

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?

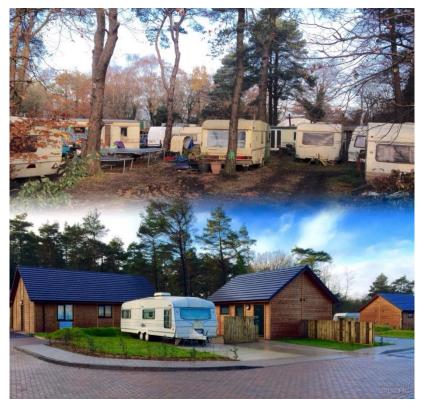
- Making the pitches bigger.
- More touring caravan storage, general storage and bin storage.

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 <u>https://youtu.be/5q40JzRNLg8</u>