

## **Mission Statement**

To Improve the Quality of Life  
For Those Who Live and Work in The District

19 July 2010

Dear Councillor,

You are hereby invited to a meeting of the **Policy and Resources Committee** to be held in Committee Room 2, Civic Centre, Portholme Road, Selby on **Tuesday 27 July 2010** commencing at **4.00pm**.

The agenda is set out below.

**1. Apologies for Absence and Notice of Substitution**

To receive apologies for absence and notification of substitution.

**2. Disclosure of Interest**

To receive any disclosures of interest in matters to be considered at the meeting in accordance with the provisions of Section 117 of the Local Government Act 1972, and Sections 50, 52 and 81 of the Local Government Act 2000 and the Members' Code of Conduct adopted by the Council.

**3. Minutes**

To confirm as a correct record the minutes of the proceedings of the meeting of the Policy and Resources Committee held on 13 July 2010 -

**TO FOLLOW**

**4. Chair's Address to the Policy and Resources Committee**

**5. Minutes of Core Strategy Task and Finish Group**

To confirm as a correct record the minutes of the proceedings of the meeting of the Core Strategy Task and Finish Group Meeting held on 7 July 2010 (pages 4 to 7 attached).

**6. 4<sup>th</sup> Local Development Scheme 2010 - 2013**

Report of Head of Service - Development Services (pages 8 to 12 attached)

**7. Gypsy and Traveller Accommodation Assessment**

Report of Strategic Director (pages 13 to 20 attached).

**8. North Yorkshire Accommodation requirement of Showmen**

Report of Strategic Director (pages 21 to 26 attached).

S Martin  
Strategic Director

### **Disclosure of Interest – Guidance Notes:**

- (a) Councillors are reminded of the need to consider whether they have any personal or prejudicial interests to declare on any item on this agenda, and, if so, of the need to explain the reason(s) why they have any personal or prejudicial interests when making a declaration.
- (b) The Democratic Services Officer or relevant Committee Administrator will be pleased to advise you on interest issues. Ideally their views should be sought as soon as possible and preferably prior to the day of the meeting, so that time is available to explore adequately any issues that might arise.

<b>Date of Meeting</b>
28 September 2010
14 December 2010
1 February 2010

### **Membership of the Policy and Resources Committee 11 Members**

<b>Conservative</b>	<b>Labour</b>
M Crane (Chair)	W Nichols
B Percival (Vice-Chair)	R Packham
E Casling	S Shaw-Wright
D Fagan	
G Ivey	
M Jordan	
J Mackman	
C Metcalfe	

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## SELBY DISTRICT COUNCIL

### MINUTES

Minutes of the proceedings of a meeting of the Local Development Framework Task and Finish Group held on **30 June** at The Civic Centre, Portholme Road, Selby, commencing at 4.30pm and **7 July** at 4.00pm.

Councillor B Percival (Chair)  
Councillor I Chilvers  
Councillor J Mackman  
Councillor R Packham  
Mr S Martin (Strategic Director)  
Mr K Dawson (Head of Service – Development Services)  
Mr T Heselton (Principal Planner – LDF Team)  
Mrs E Scothern (Development Policy Manager)  
Mrs K Mann (Committee Services Officer)  
Mr L O'Brien (Overview and Scrutiny Coordinator)

#### 1. **Summary of Focus Group Responses to Draft Core Strategy**

**Resolved :**

**That the recommendation to Policy and Resources Committee be that the focus group consultation responses be noted and the views expressed be taken into account in preparing the 'Submission' version of the Core Strategy.**

#### 2. **Cancellation of Regional Spatial Strategy (RSS)**

A discussion took place on the implications of the cancellation of the Regional Spatial Strategy (RSS).

Councillors noted that the RSS evidence base is still valid and has been scrutinised at Examination. It has been supplemented with local evidence including testing the emerging Core Strategy proposals locally on three separate occasions. It was agreed that this represents a sound basis on which to continue with the preparation of the Core Strategy.

**Resolved:**

**That the recommendation to Policy & Resources be that the Core Strategy continue to be informed by the RSS evidence base, in the light of local circumstances, and that the Core Strategy be edited accordingly.**

### **3. Consideration of Responses to Draft Core Strategy Consultation**

A report (and supplementary report) had been received from the Principal Planner (LDF Team) on the Draft Core Strategy consultation response, accompanied by a schedule summarising individual responses and detailing officer comments.

The Chair expressed his appreciation to all those involved in the hard work of dealing with the draft Core Strategy responses.

#### **Resolved:**

**That the recommendation to Policy and Resources Committee be**

- I That comments received after the consultation deadline also be taken into account in considering the response to consultation.**
- II The Core Strategy be amended in accordance with the officer comments and recommendations set out in the report and supplementary report, and the accompanying schedules, subject to :-**
  - (i) including Byram / Brotherton as a linked service village in the list of service villages identified in Policy CP1 (in addition to the officer recommended additions of Appleton Roebuck, Cawood, Ulleskelf, and Whitley / linked with Eggborough and deletion of Wistow ).**
  - (ii) amending Policy 1 to provide more clarity about the types of residential development that will be acceptable, in principle, in different settlement types as follows**
    - principal town, local service centres and designated service villages - conversions, replacement dwellings, development / redevelopment on pdl, and small scale development on greenfield land**
    - secondary villages - conversions, replacement dwellings, development / redevelopment on pdl and 'filling of small linear gaps in otherwise built up frontages' . and maintaining the requirement to protect local amenity and the character of the area**
  - (iii) maintaining the scale of growth proposed at Sherburn in the draft Core Strategy on the grounds that the current level of facilities, services and infrastructure are inadequate to support a higher level of growth , while noting that if these constraints can be overcome in the future, for example in conjunction with the Infrastructure Delivery Plan, that it may be possible to accommodate a higher level of growth.**

- (iv) confirming the designation of Olympia Park and Cross Hills Lane as Strategic Development Sites subject to the satisfactory resolution of outstanding highways and flood risk issues and ensuring an up to date evidence base.
- (v) Treating housing figures in the Core Strategy as targets rather than minima
- (vi) That in considering applications for new sources of renewable energy priority would not necessarily be given to those which re-use existing energy infrastructure but each case would continue to be treated on its merits
- (vii) That the Infrastructure Delivery Plan which is being developed to accompany the Core Strategy also considers improvements to existing rail services and infrastructure

**III The following actions and further work required to inform the 'Submission' version of the Strategy be noted**

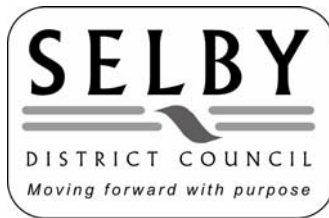
1. Reviewing the PPS25 Sequential Test in the light of updated data on flood risk
2. Removing references to the Selby Area Action Plan and disaggregating the housing figures presented in Policy CP2
3. Providing more details on the Councils requirements for the development of the strategic development sites, and identifying the site boundaries on a Proposals Map
4. Incorporating a more 'place based approach' on the role of settlements, as well as the spatial distribution of development in line with GOYH and CABE advice.
- 5 Producing an Infrastructure Delivery Plan to compliment the Core Strategy.
- 6 Publishing details of work undertaken on Landscape Assessment.
- 7 Undertaking an Appropriate Assessment under the Habitat Regulations.
- 8 Providing additional justification to support the aspirational approach to economic growth including an update of the Employment Land Study
- 9 Reviewing the target for development on previously developed land.
- 10 Ensuring compliance with PPS4 and other recent national guidance.

**IV The Councils response to comments received on the draft Core Strategy be made available to the public**

**4. Minutes**

The minutes of the proceedings of a meeting of the Local Development Framework - Core Strategy Task & Finish Group held on 12 November 2009 be approved as a correct record.

The meeting closed at 6.40 pm.



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**Title:** Fourth Local Development Scheme (2010 – 2013)  
**To:** Special Policy & Resources Committee  
**Date:** 27 July 2010  
**Service Area:** Development Services  
**Author:** Terry Heselton, Principal Planner (LDF Team)

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**1 Purpose of Report**

- 1.1 For Councillors to consider the programme of Local Development Documents to be included in the fourth revised Local Development Scheme (LDS).

**2 Recommendations**

- 2.1 **I That the revised programme of Local Development Documents for 2010- 2013 be approved**
- II That the Principal Planner (LDF) in consultation with the Chair of Policy & Resources Committee be authorised to make any necessary amendments to the LDS**

**3 Executive Summary**

- 3.1 The current Local Development Scheme (LDS) came into force in July 2010. The Council is required to keep the LDS under review and a revised programme is presented for Councillors' consideration. This proposes continued work on the Core Strategy and fast tracking a District wide Allocations Development Plan Document (DPD). A Development Management DPD (incorporating criteria based development control policies) would also commence during the three year programme.



## **4 The Report**

### **(a) Background**

- 4.1 The current Local Development Scheme (LDS) became operational on 30<sup>th</sup> July 2009. The LDS sets out the Council's programme for replacing the Selby District Local Plan with a portfolio of Local Development Documents.
- 4.2 The Council is required to keep the LDS under review and to track progress in achieving the milestones and targets in the LDS, through the annual monitoring report.

### **(b) LDDs in Progress**

- 4.3 Work is progressing on the preparation of the Core Strategy and LDF evidence base. Studies completed in the last twelve months include a Level 2 Strategic Flood Risk Assessment, a Strategic Housing Market Assessment, and a Retail, Leisure and Commercial Study.
- 4.4 Additional consultation took place on the draft Core Strategy during February/March 2010 with 'Submission' of the Core Strategy anticipated in the autumn. The subsequent statutory adoption procedures, including a public hearing, are expected to take about 6 months with the Inspectors Report due for receipt by June 2011.
- 4.5 No further work has been undertaken on the Selby Area Action Plan (SAAP) in order to make rapid progress on the Core Strategy.
- 4.6 Councillors will also be aware that work has also been undertaken with local communities to enable the production of Village Design Statements (VDS) to be adopted as supplementary planning documents (SPD).

### **(c) Revised Programme**

- 4.7 The consultation exercise on the draft Core Strategy has identified concerns about the relationship between the Core Strategy Strategic Development Sites and the SAAP, and about delaying decisions on the remainder of the District while concentrating on the Selby area. There is also a need to maintain a five year housing land supply and to address the needs of particular groups such as the gypsy and traveller community.
- 4.8 These issues could be addressed by combining the SAAP and Allocations DPD for the remainder of the District into a District wide Allocations DPD, and fast tracking the preparation of this document so that it is ready for 'Submission' by the time the Core Strategy is adopted.
- 4.9 This approach also has the advantage of achieving significant cost and efficiency savings by reducing the number of 'Examinations', consultation exercises and associated costs.

- 4.10 The suggested revised LDS programme is attached at Appendix 1 for Councillors' consideration.
- 4.11 In addition to continued work on the Core Strategy preliminary work on an Allocations DPD has commenced. This will identify land for housing, employment and other purposes.
- 4.12 The Development Management DPD will provide an up to date set of general criteria based policies against which detailed development proposals can be considered. This may be seen as less of a priority since most of the Selby District Local Plan policies have been extended indefinitely beyond the initial 'saved' time-limit of February 2008 or until replaced by LDF policies. However they will increasingly become out of date with the passage of time and changes in circumstance, with increased risk of challenge and associated costs. It is suggested that work commences as soon as practically possible having regard to the level of resource available.

## **5 Financial Implications**

- 5.1 The estimated costs of preparing the Core Strategy, Allocations DPD and Development management DPD are as follows

Revenue	2010/11	2011/12	2012/13
	£386,000	£215,000	£55,000

In addition to the costs highlighted above there is also the potential for legal fees in connection with the examination which could cost up to £100k.

- 5.2 There is budget provision to meet the £386k costs in 2010/11 but not in 2011/12 and beyond. The financial outlook for the Council is likely to mean that significant cuts to spending will be necessary and any additional budget growth beyond that already within our Medium Term Financial Plan, will require further cuts to be made.

## **6 Conclusions**

- 6.1 The LDS programme has been revised to reflect Council priorities and capacity within the Development Policy section.

## **7 Link to Corporate Plan**

- 7.1 The Local Development Scheme establishes the context for the Council's Local Development Framework, which is one of the key implementation tools for the Council's Corporate Plan and the Sustainable Community Strategy.

## **8 How Does This Report Link to the Council's Priorities?**

- 8.1 The Local Development Framework is crosscutting and links to all Strategic Themes and Priorities

## **9 Impact on Corporate Policies**

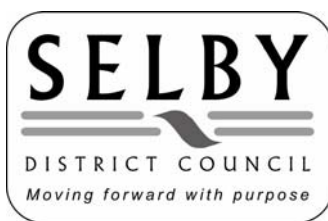
9.1	<b>Service Improvement</b>	<b>Impact</b>
	The LDS establishes key milestones in relation to the preparation of the LDF.	
9.2	<b>Equalities</b>	<b>Impact</b>
	The LDF helps promote inclusiveness, improvement of skills and provision of services and facilities.	
9.3	<b>Community Safety and Crime</b>	<b>Impact</b>
	The LDF helps create safety and security for people and property.	
9.4	<b>Procurement</b>	<b>Impact</b>
	Production of LDDs will be within Council guidelines.	
9.5	<b>Risk Management</b>	<b>Impact</b>
	Production of the LDS and the LDF is an identified risk in the Departmental Risk Register. The LDS incorporates a risk assessment.	
9.6	<b>Sustainability</b>	<b>Impact</b>
	The emerging LDF will contribute to the development of sustainable communities.	
9.7	<b>Value for Money</b>	<b>Impact</b>
	The proposed LDS will achieve significant cost savings by combining a number of DPD's into a single document.	

## **10 Background Papers**

- 10.1 File FP/L110 in the Development Policy Section.

Appendix 1 SCHEDULE OF PROPOSED LOCAL DEVELOPMENT PLAN DOCUMENTS

Document Name	Status	Description	Chain of Conformity	Evidence Gathering, Preparation and Stakeholder/Community Engagement	Consultation on issues and options	Consultation on draft DPD	Publication of Submission DPD	Submission to Secretary of State	Receipt of Inspector's Binding Report	Estimated date of adoption
Core Strategy	DPD	District-wide vision and spatial strategy, including policies to control the release of housing land and achieve balanced housing markets, and to identify areas for strategic growth	Must be in general conformity with national guidance	By end of July 2010	May –June 2006  (And Further Options November – December 2008)	February - March 2010	October - November 2010	December 2010	June 2010	July 2011
Allocations	DPD	District –wide details of sites allocated for housing (including gypsies and traveller sites), employment and other purposes and related policies in the area not covered by the Selby AAP	With national guidance, and the Core Strategy	By end of July 2010	August 2010	January 2011	July - August 2011	September 2011	March 2012	April 2012
Development Management	DPD	General policies to control the use and development of land	With national guidance, and the Core Strategy	January 2011- February 2012	June – July 2011	November – December 2011	May – June 2012	August 2012	February 2013	March 2013



**Agenda Item No:7**

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**Title:** Gypsy and Traveller Accommodation Assessment  
**To:** Special Policy and Resources  
**Date:** 27 July 2010  
**Author:** Steve Martin, Strategic Director

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## **1 Purpose of Report**

- 1.1 The report outlines Local Authorities responsibilities towards Gypsies and Travellers and seeks Councillors direction in both estimating and meeting the need for Gypsies and Travellers in Selby District.

## **2 Recommendation(s)**

- 2.1 **Councillors' views are sought regarding the adoption of the arc<sup>4</sup> report on Gypsy and Travellers Accommodation for Selby District as an evidence base. In light of the Secretary of State's statement on the 6 July 2010 which announced the revocation of Regional Strategies with immediate effect.**

## **3 Executive Summary**

- 3.1 The Regional Spatial Strategy (RSS) for Yorkshire and the Humber gave guidance to Local Councils about where Housing, Industry and other land uses should go and how much of these there should be. Policy H6 of the plan 'Provision of Sites for Gypsies and Travellers' tells Local Councils the minimum number of Gypsy and Travellers pitches there should be across the Region.
- 3.2 In 2008 the North Yorkshire Authorities commissioned an Accommodation Needs Assessment with the main aim of calculating how many pitches were needed for each Council area in North Yorkshire.

3.3 On the 6 July the Secretary of State announced the immediate revocation of Regional Strategies.

3.4 The abolition of Regional Strategies means that local authorities will be responsible for determining the right level of site provision reflecting local need and historic demand.

## **4 The Report**

4.1 In 2004 the Government set a requirement for all Local Authorities to carry out Gypsy and Traveller Assessments (GTAs) for their area and to identify land for Gypsy, Traveller and Showman sites in their Local Development Framework (LDF).

4.2 The North Yorkshire Authorities commissioned an Accommodation Needs Assessment for Gypsy and Travellers to ascertain how many pitches/sites were needed across the sub-region and in particular how many new pitches/sites were needed in each Local Authority area. The subsequent report is some 82 pages long and I do not propose to submit the full report to Policy and Resources Committee. Copies of the report are available in the Members' Room and also electronically under the planning section of the Council's website should Councillors want to view the full report. I will however summarise the main findings of the report and highlight the implications for Selby.

4.3 A North Yorkshire-wide accommodation assessment was carried out by arc<sup>4</sup> in partnership with the Northern Network of Travelling People this comprised:

- A survey of 308 Gypsies, Travellers and Showpeople across the sub-region (36 interviewed in Selby comprising 27 English Gypsy/Romany, 7 Irish Traveller and 2 Showpeople);
- Analysis of relevant documents and data (including caravan counts, school records);
- Stakeholder forum event with professionals; and
- Consultation with Gypsy and Traveller groups using Focus groups and correspondence.

4.4 The findings for Selby are shown in the table below.

Notes		Selby	North Yorks
	DEMOGRAPHIC		
a	Children known to Traveller Education	82	423
b	Estimate of households based on TE data assumes 48 per 100 hh	172	888
	EXISTING PITCH SUPPLY		
c	<b>Authorised pitches (LA and private)</b>	<b>24</b>	<b>195</b>
d	Estimate in houses	148	700
e	Vacant pitches		13
	DRIVER OF PITCH REQUIREMENTS (In addition to existing supply – backlog requirements)		
	Site requirements from concealed based on preferences:		
f	From sites	3	23
g	From houses	13	60
h	Unauthorised Encampments and homeless – preference for site from survey (unweighted)	8	31
i	Unauthorised Developments (Households)	2	12
j	<b>CURRENT SHORTFALL (pitches)</b>	<b>26</b>	<b>113</b>
k	<b>PROJECTED NEED 2008 – 2015 Household formation from sites</b>	<b>9</b>	<b>60</b>
l	<b>Preferring to move from housing onto sites – estimate from survey</b>	<b>44</b>	<b>210</b>
	<b>PROJECTED SUPPLY 2008 - 2015</b>		
m	<b>Preferring to move from sites into housing – from survey (to 2015)</b>	<b>15</b>	<b>119</b>
n	<b>ADDITIONAL NEED (TO 2015)</b>	<b>38</b>	<b>152</b>

The summary of pitch shortfalls by Local Authority District are shown in the table below.

	Existing Pitch Supply	Current Shortfall	Project need to 2015 (H'hold formation from sites)	Total Additional Need to 2015
(Row from Table 1)	(c)	(j)	(k)	(n)
Craven	10	7	3	0
Hambleton	34	14	10	37
Harrogate	40	14	13	-5
Richmondshire	20	3	6	-6
Ryedale	13	9	4	19
Scarborough	0	3	0	3
<b>Selby</b>	<b>24</b>	<b>26</b>	<b>9</b>	<b>38</b>
York	54	36	16	66
Total	195	113	60	152

4.5 The above information was gathered as an evidence base to support local authorities under the Housing responsibilities and in preparing Core strategies and Allocation DPD. The Secretary of State's statement of 6 July 2010 is enclosed at Appendix 1 - Revoking Regional Strategies with immediate effect. To support the statement the Communities and Local Government supplied a question and answer sheet to assist Local Authorities with the implication of the Secretary of State's announcement one question in particular relates to Gypsy and Traveller site provision.

Q. How do we determine the level of provision for traveller sites?

A. 'Local Councils are best placed to assess the needs of travellers. The abolition of Regional Strategies means that Local Authorities will be responsible for determining the right level of site provision, reflecting local need and historic demand and for bringing forward land in DPD's. They should continue to do this in line with current policy. Gypsy and Traveller Accommodation Assessments (GTAA's) have been undertaken by all Local Authorities and if Local Authorities decide to review levels of provision these assessments will form a good starting point. However, Local Authorities are not bound by them. We will review relevant regulations and guidance on this matter in due course.

4.6 It would be easy, I feel, to discount all of the findings with public feelings and perceptions regarding Gypsies and Travellers being so negative. It might be tempting to discount all of the findings in the report but this would leave us in a vulnerable position in defending Planning Appeals for unauthorised sites with no evidence to support need. There could be further issues if we have unauthorised encampments and we seek to move the travellers on. The court may be sympathetic to the travelling community if we make no provision or set targets especially if they have legal representation that argues breach of human rights. I would suggest a starting point for Councillors in considering the report is what is Local need? And is there any historic demand? Also are any part of the findings for Selby aspirational rather than logical evidence based projections?

4.7 Councillors are asked to review the findings and decide what aspects of the arc<sup>4</sup> report are relevant to Selby District but also defensible at Planning Appeals.

## **5 Financial Implications**

5.1 Difficult to quantify – none initially around this report, although there are obvious costs if such matters are subject to individual planning appeals. The cost of defending planning appeals for judicial reviews can be significant and if we lose doubly significant as we have to pay the other side's costs. However, such costs are difficult to estimate in advance.

The long term costs of Gypsy and Traveller provision have not as yet been decided. If any part of the report is found unsound then further evidence will need to be undertaken to support the Core strategy and allocations DPD.



## 6 Conclusions

- 6.1 Clearly the Secretary of State's statement enables the Council to take a realistic 'bottom up' approach to the needs of Gypsy and Travellers in Selby district. We can use the assessment to justify need where there is a clear and logical evidence base to support projected need.

## 7 Link to Corporate Plan

- 7.1 Link to Healthier Communities.

## 8 How Does This Report Link to the Council's Priorities?

- 8.1 The proposals will enable the Council to deliver the priority of providing a better balance in the housing market to provide access for homes for these who want and need them.

## 9 Impact on Corporate Policies

<b>9.1</b>	<b>Service Improvement</b>	<b>Impact</b>
	The confirmation of need of Gypsy and Travellers in the district will enable officers to have a firm evidence base in defending planning appeals and should reduce officer time in dealing with such issues.	
<b>9.2</b>	<b>Equalities</b>	<b>Impact</b>
	An Equality Impact Assessment has been completed and signed off by the Equalities Working Group.	
<b>9.3</b>	<b>Community Safety and Crime</b>	<b>No Impact</b>
<b>9.4</b>	<b>Procurement</b>	<b>No Impact</b>
<b>9.5</b>	<b>Risk Management</b>	<b>Impact</b>
	Failure to agree Gypsy and Traveller need across the district is likely to result in an increase in unauthorised sites and illegal encampments.	
<b>9.6</b>	<b>Sustainability</b>	<b>No Impact</b>
<b>9.7</b>	<b>Value for Money</b>	<b>No Impact</b>

<b>10</b>	<b>Background Papers</b>
10.1	arc <sup>4</sup> Report – Gypsy and Traveller Accommodation Assessment North Yorkshire Sub-Region – 2007/8.

## **Parliamentary Statement Revoking Regional Strategies**

Today I am making the first step to deliver our commitment in the coalition agreement to “*rapidly abolish Regional Spatial Strategies and return decision-making powers on housing and planning to local councils*”, by revoking Regional Strategies.

Regional Strategies added unnecessary bureaucracy to the planning system. They were a failure. They were expensive and time-consuming. They alienated people, pitting them against development instead of encouraging people to build in their local area.

The revocation of Regional Strategies will make local spatial plans, drawn up in conformity with national policy, the basis for local planning decisions. The new planning system will be clear, efficient and will put greater power in the hands of local people, rather than regional bodies.

Imposed central targets will be replaced with powerful incentives so that people see the benefits of building. The coalition agreement makes a clear commitment to providing local authorities with real incentives to build new homes. I can confirm that this will ensure that those local authorities which take action now to consent and support the construction of new homes will receive direct and substantial benefit from their actions. Because we are committed to housing growth, introducing these incentives will be a priority and we aim to do so early in the spending review period. We will consult on the detail of this later this year. These incentives will encourage local authorities and communities to increase their aspirations for housing and economic growth, and to deliver sustainable development in a way that allows them to control the way in which their villages, towns and cities change. Our revisions to the planning system will also support renewable energy and a low carbon economy.

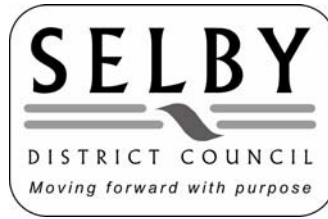
The abolition of Regional Strategies will provide a clear signal of the importance attached to the development and application of local spatial plans, in the form of Local Development Framework Core Strategies and other Development Plan Documents. Future reform in this area will make it easier for local councils, working with their communities, to agree and amend local plans in a way that maximises the involvement of neighbourhoods.

The abolition of Regional Strategies will require legislation in the “Localism Bill” which we are introducing this session. However, given the clear coalition commitment, it is important to avoid a period of uncertainty over planning policy, until the legislation is enacted. So I am revoking Regional Strategies today in order to give clarity to builders, developers and planners.

Regional Strategies are being revoked under s79(6) of the Local Democracy Economic Development and Construction Act 2009 and will thus no longer form part of the development plan for the purposes of s38(6) of the Planning and Compulsory Purchase Act 2004.

Revoking, and then abolishing, Regional Strategies will mean that the planning system is simpler, more efficient and easier for people to understand. It will be firmly rooted in the local community. And it will encourage the investment, economic growth and housing that Britain needs.

We will be providing advice for local planning authorities today and a copy has been placed in the house library.



**Agenda Item No:8**

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**Title:** North Yorkshire Accommodation Requirements of Showmen

**To:** Special Policy and Resources

**Date:** 27 July 2010

**Author:** Steve Martin, Strategic Director

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**1 Purpose of Report**

1.1 The report outlines Local Authorities responsibilities towards Showmen and seeks Councillors direction in both estimating and meeting the need for Showmen in Selby District.

**2 Recommendation(s)**

2.1 **Councillors' views are sought regarding the adoption of the arc<sup>4</sup> report on accommodation requirements of Showmen as an evidence base, in light of the Secretary of State's statement on the 6 July 2010 which announced the revocation of Regional Strategies with immediate effect.**

**3 Executive Summary**

3.1 The Regional Spatial Strategy (RSS) for Yorkshire and the Humber gave guidance to Local Councils about where Housing, Industry and other land uses should go and how much of these there should be. Policy H6 of the plan 'Provision of Sites for Gypsies and Travellers' tells Local Councils the minimum number of Gypsy and Travellers and Showmen's pitches there should be across the Region.

3.2 In June 2009 the North Yorkshire Strategic Housing Partnership Board commissioned arc<sup>4</sup> to undertake additional research into the accommodation needs of Showmen across North Yorkshire. The research was designed to supplement findings from the Gypsy and Travellers Accommodation Assessment and address priorities identified within the North Yorkshire Gypsy and Traveller Action Plan.

3.3 On the 6 July the Secretary of State announced the immediate revocation of Regional Strategies.

The abolition of Regional Strategies means that Local Authorities will be responsible for determining the right level of site provision for Gypsy and Traveller sites and Showmen sites reflecting need and historic demand.

## 4 The Report

4.1 In June 2009 the North Yorkshire Strategic Housing Partnership Board commissioned arc<sup>4</sup> to undertake additional research into the accommodation needs of Showmen across North Yorkshire. This research was designed to supplement findings from the 2007/08 Gypsy and Traveller Accommodation Assessment, and address the following priorities identified within the North Yorkshire Gypsy and Traveller Action Plan:

- Build upon the initial findings of the accommodation assessment and the 62 interviews carried out with Showmen;
- Review the travelling patterns of Showmen within North Yorkshire;
- Consider the particular plot requirements of Showmen by local authority district;
- Review the facilities required, including plot size;
- Enable further consultation with the Showmen's Guild on accommodation requirements.

4.2 In order to meet these priorities it was agreed that arc<sup>4</sup> would:

- Carry out further analysis of the original Accommodation Assessment responses from Showmen, in particular looking at their aspirations, travelling patterns and health requirements; and
- Undertake interviews with selected representatives of the Showmen's Guild (Northern and Yorkshire Sections).

4.3 The proposed outputs from this research are to:

- Assess the specific accommodation and support requirements of Showmen by District;
- Review plot requirements in terms of size, location and specific yard attributes required by Showmen;

- Further analyse the survey dataset, particularly relating to health issues and views preferences for transit yards.

- 4.4 National policy guidance in respect of Showmen is set out within the Communities and Local Government Circular 04/2007 Planning for Travelling Showmen. This provides guidance on all aspects of the Planning Process in respect of Showmen.
- 4.5 The circular embeds guidance in respect of accommodation for Showmen within the overall strategic objective of planning for housing which is 'to ensure that everyone has the opportunity of living in a decent home'.
- 4.6 At that time Local Authorities were expected when developing their policies in respect of Showmen to take account of Policy H6 Provision of Sites for Gypsies and Travellers within the Regional Spatial Strategy.
- 4.7 The arc<sup>4</sup> research involved fieldwork interviews with the Showman's Guild and representatives from the Yorkshire and Northern Sections.

The research examined:

Current and future accommodation requirements  
Reason for current location  
Household composition  
Travel patterns into and out of North Yorkshire  
Condition of current accommodation  
Number and size of existing and potential households and the aspirations of those households.

A total of 62 responses were usable for the analysis.

- 4.8 All Showmen interviewed were employed within traditional fairground industry and all were members of the Showman's Guild.
- 4.9 Showmen are not Gypsies and regard themselves as business people. In many cases spouses, partners and adult children were employed outside the industry. Many required settled permanent accommodation to facilitate their children's education.
- 4.10 Most required a permanent settled home base or yard not just for winter quarters but to formalise children's' education and to care for retired family members.
- 4.11 The research indicated a significant issue of Showmen living on overcrowded yards in West and South Yorkshire and the lack of provision in North Yorkshire. In terms of Showmen interviewed at North Yorkshire fairs, there was a positive response to the prospect of moving into North Yorkshire as you would expect.

4.12 Most Showmen interviewed stated they require a plot 0.5 – 1 acre in size in order to effectively live and work on their equipment. Equipment may range in size from a food stall to a large fairground ride.

The report concluded

4.13 Respondents to the GTAA were asked about plot shortages for Showmen across North Yorkshire, and identified a mean shortage of 54 plots. This reflects an indicative view of the current unmet need in existence across North Yorkshire. When asked about plot requirements across North Yorkshire, representatives from the Showmen’s Guild identified that at least 50 plots were needed within North Yorkshire to meet the backlog of need. Feedback from subsequent interviews with Showmen concurred with the higher figure (50+) as a starting point to alleviate the current acute need.

4.14 When respondents to the GTAA were asked about new provision they were asked to rank their areas of preference for locations of new yards. The table below illustrates the potential distribution of new permanent yards. The local authorities within a central corridor of York, Hambleton, Selby, and Harrogate are highlighted as preferable locations for permanent new provision. With Richmondshire, Craven and Ryedale being seen as less preferable, and Scarborough negligible. When identifying locations for new provision consideration is given to proximity to the road network, (however this plays a marginally lesser role when compared to locations for stop-off points during the fair season, hence the slight disparities between the preferred locations for permanent and temporary provision).

4.15

**Potential Distribution of New Permanent Yards**

New Permanent Yard Locations	% Preferences	No. Plots
York	23.3	13
Hambleton	19.4	11
Selby	18.4	10
Harrogate	17.5	9
Richmondshire	9.7	5
Craven	6.8	4
Ryedale	3.9	2
Scarborough	1.0	0
Total	100.0	54



- 4.16 The above study was gathered as an evidence base to support the RSS and the development of Core strategy and Allocation DPDs . In view of the Secretary of State's statement of the 6 July 2010 that these assessments are a good starting point but local authorities are not necessarily bound by the methodology Councillors are asked to review the findings of the arc<sup>4</sup> report on Accommodation Requirements of Showmen and to adopt or reject the report.

## **5 Financial Implications**

- 5.1 None initially around this report. If the report is rejected the Council will need to carry out a local needs assessment (time and cost implications need to be added).

## **6 Conclusions**

- 6.1 Again, as with the Gypsy and Travellers Accommodation Needs the Secretary of State's statement enables the Council to take a 'bottom up' approach regarding Showmen's needs. We can use the assessment to justify need where there is a clear and logical evidence base to support projected need.
- 6.2 Copies of the arc<sup>4</sup> report North Yorkshire Accommodation Requirements of Showmen are available in the Members' Room and also electronically under the planning section of the Council's website should Councillors want to view the full report.

## 7 Link to Corporate Plan

7.1 Link to Healthier Communities.

## 8 How Does This Report Link to the Council's Priorities?

8.1 The proposals will enable the Council to deliver the priority of providing a better balance in the housing market to provide access for homes for these who want and need them.

## 9 Impact on Corporate Policies

<b>9.1</b>	<b>Service Improvement</b>	<b>Impact</b>
	The confirmation of need of Showmen in the district will enable officers to have a firm evidence base in defending planning appeals and should reduce officer time in dealing with such issues.	
<b>9.2</b>	<b>Equalities</b>	<b>Impact</b>
	An Equality Impact Assessment has been completed and signed off by the Equalities Working Group.	
<b>9.3</b>	<b>Community Safety and Crime</b>	<b>No Impact</b>
<b>9.4</b>	<b>Procurement</b>	<b>No Impact (unless report rejected then there is a procurement issue)</b>
<b>9.5</b>	<b>Risk Management</b>	<b>Impact</b>
	Failure to agree Showmen's need across the district could result in an increase in planning applications for encampments. If report is rejected then the Council will have no assessment of need which could delay the Core Strategy until research is carried out to provide a sound evidence base.	
<b>9.6</b>	<b>Sustainability</b>	<b>No Impact</b>
<b>9.7</b>	<b>Value for Money</b>	<b>No Impact</b>
<b>10</b>	<b>Background Papers</b>	
10.1	arc <sup>4</sup> Report – North Yorkshire Accommodation Requirement of Showmen.	