

Creating Strategic Local Plans to Allocate Land for Gypsies and Travellers and Ensure High Quality Sites.

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Overview

- **How we are meeting the needs of the community using our Local Plan.**
- **Haldon Ridge Traveller Site Case Study.**
- **Considerations in good site design.**
- **Involving Residents.**

Historically there had been little provision and a “strained” relationship between the Council and the Community.

Overcome by the setting up of a Gypsy and Traveller Forum across the District.

Consisting of the Community, Members, Officers and outside Agencies.

Teignbridge in context.

- **260 square miles (162 square miles within the Dartmoor National Park which is a separate Planning Authority)**
- **22 miles of coast**
- **124,000 population**
- **58,000 dwellings**



Teignbridge Local Plan.

- **Adopted in 2013.**
- **640 new dwellings per year (now 720).**
- **Includes 70 pitches over the life of the Plan. (includes definition of a pitch)**
- **Local Plan allocated the site for Haldon Ridge, 15 pitches**
- **Allocated up to 48 pitches in two urban extensions in Teignbridge of 2,000 and 1,800 homes respectively.**
- **Option for “on site” or “off site” provision.**

Haldon Ridge – Background (Video to follow)

- **Tolerated site first occupied in August 2001.**
- **Devon CC planning application refused in 2003.**
- **Devon CC considered there was no alternative so left the site as a tolerated but unauthorised site.**
- **Detailed discussions with Devon CC took place during 2010.**
- **Enforcement Notice served on Devon CC late 2010. (Expired 2013)**
- **HCA funding bid approved for 15 pitches 2012 (£1.1m) later increased.**
- **Site allocated in Teignbridge Local Plan 2013.**
- **Planning granted 2013 and completed December 2014.**

Challenges

- **Having to take enforcement action against Devon County Council**
- **Endless consultation events which shaped the design of the site.**
- **Gaining confidence of the travellers.**
- **Opening new site and closing old site simultaneously.**
- **Overcoming public opinion.**
- **Getting publicity right.**
- **Getting a partner Housing Association on board and a Manager.**
- **Getting “political” support.**
- **Insurance for wood burners.**
- **Services to the site.**

Local Plan Progress.

- **Viability has pushed one Strategic Site down to 11 pitches.....but.**
- **3 delivered off site to extend Haldon Ridge.**
- **1 delivered off site on land where 4 further pitches will be built when trigger date is hit.**
- **3 to be delivered on same site or “off site” or financial contribution when trigger date met.**
- **Negotiations continue on the other Strategic Site.**

What would we do differently?

- Making the pitches bigger.
- More touring caravan storage, general storage and bin storage.

Progress

- Continue dialogue with residents at Haldon via a Tenants group.
- New potential sites are run past the G and T Forum on the basis of being a “semi rural location with good transport links”
- Assisted Romany community to gain planning permissions on their own land.

The Haldon Journey...



...The future!



Haldon video <https://youtu.be/5q40JzRNLg8>