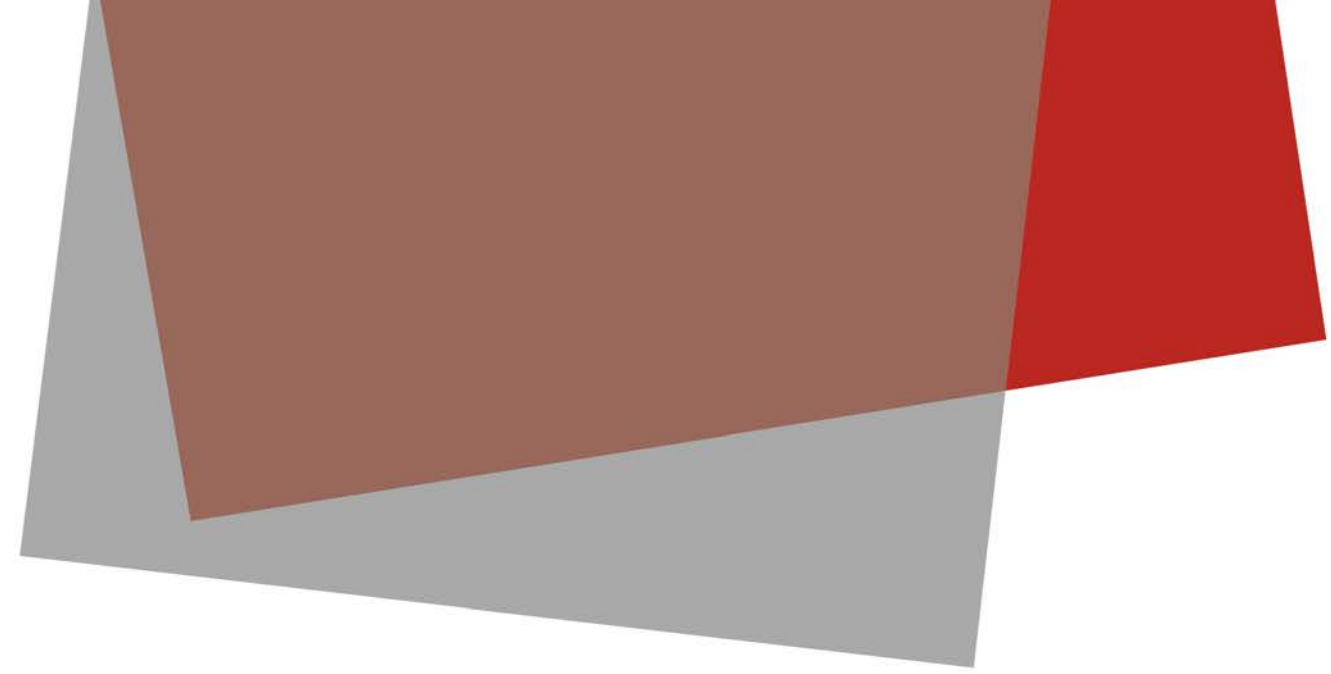
5.2 A Duty to Cooperate process will be undertaken with neighbouring authorities in response to the current unmet need within the City Council's administrative area.

5.3 The Council remains supportive of proposals for new pitches coming forward and any planning applications for such development will be judged against the criteria in City Plan Part One Policy CP22.

6. Conclusion

6.1 A robust site search exercise has been undertaken with the intention of identifying additional sites potentially suitable for development for permanent gypsy and traveller pitches to meet the requirement set out in City Plan Part One Policy CP22, including further assessment of a site identified through the initial joint site search exercise. Unfortunately this site was subsequently found not be available, and no sites suitable for allocation in City Plan Part Two have therefore been identified.

⁷ 'Brighton & Hove Detailed Traveller Site Assessment', DLP Consultants, 2017



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