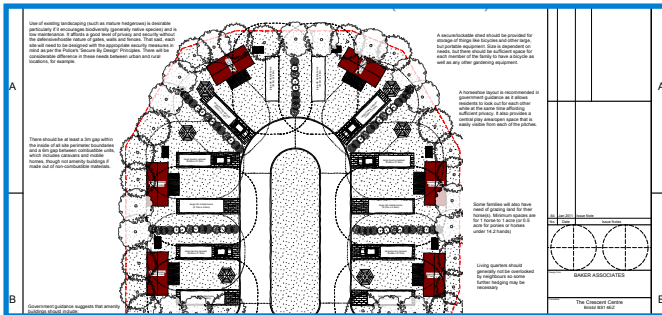


# Have your say: finding sites in Dorset for Gypsies and Travellers

Consultation – November 2011

Site options summary and response form (North Dorset)



Produced by Baker Associates on behalf of Dorset councils

## Introduction

Councils in Dorset (including Bournemouth and Poole) are working together to identify sites to meet the current and future needs of Gypsies, Travellers and Travelling Showpeople in the area.

The councils would like to hear your views on the content of the site options included in this booklet.

We would also like to hear your views on the full Issues and Options Consultation Document which is available to view, together with other background documents, at council offices and at [www.dorsetforyou.com/travellerpitches](http://www.dorsetforyou.com/travellerpitches)

Public exhibitions to explain the need for this plan and the options suggested are being held at the following places in North Dorset:

- 21 November 10am-2pm, The Bow Room, The Exchange, Old Market Hill, Sturminster Newton, DT10 1QU
- 2 December 10am-12:30pm, The Council Chamber, North Dorset District Council, Nordon, Salisbury Road, Blandford Forum, DT11 7LL
- 8 December 10am-12:30pm, The Jubilee Room, Gillingham Town Hall, School Road, Gillingham SP8 4QR
- 8 December 2-6pm, The Guildhall, The Town Hall, Shaftesbury, SP7 8JE

You can have your say by:

- Completing and returning the attached response form
- Completing the online questionnaire at [www.dorsetforyou.com/travellerpitches](http://www.dorsetforyou.com/travellerpitches)
- Completing the questionnaire available at the public exhibitions

The deadline for comments to be received is **10 February 2012**.

## Background

Gypsies and Travellers have been living in England for hundreds of years. The number living in Dorset is estimated at between 2,400 and 3,000 people. There are seasonal differences, with more Travellers arriving

during the summer months. Many Gypsies and Travellers move around the country and need temporary transit sites in the areas they travel to. However, travelling communities are becoming increasingly settled and need permanent residential sites which also act as a base from which to travel.

Travelling Showpeople play an important role in the leisure economy, travelling the country to hold fairs and circuses. They need secure, permanent bases in which to live and store their equipment. There are established family businesses currently based in Dorset.

## Why should councils find places for Gypsies and Travellers to stay?

The Government wants to significantly increase the number of Traveller sites with planning permission and address the shortage of sites in recent years.

It's important that local councils plan for the needs of all of their communities, including Gypsies and Travellers. Councils will help meet the needs of the travelling communities by producing a plan that identifies enough sites for them. This should help reduce the number of illegal camps. It should also reduce tension and help make enforcement by councils and the police more effective.

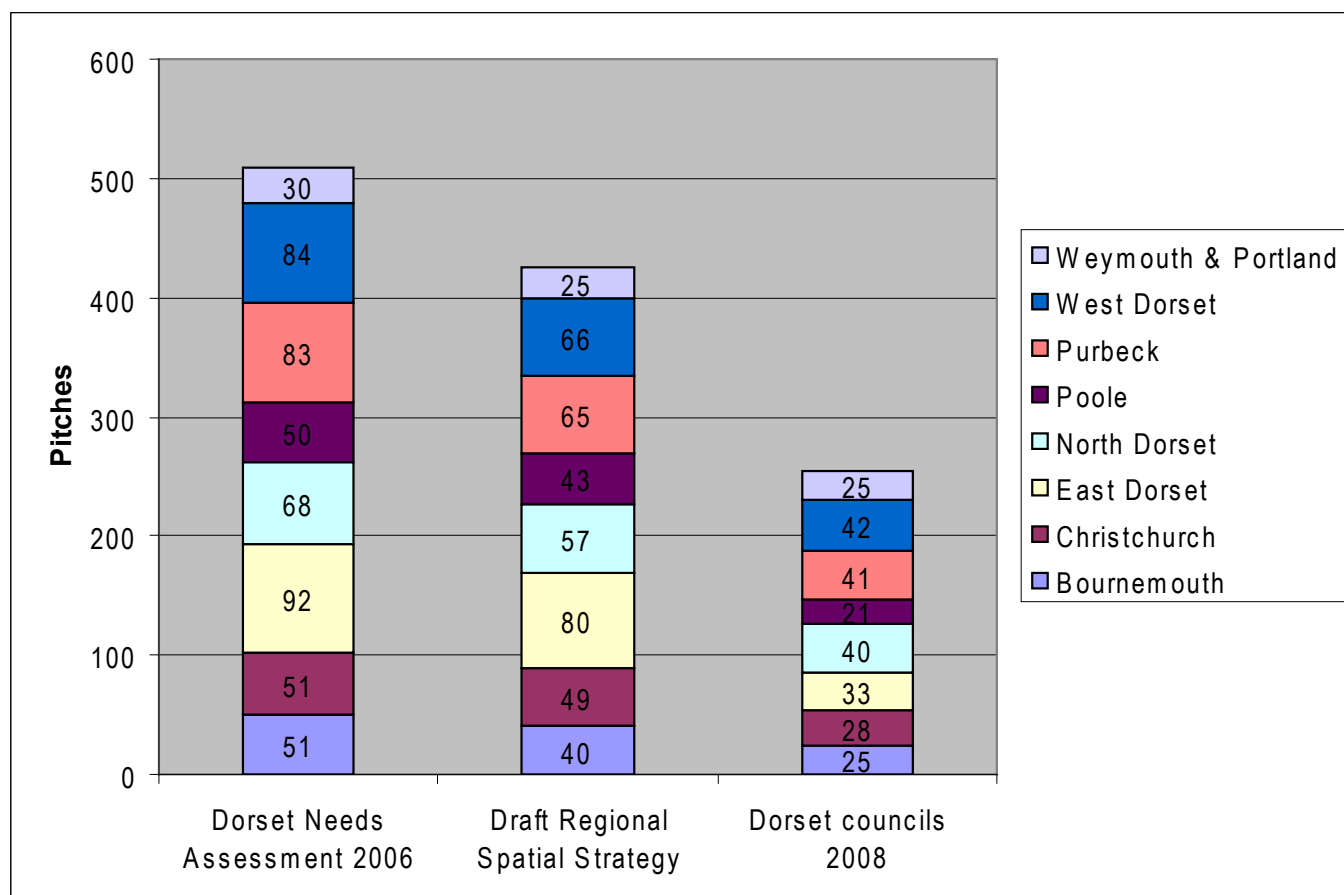
More generally, councils have a duty to promote good race relations, equality of opportunity and community cohesion.

## Meeting needs

There is currently a shortage of permanent residential and transit Gypsy and Traveller pitches<sup>1</sup> in Dorset. A site can contain up to 15 pitches, although travelling communities prefer small sites with up to six pitches.

A number of estimates have been made for

## Recent estimates of Gypsy and Traveller need in Dorset



the current needs of Gypsies and Travellers in Dorset, mainly based on local surveys of need.

The table above shows three different recent estimates of need. In addition, a further 100 transit pitches are required on a temporary basis each year for the annual Great Dorset Steam Fair in North Dorset<sup>2</sup>.

A regional report on Travelling Showpeople in the South West has estimated that two plots<sup>3</sup> should be provided in Dorset to meet current needs.

More work will need to be done to identify future needs. The plan will need to identify local targets for 5, 10 and 15 year periods.

## Site options

The councils have started to assess potential sites within their areas. Independent planning consultants Baker Associates have identified a list of sites which may be potentially suitable, available and achievable for Gypsies, Travellers and Travelling Showpeople in North Dorset.

The councils have yet to decide which, if any, of the identified sites are appropriate for Gypsy, Traveller or Travelling Showpeople uses.

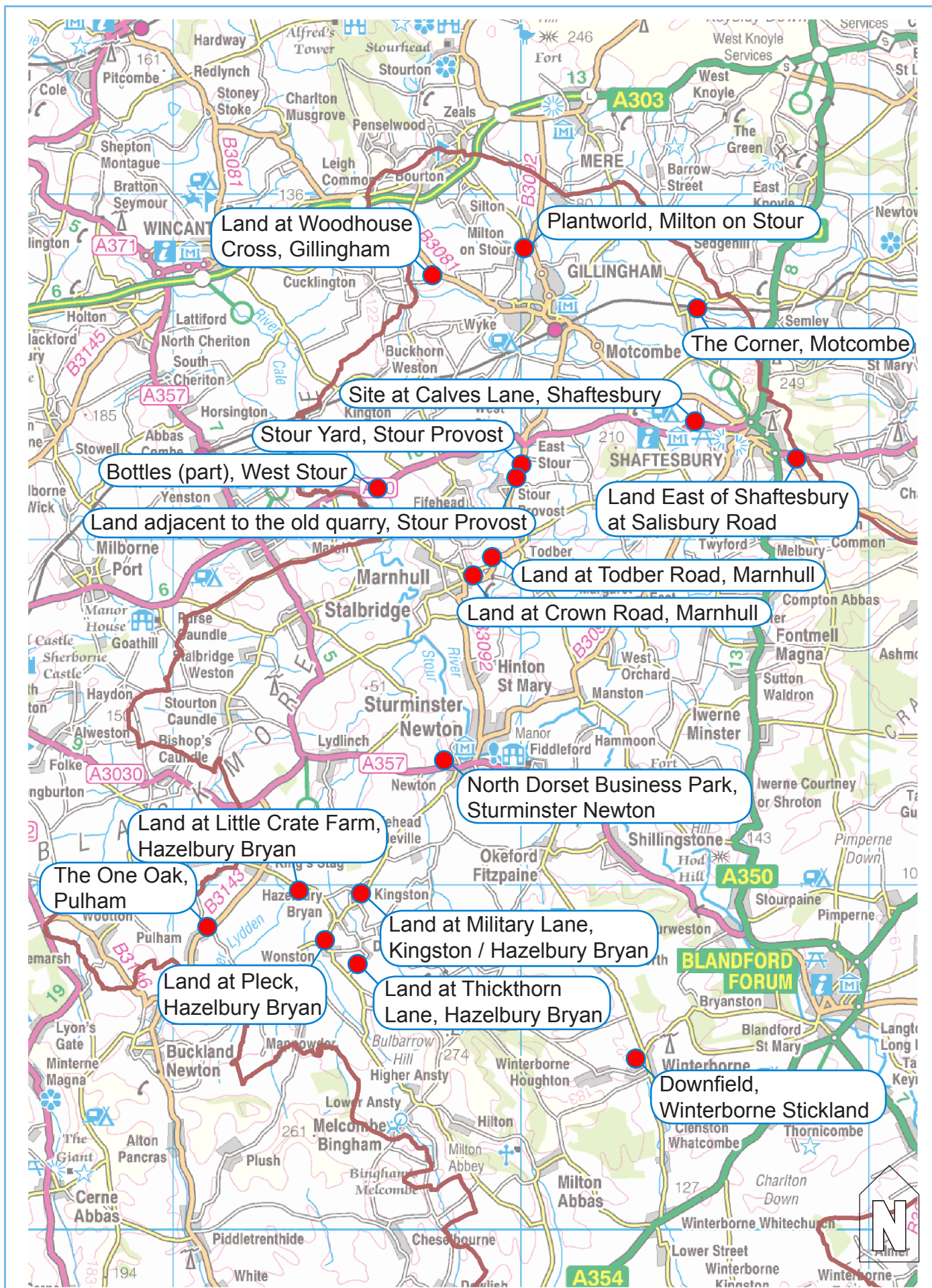
Your views are sought to help the councils come to an informed decision.

1. Gypsy and Traveller site needs are measured in terms of pitches. A pitch is an area of land where a Gypsy or Traveller household can reside. Typically, this may have a building, parking space and one or more caravans, with sufficient space so that caravans up to 20 metres in length can be moved around.

2. In July 2011, Dorset County Council granted planning permission for five years for a site off the A354 to be used during a three week period around the dates of the Steam Fair each year.


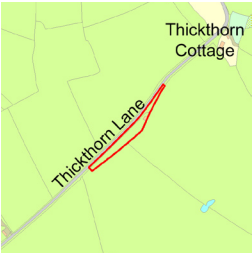
3. Travelling Showpeople needs are measured in terms of plots. A plot contains both residential and business uses for a household. It allows for the storage and repair of fairground equipment.


# Location of shortlisted sites in North Dorset





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## Shortlisted sites


<p><b>Site name &amp; settlement:</b> Land at Woodhouse Cross, Gillingham</p>	<p><b>Summary of assessment:</b></p> <p>A small, unauthorised roadside site, partly screened by trees and hedgerows and located to the south of the B3081 in open countryside to the west of Woodhouse Cross, west of Gillingham.</p>	<p><b>Number of pitches:</b> 3</p>
<p><b>Site map</b></p> 	<p><b>Is it suitable?</b> The visibility of the site is restricted to its immediate frontage where there are opportunities to provide suitable screening. The site has reasonable access although visibility could be improved. The B3081 road may cause some noise and safety issues. If these impacts were to be mitigated through landscaping, then the site would be suitable. The site has poor access to services.</p> <p><b>Is it available?</b> Travellers currently occupy the site.</p> <p><b>Is it achievable?</b> There are no abnormal site constraints.</p>	<p><b>Type of provision:</b> Residential or Transit</p> <p><b>Type of traveller:</b> New Travellers</p> <p><b>Delivery:</b> Existing public owned site to be developed for publicly managed Traveller provision or purchased for privately managed site</p>
<p><b>Site name &amp; settlement:</b> Land at Thickthorn Lane, Hazelbury Bryan</p>	<p><b>Summary of assessment:</b></p> <p>A well established, existing Gypsy site located on a long, narrow site next to Thickthorn Lane, to the south of Hazelbury Bryan. The northern part is occupied by at least two caravans within an area of hard standing. The southern part contains a timber stable.</p>	<p><b>Number of pitches:</b> 1</p>
<p><b>Site map</b></p> 	<p><b>Is it suitable?</b> Access to the site is adequate and could be improved further if hedgerows and a wall were to be lowered. The site is within an Area of Outstanding Natural Beauty (AONB) and is visually intrusive. There may be some opportunity to soften impact through mitigation measures. The site is close to a primary school and a bus stop but the nearest doctors is around 10 km away.</p> <p><b>Is it available?</b> The site is currently occupied by Gypsies.</p> <p><b>Is it achievable?</b> There are no abnormal site constraints.</p>	<p><b>Type of provision:</b> Residential</p> <p><b>Type of traveller:</b> Existing Occupants</p> <p><b>Delivery:</b> Existing privately owned Travellers site, requiring planning permission</p>

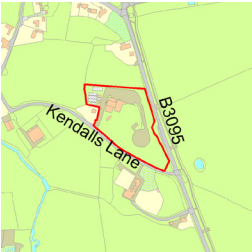
<p><b>Site name &amp; settlement:</b> Land at Little Crate Farm, Hazelbury Bryan</p>	<p><b>Summary of assessment:</b></p> <p>Existing, temporary Gypsy site located on a rectangular strip of land within open countryside to the east of Kings Stag and west of Woodrow, and to the south of the common.</p>	<p><b>Number of pitches:</b> 1</p>
<p><b>Site map</b></p> 	<p><b>Is it suitable?</b> The site is located off a lane and the junction with the main road is poor, in terms of visibility to the east. This could be improved by the removal or setting back of hedgerow. The site is well screened but new planting would strengthen this. Development should be limited to the northern portion of the site. There are no nearby services and the bus stop is over 1 km away so the site can only be reached by car.</p> <p><b>Is it available?</b> This is a well established Gypsy and Traveller site.</p> <p><b>Is it achievable?</b> There are no abnormal site constraints.</p>	<p><b>Type of provision:</b> Residential</p> <p><b>Type of traveller:</b> Existing occupants</p> <p><b>Delivery:</b> Existing, privately owned Traveller site, requiring planning permission</p>

<p><b>Site name &amp; settlement:</b> Land at Pleck, Hazelbury Bryan</p>	<p><b>Summary of assessment:</b></p> <p>Site off Partway Lane containing a large agricultural barn, feed silo, parking and circulation areas.</p>	<p><b>Number of pitches:</b> 3</p>
<p><b>Site map</b></p> 	<p><b>Is it suitable?</b> The existing access on the corner may need improving and the approach roads are narrow. New boundary planting would improve the site's self containment. The site may be appropriate for development if access is improved and more screening and planting provided. There is a shop nearby as well as bus stops, although the site is not close to a GP or primary school.</p> <p><b>Is it available?</b> The site is available in principle.</p> <p><b>Is it achievable?</b> There are site constraints which could be mitigated but the extent and costs of this are unclear.</p>	<p><b>Type of provision:</b> Residential</p> <p><b>Type of traveller:</b> New Travellers</p> <p><b>Delivery:</b> Site available to be purchased and occupied by Traveller family</p>

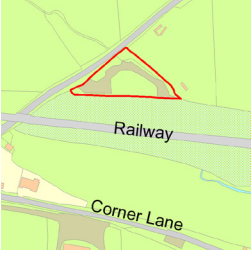
<p><b>Site name &amp; settlement:</b> Land at Military Lane, Kingston / Hazelbury Bryan</p>	<p><b>Summary of assessment:</b></p> <p>Land adjacent to a complex of four unscreened chicken sheds (part occupied by an engineering business) and related trackways at Military Lane/Back Lane.</p>	<p><b>Number of pitches:</b> 6</p>
<p><b>Site map</b></p> 	<p><b>Is it suitable?</b> The site could accommodate a Gypsy or Traveller site. However, it will need substantial screening to avoid impacting on residential amenity and on the landscape. The site has poor access to services, although a nearby bus stop connects it to other villages.</p> <p><b>Is it available?</b> The site is available in principle.</p> <p><b>Is it achievable?</b> There are no abnormal site constraints.</p>	<p><b>Type of provision:</b> Residential</p> <p><b>Type of traveller:</b> Romany Gypsies or New Travellers</p> <p><b>Delivery:</b> Site available to be purchased and occupied by Traveller family</p>

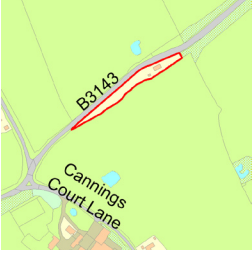
<p><b>Site name &amp; settlement:</b> Land at Todber Road, Marnhull</p>	<p><b>Summary of assessment:</b></p> <p>A recently formed Gypsy site located next to the north of the B3092, within open countryside to the east of Marnhull on a rectangular field of former pasture. The north western end is occupied by one mobile home.</p>	<p><b>Number of pitches:</b> 1</p>
<p><b>Site map</b></p> 	<p><b>Is it suitable?</b> There are no overriding physical constraints and access to the site is adequate. If the site is to be further occupied, the site should be screened and its boundaries reinforced to avoid impacts on the landscape. Development should not set a precedent for future development as this may harm the landscape's character. There is good access to services, which are all less than 2km away. There is a bus stop nearby.</p> <p><b>Is it available?</b> The site is currently occupied by a Gypsy family.</p> <p><b>Is it achievable?</b> There are no abnormal site constraints.</p>	<p><b>Type of provision:</b> Residential</p> <p><b>Type of traveller:</b> Existing occupants</p> <p><b>Delivery:</b> Existing, privately owned Traveller site, requiring planning permission</p>

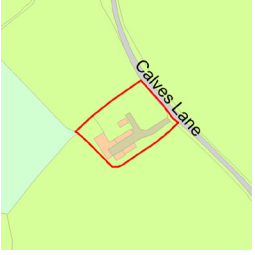
<p><b>Site name &amp; settlement:</b> Land at Crown Road, Marnhull</p>	<p><b>Summary of assessment:</b></p> <p>A grazing field on the eastern edge of Marnhull.</p>	<p><b>Number of pitches:</b> 2</p>
<p><b>Site map</b></p> 	<p><i>Is it suitable?</i> A small part of the site on the south eastern boundary may be capable of development, with mitigation. On the south western boundary, the former quarry could also be investigated further, although there appear to be constraints on access. The site is bordered by housing on Ashley Road. There are listed buildings nearby. Access to the site is poor but could be improved. There is a GP and primary school nearby but the nearest shop is over 1.6kms away. There is a bus stop adjacent.</p> <p><i>Is it available?</i> The site is available.</p> <p><i>Is it achievable?</i> There are site constraints which could be mitigated but the extent and costs of this is unclear.</p>	<p><b>Type of provision:</b> Residential</p> <p><b>Type of traveller:</b> New Travellers</p> <p><b>Delivery:</b> Site available to be purchased and occupied by Traveller family</p>


<p><b>Site name &amp; settlement:</b> Plantworld, Milton on Stour</p>	<p><b>Summary of assessment:</b></p> <p>Largely developed plant nursery site (Plantworld) to the south of Milton on Stour and north of Gillingham, with buildings, glasshouses/polytunnels, yard, and storage areas.</p>	<p><b>Number of pitches:</b> 15</p>
<p><b>Site map</b></p> 	<p><i>Is it suitable?</i> The site contains an existing business but if the site is vacated in the longer term it may be suitable if the existing landscaping and boundaries are improved. The site is quite self-contained but a Conservation Area lies to the north. Access to the site itself is good. The site has good access to most services, although there is no nearby shop.</p> <p><i>Is it available?</i> This site is not available at the moment but may be in future.</p> <p><i>Is it achievable?</i> Any development on part or the whole of the site in the longer term would need to be considered within the context of an existing commercial use.</p>	<p><b>Type of provision:</b> Residential or Transit</p> <p><b>Type of traveller:</b> Travelling Showpeople or Gypsies or New Travellers</p> <p><b>Delivery:</b> Purchase of site by public bodies for publicly managed Traveller provision or purchase of site by Travelling Showpeople</p>

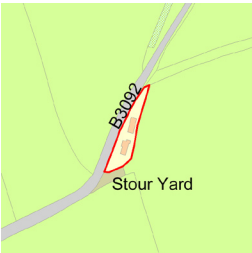



<p><b>Site name &amp; settlement:</b> The Corner, Motcombe</p>	<p><b>Summary of assessment:</b></p> <p>Well established, existing Gypsy site to the north of Elm Hill / Motcombe, immediately beyond the railway line.</p>	<p><b>Number of pitches:</b> 1</p>
<p><b>Site map</b></p> 	<p><b>Is it suitable?</b> The site is a well established site which is suitable for Gypsy use. It consists of a single storey chalet style house, garden, hard-standing and gates. The nearby railway line may be noisy. Further development is likely to have an impact on the landscape. Access to the site is good. However, most services are not close by, with the nearest bus stop almost 800m away and the nearest GP about 6kms distance.</p> <p><b>Is it available?</b> The site is currently occupied by a Gypsy family.</p> <p><b>Is it achievable?</b> There are no abnormal site constraints.</p>	<p><b>Type of provision:</b> Residential</p> <p><b>Type of traveller:</b> Existing occupants</p> <p><b>Delivery:</b> Existing privately owned Traveller site requiring planning permission</p>


<p><b>Site name &amp; settlement:</b> The One Oak, Pulham</p>	<p><b>Summary of assessment:</b></p> <p>Long, narrow and well-established existing Gypsy site located off the B3143 in open countryside to the east of Pulham.</p>	<p><b>Number of pitches:</b> 1</p>
<p><b>Site map</b></p> 	<p><b>Is it suitable?</b> The site is currently occupied. It is in a very rural location but is quite well screened. Current access to the site itself is unsafe but could be improved although this could result in a loss of hedgerows. The site is suitable if screening is provided and development removed at the southern end of the site. The site has poor access to most facilities but there is a bus stop nearby.</p> <p><b>Is it available?</b> The site is currently occupied by Gypsies.</p> <p><b>Is it achievable?</b> There are no abnormal site constraints.</p>	<p><b>Type of provision:</b> Residential</p> <p><b>Delivery:</b> Existing privately owned Traveller site requiring planning permission</p>


<p><b>Site name &amp; settlement:</b> Site at Calves Lane, Shaftesbury</p>	<p><b>Summary of assessment:</b></p> <p>Existing Gypsy site comprising various sheds and storage areas, in open countryside to the west of Shaftesbury.</p>	<p><b>Number of pitches:</b> 1</p>
<p><b>Site map</b></p> 	<p><i>Is it suitable?</i> A current, well established site which is suitable for permanent Gypsy use. However, there should not be any extension of development onto adjoining land to the north. The site is contained on most sides by thick hedgerows and is well screened. Access, through a gateway off the single track Calves Lane, is poor but could be improved. There is a bus stop only a few metres away but other services are more distant.</p> <p><i>Is it available?</i> The site is currently occupied by Gypsies.</p> <p><i>Is it achievable?</i> There are no abnormal site constraints.</p>	<p><b>Type of provision:</b> Residential</p> <p><b>Type of traveller:</b> Existing occupants</p> <p><b>Delivery:</b> Existing privately owned Traveller site requiring planning permission</p>


<p><b>Site name &amp; settlement:</b> Land east of Shaftesbury at Salisbury Road</p>	<p><b>Summary of assessment:</b></p> <p>The site is part of a larger, flat grass field, located to the south of the A30 Salisbury Road and immediately west of New Lane, to the east of Shaftesbury.</p>	<p><b>Number of pitches:</b> 8</p>
<p><b>Site map</b></p> 	<p><i>Is it suitable?</i> Temporary permission recently granted for 8 pitches. Access to the site is poor but capable of improvement. The site is well screened, although the nearby A30 and employment uses could be noisy. Development of a suitable site is achievable if a new access onto the A30 is created, open land retained within the outer bypass corridor, and landscaping provided to protect residential amenity. Site is not near any services, although there is a bus stop nearby.</p> <p><i>Is it available?</i> The site is owned by the District Council and a temporary permission for a New Travellers site has been granted recently.</p> <p><i>Is it achievable?</i> There are site constraints which could be mitigated but the extent and costs of this are unclear.</p>	<p><b>Type of provision:</b> Residential</p> <p><b>Type of traveller:</b> New Travellers</p> <p><b>Delivery:</b> Existing public owned site to be developed for publicly managed Traveller provision</p>

<p><b>Site name &amp; settlement:</b> Stour Yard, Stour Provost</p>	<p><b>Summary of assessment:</b></p> <p>A narrow, existing Gypsy site located off Scotchley Hill (B3092) to the north east of Stour Provost. The site contains a park home and hardstanding storage areas.</p>	<p><b>Number of pitches:</b> 1</p>
<p><b>Site map</b></p> 	<p><b>Is it suitable?</b> The site is suitable for continued use, with some limited, further landscape mitigation measures. However, there is no opportunity to expand the site as it is a narrow strip of land between a road and agricultural field. Access to the site is poor but capable of improvement. There are shops and bus services nearby, although the GP and schools are further away.</p> <p><b>Is it available?</b> The site is currently occupied by a Gypsy family.</p> <p><b>Is it achievable?</b> There are no abnormal site constraints.</p>	<p><b>Type of provision:</b> Residential</p> <p><b>Type of traveller:</b> Existing occupants</p> <p><b>Delivery:</b> Existing privately owned Traveller site requiring planning permission</p>

<p><b>Site name &amp; settlement:</b> Land adjacent to The Old Quarry, Stour Provost</p>	<p><b>Summary of assessment:</b></p> <p>A paddock located on the northern edge of Stour Provost, adjacent to a bungalow (The Old Quarry), with access onto the B3092.</p>	<p><b>Number of pitches:</b> 5</p>
<p><b>Site map</b></p> 	<p><b>Is it suitable?</b> The site's previous use as a quarry may mean that it is contaminated and there may be archaeology on site. There is housing nearby. The site is not close to any services although there are bus stops in Stour Provost. Access to the site is poor but capable of improvement. The site is suitable for Gypsy and Traveller uses, subject to further archaeological assessment and siting and screening to avoid impacts on adjoining housing.</p> <p><b>Is it available?</b> The site is available.</p> <p><b>Is it achievable?</b> There are site constraints which could be mitigated but the extent and costs of this are unclear.</p>	<p><b>Type of provision:</b> Residential</p> <p><b>Type of traveller:</b> New Travellers or Romany Gypsies</p> <p><b>Delivery:</b> Purchase of site by public bodies for publicly managed Traveller provision</p>

<p><b>Site name &amp; settlement:</b> North Dorset Business Park, Sturminster Newton</p>	<p><b>Summary of assessment:</b></p> <p>A large site, partly developed on the south and western side, including a depot, storage land and business units, otherwise scrubland with access from Rolls Mill Way to the west of Sturminster Newton.</p>	<p><b>Number of pitches:</b> 15</p>
<p><b>Site map</b></p> 	<p><b>Is it suitable?</b> The site is reserved as an employment area but some backland may be suitable for Traveller purposes as part of a well planned mixed use development. Access to the site is good. There are no services nearby. Mitigation should be undertaken to protect residential amenity and boundaries strengthened to reduce any impact on the landscape.</p> <p><b>Is it available?</b> The site is partly owned by Dorset County Council and North Dorset District Council and is therefore available, in principle.</p> <p><b>Is it achievable?</b> There are no abnormal site constraints.</p>	<p><b>Type of provision:</b> Transit</p> <p><b>Type of traveller:</b> Travelling Showpeople or Gypsies or New Travellers</p> <p><b>Delivery:</b> Existing publicly owned site to be part developed for publicly managed Traveller provision and/or purchase of site by Travelling Showpeople</p>

<p><b>Site name &amp; settlement:</b> Bottles (part), West Stour</p>	<p><b>Summary of assessment:</b></p> <p>An area of poorly drained woodland and an existing highway lay-by with a southern spur, adjoining the A30 at Five Bridges.</p>	<p><b>Number of pitches:</b> 6</p>
<p><b>Site map</b></p> 	<p><b>Is it suitable?</b> The south eastern highway spur is a potentially suitable site for Gypsy and Traveller uses, if adequate screening is provided to protect residential amenity from adjacent road users. There is good access to the site but poor access to services, with the nearest bus stop around 400m away and other services up to 6km away.</p> <p><b>Is it available?</b> The site is owned by Dorset County Council and therefore available, in principle.</p> <p><b>Is it achievable?</b> There are no abnormal site constraints.</p>	<p><b>Type of provision:</b> Transit</p> <p><b>Type of traveller:</b> New Travellers or Romany Gypsies or Irish Travellers</p> <p><b>Delivery:</b> Existing publicly owned site to be developed for publicly managed Traveller provision</p>

<p><b>Site name &amp; settlement:</b> Downfield, Winterborne Stickland</p>	<p><b>Summary of assessment:</b></p> <p>The site is a rectangle of partially overgrown land next door to housing along the western side of the village.</p>	<p><b>Number of pitches:</b> 5</p>
<p><b>Site map</b></p> 	<p><b>Is it suitable?</b> The site is behind housing. Development would need to avoid harming residential amenity. Access to the site is good. Some limited development in the centre of the site would appear, with mitigation, to be possible without adversely affecting the landscape or residential amenity. The site is near to a shop and a bus stop but not to a GP or primary school.</p> <p><b>Is it available?</b> The site appears to be owned by the District Council and is therefore available, in principle, for Gypsy, New Traveller or Travelling Showpeople uses.</p> <p><b>Is it achievable?</b> There are no abnormal site constraints.</p>	<p><b>Type of provision:</b> Residential</p> <p><b>Type of traveller:</b> New Travellers or Romany Gypsies</p> <p><b>Delivery:</b> Existing publicly owned site to be developed for publicly managed Traveller provision or public grants to allow site to be purchased and managed by Travellers</p>

## Other sites

A number of other sites have been assessed, but the independent planning consultants have recommended they be rejected. Details of these sites can be found in the full Issues and Options Consultation Document.

The councils would also like to hear of any other sites which you think they should be considering as part of this process.

## What next?

Please complete the attached response form and return it by **10 February 2012** to:

Gypsy, Traveller and Travelling Showpeople  
Consultation  
County Hall,  
Dorchester,  
Dorset,  
DT1 1XJ

The councils will consider the responses received and will use them to develop proposals for further public consultation next year.



# Site options response form Consultation – November 2011-February 2012

## Dorset-wide Gypsy, Traveller and Travelling Showpeople Site Allocations Joint Development Plan Document

Please answer the questions below. You may use an additional sheet of paper if needed. Inappropriate, offensive or racist comments will not be accepted.

Do you have information about any of the sites in this booklet which will help Dorset councils decide whether they are suitable, available and achievable for Gypsy, Traveller or Travelling Showpeople provision?

Name of site: \_\_\_\_\_

Response: \_\_\_\_\_  
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Do you know of any other sites which the councils should be considering for future Gypsy, Traveller or Travelling Showpeople uses?

Name and location of site: \_\_\_\_\_  
\_\_\_\_\_

Please attach a map if possible.

Reasons why it should be considered \_\_\_\_\_  
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\_\_\_\_\_  
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