

Dorset-wide Gypsy and Traveller Site Allocations (including Travelling Showpeople) Joint Development Plan Document (DPD) Addendum Consultation Report – Additional Sites

On behalf of **On behalf of :**



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Contents

- 1 Introduction 1**
 - 1.1 Introduction 1
- 2 Summary of consultation undertaken 2**
 - 2.1 Documentation 2
 - 2.2 Consultation methods 2
 - 2.3 Consultation responses 3
- 3 Results of consultation 4**
 - 3.1 Numbers of responses 4
 - 3.2 Specific Sites 4
 - 3.3 Statutory Consultees 8
- 4 Conclusions and Recommendations 11**
 - 4.1 Conclusions 11
 - 4.2 Recommendations 11

Appendices

Appendix A Statistical analysis of site responses received

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1 Introduction

1.1 Introduction

- 1.1.1 Bournemouth Borough Council, Christchurch Borough Council, East Dorset District Council, North Dorset District Council, Borough of Poole, Purbeck District Council, West Dorset District Council and Weymouth and Portland Borough Council are preparing a Dorset-wide Gypsy and Traveller (including Travelling Showpeople) Site Allocations Joint Development Plan Document (DPD) to allocate Gypsy and Traveller and Travelling Showpeople sites within Dorset.
- 1.1.2 Peter Brett Associates (previously Baker Associates) has been appointed as planning consultants to assist the Dorset authorities in the preparation of evidence to be used in the preparation of the DPD.
- 1.1.3 During November 2010 – January 2011, the Authorities consulted upon sites, within the Issues and Preferred Site Options Report, which had been identified by Peter Brett Associates as available and suitable for Gypsy and Traveller or Travelling Showpeople use.
- 1.1.4 At this time, a Consultation Report was published in September 2012 which set out the results of the consultation, in relation to the Issues and Options, the sites identified as having potential, rejected sites and new additional sites identified by consultees.
- 1.1.5 The new additional sites were subject to public consultation between 15 September to 24 October 2014.
- 1.1.6 In the Autumn 2014, the Dorset councils produced an Addendum Engagement Strategy which set out the principles and objectives of engagement for consulting upon the additional new sites.
- 1.1.7 This Addendum Consultation Report is concerned with reporting the results of the consultation on these additional new sites that were promoted during the initial consultation of sites in 2011/12.

2 Summary of consultation undertaken

2.1 Documentation

2.1.1 The following documentation was prepared for the new additional sites consultation in Autumn 2014:

- Addendum Site Options Report (New Sites)
- Addendum Sustainability appraisal (New Sites)
- Consultation questionnaire
- Exhibition boards and poster

2.1.2 Dedicated website pages were updated on the dorsetforyou website www.dorsetforyou.com/travellerpitches. As well as downloadable copies of the above documents, the following electronic documents were made available:

- On-line consultation questionnaire
- Background documents
 - Addendum Engagement strategy (New Sites)
 - Documents from the Issues and Options consultation (2011).

2.2 Consultation methods

2.2.1 Printed documents and consultation questionnaires and forms were made available at Council offices, libraries, public exhibitions and on-line.

2.2.2 A press release was sent out on 12 September 2014 prior to the start of the consultation. It was picked up by various media sources and a number of articles, reports and postings appeared during the public consultation period. The media sources included: Blackmore Vale Magazine website, Blackmore Vale magazine, Daily Dorset Echo, Daily Dorset Echo website, www.dorsetforyou.com (Dorset Newsroom), Valley News, Stour & Avon Magazine, BBC Dorset website, Bournemouth Echo, Hope FM, Salisbury Journal, Unity and Western Gazette – Sherborne.

2.2.3 Public exhibitions were held within all local authority areas with new sites (East Dorset, North Dorset and West Dorset) during the public consultation period. The exhibitions included display boards to view, identifying the new site options relevant to each local authority. Maps displayed the location of all new site options, together with key planning constraints. Representatives from the consultants PBA and council officers were available to answer questions and to assist with filling in consultation forms, if required. People attending could either fill in forms there and then or take away leaflets for filling in at a later date.

2.2.4 The following public exhibitions were held:

- 18th September 11.30am-3pm Borough Room, Community and Learning Resource Centre, 41 - 44 King Street, Wimborne

- 18th September 5.30pm-8pm West Dorset Council Offices, Committee Room B, South Walks House, South Walks Road, Dorchester
- 1st October 11am-2pm West Dorset Council Offices, Committee Room B, South Walks House, South Walks Road, Dorchester
- 1st October 4.30pm-7pm Victory Hall, Putton Lane, Chickerell
- 7th October 10am-6pm Okeford Fitzpaine Village Hall, Greenhayes, Okeford Fitzpaine

2.2.5 All landowners, of the sites consulted upon, were contacted to inform them of the consultation.

2.3 Consultation responses

2.3.1 Consultation responses were encouraged in a variety of formats.

2.3.2 The site options leaflet included a tear-off response form on the back. This form asked for feedback on the individual site options identified. Again, respondents were encouraged either to fill in the printed response form and return it to Dorset County Council offices, or alternatively to fill the form in on-line via the website www.dorsetforyou.com/travellerpitches

A number of letters and emails were sent directly to each constituent local authority or to Dorset County Council. All of these responses have been included within this addendum Consultation Report.

3 Results of consultation

3.1 Numbers of responses

3.1.1 A total number of 254 individuals responded to the consultation, and a number responded to more than one site, therefore providing a total of 303 responses. One petition was submitted to the consultation, relating to the Redundant Army Camp site at Wyke Regis, which was signed by 724 individuals.

3.2 Specific Sites

Shortlisted sites and sites worthy of further investigation

- 3.2.1 The consultation responses received were site specific responses to the shortlisted sites and sites for possible further investigation, set out in the Issues and Options Consultation Document site appendices and summarised in the district site options leaflets.
- 3.2.2 Set out below is a summary of the planning issues raised in individual responses received regarding the shortlisted sites and sites worthy of further investigation. A statistical breakdown of all issues raised is set out in **Appendix 1**. Responses from Statutory Consultees are set out later in section 3.3.

East Dorset

Name of Site	Number of Responses Objecting	Number of Responses Supporting	Summary of points raised in responses
Land at Crumpets Drive, Near Lytchett Matravers	2	0	<i>Availability</i> - none <i>Policy</i> - none <i>Constraints</i> - The site has poor road access. <i>Potential impacts</i> - The site is contaminated. <i>Achievability</i> - none <i>Supporting comments</i> - none
Land at Wigbeth Farm, Horton Road, Horton	3	1	<i>Availability</i> - none <i>Policy</i> - none <i>Constraints</i> - The site has poor road access. <i>Potential impacts</i> – The site is within the Green Belt which should be protected from development and has an impact on the environment. <i>Achievability</i> - none <i>Supporting comments</i> - none

North Dorset

Name of Site	Number of Responses Objecting	Number of Responses Supporting	Summary of points raised in responses
Land at Conygar Coppice, near Okeford Fitzpaine	10	10	<p><i>Availability</i> - Ownership, as far as many villagers are aware, is with the Pitt-Rivers Estate. It is thought to be leased by the County Council.</p> <p><i>Policy</i> - none</p> <p><i>Constraints</i> - The site has poor road access. There is no access/poor access to essential services.</p> <p><i>Potential impacts</i> - The site has an unacceptable impact on the environment and landscape character. 15 pitches is too many for this site and would impact on the village – need to retain the existing number of pitches.</p> <p><i>Achievability</i> - none</p> <p><i>Supporting comments</i> – Existing families would like the site left as it is, to continue living a low impact life. The families who live on the site already are accepted by the local community. There are children on site and the families do not want to move on. The site has less impact on residential amenity than other sites. Existing site which could be made official. Site could provide a higher number of pitches to meet identified need than the other sites. If rented by the Council then could provide revenue to the Council. Has existing highway access and is owned by the County Council.</p>

West Dorset

Name of Site	Number of Responses Objecting	Number of Responses Supporting	Summary of points raised in responses
Redundant Army Camp, Wyke Regis, Weymouth	169 + 1 petition (with 724 signatories)	3	<p><i>Availability</i> – There is doubt about the tenancy arrangements and possible covenants on the site. The plan used in the consultation material did not clearly show the area being considered and should be amended to show the true extent of the site, which is currently demonstrated by the blue line and not the red line*. The site is not 'redundant' and used daily by security training company.</p> <p><i>Policy</i> - none</p> <p><i>Constraints</i> - The site has poor road access. The site is subject to flooding and contaminated /unstable land. Steep slope makes the site unsuitable. The site is not close enough to facilities. There is no access/poor access to essential services. Increased traffic problems</p>

Name of Site	Number of Responses Objecting	Number of Responses Supporting	Summary of points raised in responses
			<p>and narrow roads . The site is exposed to strong prevailing winds and weather. <i>Potential impacts</i> – Barn Owls and other wildlife use a building at the Redundant Army Camp. Unacceptable impact on ground water contamination. Development would have an unacceptable impact on adjacent existing residential properties. It would also have an unacceptable impact on the Heritage Coast, ecology and landscape character. It would also have an adverse impact on the surrounding economic uses such as the holiday park, MoD land, and retail unit. Local facilities and services are already stretched in the local area. Detrimental to local tourism. The MOD owns land opposite this site. The nature of that use, i.e military training, could raise amenity issues. An application (1/D/09/000696) for 5 houses, on part of the site, was dismissed at appeal (13.09.10) – The Inspector concluded that the proposal would cause harm to the character and appearance of the locality having regard to its location in the open countryside and Heritage Coast and that the precedent this would cause for further incremental development of the holding would result in serious harm. <i>Achievability</i> – Steep slope may make the site unachievable. <i>Supporting comments</i> – Good location for a small site.</p>
Former Guard House, Piddlehinton	30	4	<p><i>Availability</i> – Site is available for residential and temporary pitches. <i>Policy</i> - none <i>Constraints</i> - Steep slope makes the site unsuitable and has poor road access. The site is not close enough to facilities. There is no access/poor access to essential services. <i>Potential impacts</i> - The site has an unacceptable impact on the environment and landscape character. Development of the site would have an unacceptable impact on nearby houses. The LPA should be aware that land nearby is owned by the MOD and is used for military training (Piddlehinton camp). Whilst the use of this site does not currently impact on residential amenity the nature of that use may change in the future and could give rise to amenity issues. <i>Achievability</i> - Steep slope may make the site unachievable. <i>Supporting comments</i> – Existing Gypsy and Traveller area which could take more pitches.</p>

Name of Site	Number of Responses Objecting	Number of Responses Supporting	Summary of points raised in responses
			The site has water, electricity and sewerage. It was a caravan site previously.
Old Chapel Yard, Mashwood	1	3	<i>Availability</i> - none <i>Policy</i> - none <i>Constraints</i> - none <i>Potential impacts</i> – Local facilities have no capacity to accommodate new Gypsy and Traveller families. <i>Achievability</i> - none <i>Supporting comments</i> - Existing Travelling Showpeople site which could take a plot. Planning permission for residential should be given to this site.
By the Ford, Moorway Lane, Sandford Orcas	6	7	<i>Availability</i> – This is an existing site which is available for full planning permission. <i>Policy</i> - none <i>Constraints</i> - The site has poor road access. The site is not close enough to facilities. <i>Potential impacts</i> – The site has an unacceptable impact on the environment and landscape character. <i>Achievability</i> - none <i>Supporting comments</i> - Existing Gypsy and Traveller area which could take a pitch. Support for a single pitch for residential use to gain full planning permission. Site is only 2.5 miles from Sherbourne which contains facilities. Long term screening has been planted to protect the landscape character. In last 2 planning applications no issues have been found with highway issues. Existing site has positive effect on the local economic community. The existing site is well kept and deserves to be granted full planning permission.
Former highway north of B road, west of West Stafford	5	4	<i>Availability</i> - none <i>Policy</i> - none <i>Constraints</i> - The site has poor road access and is not close enough to facilities. There is no access/poor access to essential services. <i>Potential impacts</i> - The site has an unacceptable impact on landscape character. <i>Achievability</i> - none <i>Supporting comments</i> – Travellers who have been looking for somewhere to live for 5 years have expressed an interest in living on this site. Close to facilities and Dorchester.

* The plan showing the site area in the consultation material was incorrect. It indicated a 0.04ha site when the site being considered measures 0.46ha (shown edged blue on the plan). If this site were to progress into the draft DPD a correction to the plan would be made. The site analysis by PBA refers to the 0.46ha site.

3.3 Statutory Consultees

3.3.1 The following section summarises the responses received from Statutory Consultees to the additional sites consultation.

East Dorset

Name of Site	Summary of points raised in responses
Land at Crumpets Drive, Near Lytchett Matravers	<p>Dorset County Council raises objections to the site due to significant highways/access issues.</p> <p>Natural England has no objection to this site.</p> <p>Highway Agency has no objection to this site.</p> <p>Marine Management Organisation has no objection to this site.</p>
Land at Wigbeth Farm, Horton Road, Horton	<p>Dorset County Council raises objection to the site unless it can be shown that a suitable and safe access onto Horton Road is achievable.</p> <p>Natural England has no objection to this site.</p> <p>Highway Agency has no objection to this site.</p> <p>Marine Management Organisation has no objection to this site.</p>

North Dorset

Name of Site	Summary of points raised in responses
Land at Conygar Coppice, near Okeford Fitzpaine	<p>Dorset County Council: there are a number of difficulties that need to be resolved. No objection to continued inclusion of the site subject to investigations into highway issues and legal restrictions on the site.</p> <p>Natural England: site lies close to a county wildlife site which will need to be considered. No objection to this site.</p> <p>Highway Agency has no objection to this site.</p> <p>Marine Management Organisation has no objection to this site.</p>

West Dorset

Name of Site	Summary of points raised in objections
Redundant Army Camp, Wyke Regis, Weymouth	<p>Dorset County Council: no objection to continued inclusion of the site, subject to resolving issues relating to visual impact on the Heritage coast and residential amenity of adjacent properties. County Council preference is for site to be used as a temporary transit from March to September.</p> <p>Natural England has no objection to this site.</p> <p>Highway Agency has no objection to this site.</p> <p>Marine Management Organisation has no objection to this site.</p>
Former Guard House, Piddlehinton	<p>Dorset County Council: site subject to access being maintained off private road serving the Enterprise Park, the Council have no objection to the inclusion of this site.</p> <p>Natural England has no objection to this site.</p> <p>Highway Agency has no objection to this site.</p> <p>Marine Management Organisation has no objection to this site.</p>
Old Chapel Yard, Mashwood	<p>Dorset County Council: development would need mitigation measures and site management plan to protect and enhance existing boundary vegetation. No objection to the inclusion of this site.</p> <p>Natural England has no objection to this site.</p> <p>Highway Agency has no objection to this site.</p> <p>Marine Management Organisation has no objection to this site.</p>
By the Ford, Moorway Lane, Sandford Orcas	<p>Dorset County Council: subject to landscape mitigation, no objection to inclusion of this site.</p> <p>Natural England has no objection to this site.</p> <p>Highway Agency has no objection to this site.</p> <p>Marine Management Organisation has no objection to this site.</p>
Former highway north of B road, west of West Stafford	<p>Dorset County Council: potential for site to be affected by road noise. No objection to this site.</p> <p>Natural England has no objection to this site.</p> <p>Highway Agency has no objection to this site.</p> <p>Marine Management Organisation has no objection to this site.</p>

- 3.3.2 During the consultation, one site was promoted by the landowner for Gypsy and Traveller use, at Row Hill, Holt, which is within East Dorset local authority area.

4 Conclusions and Recommendations

4.1 Conclusions

- 4.1.1 A public consultation exercise was undertaken between 15 September and 24 October 2014 on the new sites promoted during the previous consultation on the Issues and Options and Site Options Consultation Documents (2011). Responses were received from statutory consultees, individual members of the public and through a group petition.
- 4.1.2 Approximately 80% of responses received consisted of objections to the sites identified as shortlisted sites or as sites worthy of further investigation. Although the majority of the objections were received for a single site at the redundant army camp, in Wyke Regis. Approximately 20% of responses supported the additional sites, as set out in the sections above. The total number of supporting and objecting responses, for each site, is set out in **Appendix A**.

4.2 Recommendations

- 4.2.1 Taking account of the detailed responses, summarised in this report, the following recommendations are made to the Dorset councils:
- The proposed DPD is progressed taking into account the detailed comments received on this, and the previous consultation (2011/12) on the Issues and Options and Site Options Consultation Document;
 - Further work takes place to examine in detail the site constraints identified by the site options reports and both consultation reports before any sites are allocated. In addition availability and deliverability of sites, particularly those identified in the earlier consultation are examined to establish whether there has been any change in circumstances.
 - The DPD timetable is re-examined and revised if necessary to reflect future progress.

Appendix A Statistical analysis of site responses received

Site Name	Local Authority	<u>TOTAL Number of Responses Supporting</u>	<u>TOTAL Number of Responses Opposing</u>	The site is not available for GTTS uses	The site will have an unacceptable impact upon an international environmental	The site will have an unacceptable impact upon a national environmental	The site will have an unacceptable impact upon a local environmental designation	The site is close to a sewage treatment works	The site is safeguarded for other community uses	The site is within the Green Belt, which should be protected from development	The site is higher quality agricultural land (Grades 1, 2 or 3) which should be protected	The site is subject to flooding and not a good location for development
				<i>Number of responses opposing</i>	<i>Number of responses opposing</i>	<i>Number of responses opposing</i>	<i>Number of responses opposing</i>	<i>Number of responses opposing</i>	<i>Number of responses opposing</i>	<i>Number of responses opposing</i>	<i>Number of responses opposing</i>	<i>Number of responses opposing</i>
Land at Crumpets Drive, Lytchett Matravers	East Dorset	4	2	0	0	0	0	0	0	0	0	0
Land at Wigbeth Farm, Horton	East Dorset	5	3	0	0	1	1	0	0	1	0	0
Land at Conygar Coppice, Okeford Fitzpaine	North Dorset	17	9	0	0	1	1	0	0	0	0	0
Old Chapel Yard, Marshwood	West Dorset	6	1	0	0	0	0	0	0	0	0	0
Redundant Army Camp, Wyke Regis	West Dorset	6	170*	0	18	58**	29**	0	0	0	0	11
By the Ford, Moorway Lane, Sandford Orcas	West Dorset	10	5	0	0	1	1	0	0	0	0	0
Former Guard House, Piddlehinton	West Dorset	7	31	0	0	1	0	1	0	0	0	0
Former highway north of B road, West Stafford	West Dorset	7	6	0	0	0	0	0	0	0	0	0

* (includes 1 petition of 724 signatures)

		The site is contaminated or unstable land	Steep slopes make the site unsuitable and/or unachievable	There is poor road access to the site	The site is not close enough to facilities	There is no access or poor access to essential services	Local facilities have no capacity to accommodate Gypsies or Travellers	Development would have an unacceptable impact on the landscape	Development would have an unacceptable impact on wildlife	Development would have an unacceptable impact on the historic environment	The site is close to a major road and is likely to be too noisy for residential	Development of this site would have an unacceptable impact on nearby houses
		<i>Number of responses opposing</i>	<i>Number of responses opposing</i>	<i>Number of responses opposing</i>	<i>Number of responses opposing</i>	<i>Number of responses opposing</i>	<i>Number of responses opposing</i>	<i>Number of responses opposing</i>	<i>Number of responses opposing</i>	<i>Number of responses opposing</i>	<i>Number of responses opposing</i>	<i>Number of responses opposing</i>
Land at Crumpets Drive, Lytchett Matravers	East Dorset	0	0	1	0	0	0	0	0	0	0	0
Land at Wigbeth Farm, Horton	East Dorset	1	0	2	0	0	0	0	0	0	0	0
Land at Conygar Coppice, Okeford Fitzpaine	North Dorset	1	0	1	0	2	3	2	2	0	0	1
Old Chapel Yard, Marshwood	West Dorset	0	0	0	0	0	1	0	0	0	0	0
Redundant Army Camp, Wyke Regis	West Dorset	4	2	112**	5	10	41	79**	64**	4	0	67**
By the Ford, Moorway Lane, Sandford Orcas	West Dorset	0	0	1	3	0	1	1	1	0	0	0
Former Guard House, Piddlehinton	West Dorset	0	1	14	15	2	6	3	2	0	0	1
Former highway north of B road, West Stafford	West Dorset	0	0	4	1	2	0	2	1	0	1	0

** (issue was identified within petition)

Site Name	Local Authority	The site has physical constraints which are too expensive to rectify	There are legal constraints which make the site unlikely to be developed	There are other people in society with greater need for sites	There is no evidence of need for GTTS residential sites in the area	There is no evidence of need for GTTS transit sites in the area	We shouldn't be providing sites for Gypsies, Travellers, Travelling Showpeople	We don't want to live near GTTS	The people who say they are G + Ts are not proper G + Ts	Development of would reduce the value of our property / prevent us from selling	Gypsies should be travelling not stopping / staying in Dorset	We shouldn't be spending taxpayers money on this project
		<i>Number of responses opposing</i>	<i>Number of responses opposing</i>	<i>Number of responses opposing</i>	<i>Number of responses opposing</i>	<i>Number of responses opposing</i>	<i>Number of responses opposing</i>	<i>Number of responses opposing</i>	<i>Number of responses opposing</i>	<i>Number of responses opposing</i>	<i>Number of responses opposing</i>	<i>Number of responses opposing</i>
Land at Crumpets Drive, Lytchett Matravers	East Dorset	0	0	0	0	0	0	0	0	0	0	0
Land at Wigbeth Farm, Horton	East Dorset	0	0	0	0	0	0	1	0	0	0	0
Land at Conygar Coppice, Okeford Fitzpaine	North Dorset	0	0	0	0	0	5	1	1	1	0	1
Old Chapel Yard, Marshwood	West Dorset	0	0	0	0	0	0	0	0	0	0	0
Redundant Army Camp, Wyke Regis	West Dorset	0	0	8	2	1	54	27**	1	48**	3	19
By the Ford, Moorway Lane, Sandford Orcas	West Dorset	0	0	0	0	0	0	0	0	0	0	0
Former Guard House, Piddlehinton	West Dorset	0	0	0	0	0	7	2	1	2	1	0
Former highway north of B road, West Stafford	West Dorset	0	0	0	0	0	0	0	0	0	0	0

** (issue was identified within petition)