

## **Policy H5: Gypsies and Travellers**

Following the amendment to the definition of Gypsies and Travellers in Annex 1 PPTS (2023), the evidence base that Policy H5 was based on is out of date. The policy does not make enough allocations of suitable, available, deliverable land to build pitches over the next 5 years.

The Council needs to carry out an urgent review of the GTANA, and take time to identify suitable allocations.

The policy modifications below are intended to provide an interim guide to support the development of policy during an early review.

### **Safeguarding Existing Supply**

Proposals which fail to protect existing Gypsy and Traveller sites or involve a loss of pitches/plots will not be permitted unless it can be demonstrated that they are no longer required or equivalent alternative provision can be made.

Existing Gypsy and Traveller sites are shown on the Policies Map, and are listed below:

- James Street, Layerthorpe;
- Water Lane, Clifton; and
- Outgang Lane, Osbaldwick;

All of the Council owned and managed Sites accommodate higher numbers and densities of pitches than is recommended by best practice guidance. To safeguard existing supply, no further expansion of Council sites at Osbaldwick and James Street will be permitted.

Any proposal to expand the site at Water Lane, Clifton should be accompanied by evidence of effective consultation with existing residents, and majority support.

The Council has made firm commitments to upgrade facilities and services and improve management and residential amenity across its Sites.

To support this ambition, existing site residents will be encouraged to engage positively with the Gypsy and Traveller Accommodation Review to articulate and develop strategies for effecting sustainable, positive change.

Households who aspire to more secure tenures on small scale, self-managed family sites will be supported to work with (YTT) and the Council's Housing Team to facilitate such provision.

The Council will develop and pilot a 'Negotiated Stopping Policy' during the review period.

### **a) Meeting Future Need**

In order to meet the accommodation needs of Gypsies and Travellers in the future, provision will be made in the following ways:

- a) The Council will identify sufficient land meeting the criteria set out in Policies H5(c) and GB2(d); (e) and (f) to deliver 27 pitches between 2024 – 2029.
- b) To support this work, a Gypsy and Traveller Site Review will make an assessment of the likely range of provision required, taking into account community aspirations and preferences in relation to site size; tenure and location, in addition to the policies in PPTS.
- c) Where appropriate, community members will be provided with tailored support and advice to access resources through Policy H5(b) to identify and bring forward their own sites.

## **b) Supported Provision**

In order to meet the need of Gypsies and Traveller households residing in York with a need for affordable, culturally appropriate accommodation,:

Residential development proposals on strategic sites will be required to make proportionate contributions towards the delivery of pitches, through either:

- a) the provision of pitches within the site; or
- b) the provision of alternative land that meets the criteria set out in policy H5(c), and Policy GB2(f); (d) or (e); to accommodate the required number of pitches; or
- c) commuted sum payments to be collected and administered as ‘Affordable Housing Contributions’ and safeguarded for Traveller Sites Provision to the value of £150,000 per pitch.

The calculations for this policy will be based on the hierarchy below:

- 100 - 499 dwellings - 2 pitches should be provided
- 500 - 999 dwellings - 3 pitches should be provided
- 1000 - 1499 dwellings - 4 pitches should be provided
- 1500 - 1999 dwellings - 5 pitches should be provided
- 2000 or more dwellings - 6 pitches should be provided

## **c) Planning Applications**

**In addition to the above, development for Gypsy and Traveller sites will be permitted where proposals:**

- i. do not conflict with the objective of conserving and enhance York’s historic and natural environment. This includes the city’s character and setting and internationally, nationally and locally significant nature conservation sites, green corridors and areas with an important recreation function;
- ii. ensure accessibility to public transport and services;
- iii. are suitable in terms of vehicular access and road safety including internal space for adequate parking and turning;
- iv. ensure that development does not have an undue impact on the residential amenity of current residents and future occupiers, including leading to unacceptable levels of congestion, pollution and air quality; and

v. appropriately manage flood risk.

In addition, proposals will be expected to:

vi. provide adequate provision for storage, recreation space, amenity provision and utility services;

vii. ensure that the size and density of pitches/plots are in accordance with have regard to best practice guidance;

viii. incorporate appropriate landscape proposals to have a positive influence on the quality and amenity of the development;

ix. ensure that residents living nearby are not unduly affected by noise, disturbance or overlooking;  
and

x. ensure future occupiers would not be subject to significant adverse environmental impacts.

Any permission granted for a Gypsy and Traveller development will be subject to a condition limiting occupation to Gypsies and Travellers, as appropriate.

Where it can be demonstrated that there is unmet need; very special circumstances will be taken to outweigh any harm to the Green Belt caused by the development, providing that proposals comply in full with criteria i-v; and viii - ix of H5(b), and where appropriate, mitigate any harm caused to the Green Belt by operational development through appropriate planting and landscaping, the re-use of existing buildings etc etc.. Proposals will be expected to seek opportunities to protect and enhance biodiversity where possible.

#### Explanatory Notes for Policy

1. PPTS requires that Local Plans provide a range of provision. A large proportion of the assessed need in York is likely to arise from existing Council – run sites and can therefore be expected to constitute a need for affordable housing.

#### Notes

1. Paragraph 5.37 [of what], which contains an out-dated (version) of the law and policy has not yet been amended.