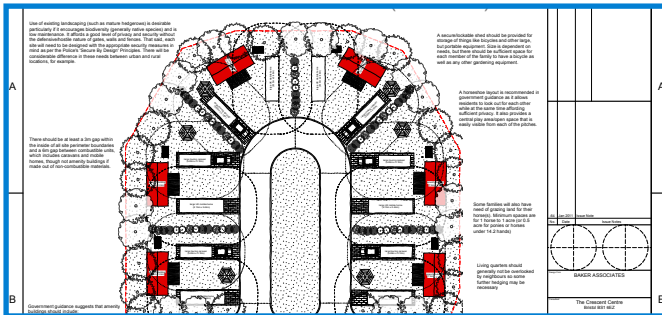


# Have your say: finding sites in Dorset for Gypsies and Travellers

Consultation – November 2011

Site options summary and response form (East 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 East Dorset:

- 24 November 12-3:30pm, Allendale Community Centre, Hanham Road, Wimborne, BH21 1AS
- 28 November 3:30-7:30pm, The Hub, Brock Way, Verwood, BH31 7QE

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.

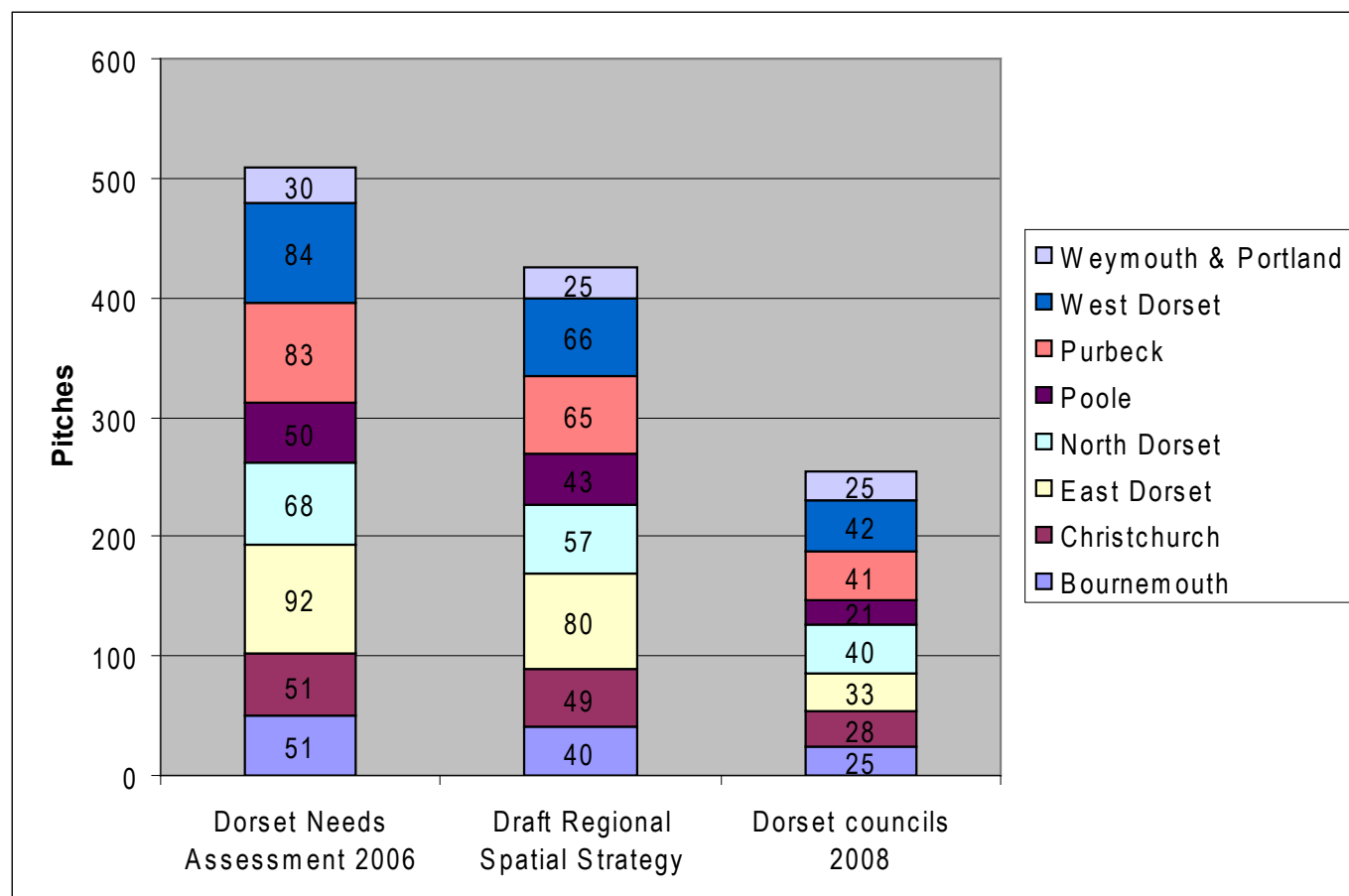
## Meeting needs

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

The following table 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>.

## Recent estimates of Gypsy and Traveller need in Dorset



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 eight sites within Green Belt which could be investigated further if sufficient suitable sites outside Green Belt cannot be found.

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.

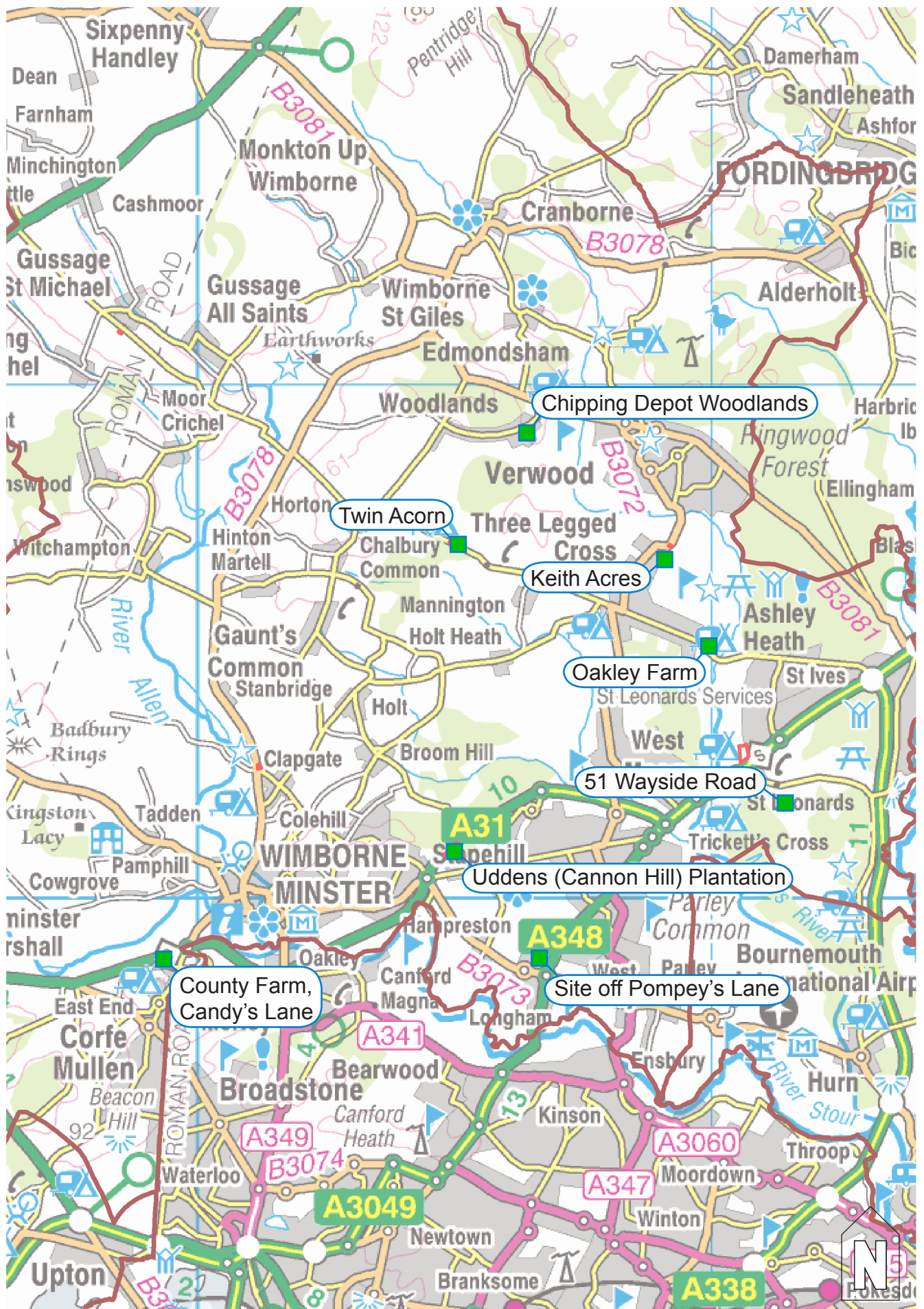
1. Gypsy and Traveller site needs are measured in terms of pitches. A pitch is an area of land where a Gypsy or Traveller household can reside. Typically, this may have a building, parking space and one or more caravans, with sufficient space so that caravans up to 20 metres in length can be moved around.

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.


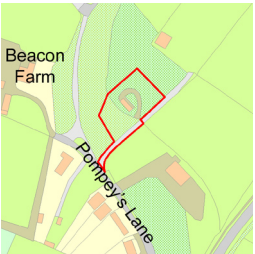
3. Travelling Showpeople needs are measured in terms of plots. A plot contains both residential and business uses for a household. It allows for the storage and repair of fairground equipment.

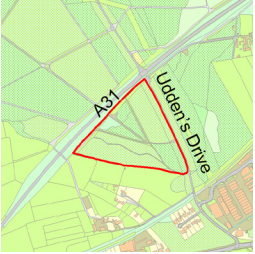


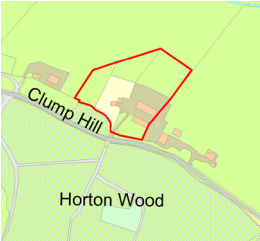
## Location of sites in East Dorset




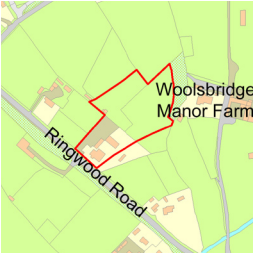
## Sites for possible further investigation

<p><b>Site name &amp; settlement:</b> Land on Candy's Lane, Corfe Mullen</p>	<p><b>Summary of assessment:</b></p> <p>The site is previously undeveloped agricultural land</p> <p><i>Is it suitable?</i> The site is within Green Belt. This could be a suitable location within a wider, sensitive landscape.</p>	<p><b>Number of pitches:</b> 10</p>
<p><b>Site map</b></p> 	<p>The site may need a buffer to both protect the amenity of nearby residents and to shield the site from noise and air quality issues from both the nearby busy A31 and a sewage works. Site access from Candy's Lane is poor so there would need to be a new, suitable access.</p> <p><i>Is the site available?</i> The site is owned by Dorset County Council</p> <p><i>Is it achievable?</i> The site is considered achievable if access and amenity issues can be addressed through sensitive design.</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> Public owned and managed</p>
<p><b>Site name &amp; settlement:</b> Land off Pompey's Lane, Ferdown</p>	<p><b>Summary of assessment:</b></p> <p>A small field which has been used for static/touring caravans in the past.</p>	<p><b>Number of pitches:</b> 1</p>
<p><b>Site map</b></p> 	<p><i>Is it suitable?</i> The site is within Green Belt. Development of this site would mean the landscape edge of the town would be further fragmented. Impact would need to be mitigated through screening. Pompey's Lane is an unmade track but adequate for use. The site is in an isolated location with all services around 2km away, although a bus stop is within around 200m.</p> <p><i>Is it available?</i> Recent planning history indicates that the site is available.</p> <p><i>Is it achievable?</i> Constraints on the site could be mitigated but the extent and costs would need to be established.</p>	<p><b>Type of provision:</b> Residential</p> <p><b>Type of traveller:</b> Romany Gypsies</p> <p><b>Delivery:</b> Public owned and managed</p>

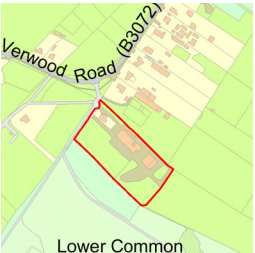
<p><b>Site name &amp; settlement:</b> Uddens (Cannon Hill) Plantation, Uddens Drive, Ferndown</p>	<p><b>Summary of assessment:</b></p> <p>The site is a generally flat, triangular site dominated by dense plantation forestry.</p> <p><i>Is it suitable?</i> The site is within Green Belt. The site borders the A31 which could mean it is constrained by noise and safety concerns. Safety fences would be needed. It will be important to conserve the landscape setting and recreational enjoyment of parts of the site, through sensitive design. There is ecological potential on the site from the tree cover and mix of species. The site does not have very good access to most services and the nearest bus stop is over 600m away.</p>	<p><b>Number of pitches:</b> 25</p>
<p><b>Site map</b></p> 	<p><i>Is it available?</i> The site is available for Gypsy and Traveller use.</p> <p><i>Is it achievable?</i> Site constraints could be mitigated through sensitive design, but the extent and costs need to be established.</p>	<p><b>Type of provision:</b> Transit</p> <p><b>Type of traveller:</b> Romany Gypsies, Irish Travellers or New Travellers</p> <p><b>Delivery:</b> Privately owned and managed</p>

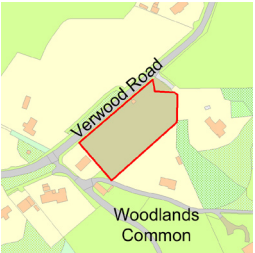
<p><b>Site name &amp; settlement:</b> Twin Acorn, Horton Road, Horton</p>	<p><b>Summary of assessment:</b></p> <p>This is an area of farm buildings on the Horton Road.</p>	<p><b>Number of pitches:</b> 8</p>
<p><b>Site map</b></p> 	<p><i>Is it suitable?</i> The site is within Green Belt. The area is of good landscape quality. However, development could improve the appearance of the current site. This should be closely associated with existing development. There is housing nearby and a buffer would be needed to minimise potential impacts. Most services are about 4km away, so site residents are unlikely to use public transport. The site may prove a good site for some types of Travellers, although it is isolated.</p> <p><i>Is it available?</i> The site is not in use and is subject to an Enforcement Notice to prevent its use as a caravan site. Availability at this stage is unconfirmed.</p> <p><i>Is it achievable?</i> The site is considered achievable if work to mitigate impacts on the landscape isn't too costly.</p>	<p><b>Type of provision:</b> Residential or transit</p> <p><b>Type of traveller:</b> Romany Gypsies or Irish Travellers</p> <p><b>Delivery:</b> Privately owned and managed</p>

<p><b>Site name &amp; settlement:</b> 51 Wayside Road, St Leonards</p>	<p><b>Summary of assessment:</b></p> <p>The site is already in partial lawful use with two residential units and several unauthorised static and touring caravans.</p>	<p><b>Number of pitches:</b> 2</p>
<p><b>Site map</b></p> 	<p><b>Is it suitable?</b> The site is within Green Belt. The site is well screened in landscape terms. It has poor accessibility to services.</p> <p><b>Is it available?</b> The site is available for limited development if required by the owner to meet future family needs.</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</p> <p><b>Delivery:</b> Privately owned and managed</p>

<p><b>Site name &amp; settlement:</b> Land at Oakley Farm, Three Legged Cross</p>	<p><b>Summary of assessment:</b></p> <p>This site is currently used as a transit Gypsy and Traveller site. A part is previously developed but there is an open area behind it.</p>	<p><b>Number of pitches:</b> 4</p>
<p><b>Site map</b></p> 	<p><b>Is it suitable?</b> The site is within Green Belt. The site has relatively poor access to most services. Concerns about landscape could be best addressed through using existing, developed parts of the site.</p> <p><b>Is it available?</b> The site is available for Gypsy and Traveller use.</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> Romany Gypsies, Irish Travellers or New Travellers</p> <p><b>Delivery:</b> Privately owned and managed</p>



<p><b>Site name &amp; settlement:</b> Keith Acres, Verwood</p>	<p><b>Summary of assessment:</b></p> <p>This is an existing caravan site for a limited period each year.</p>	<p><b>Number of pitches:</b> 15</p>
<p><b>Site map</b></p> 	<p><b>Is it suitable?</b> The site is within Green Belt. The impacts on the ecology of nearby heathlands and landscape will not change if existing lawful use (seasonal caravan use) continues. The site has quite good access to a range of services, with a bus stop under 500m away. The relatively peripheral location means that impacts on settled residents are limited.</p> <p><b>Is it available?</b> This needs to be established with the owner.</p> <p><b>Is it achievable?</b> The site is currently a touring caravan site. It is achievable, subject to availability.</p>	<p><b>Type of provision:</b> Transit</p> <p><b>Type of traveller:</b> Romany Gypsies, Irish Travellers or New Travellers</p> <p><b>Delivery:</b> Privately owned and managed</p>

<p><b>Site name &amp; settlement:</b> Chipping Depot Woodlands, Verwood Road, Woodlands</p>	<p><b>Summary of assessment:</b></p> <p>This site is a gravel depot owned by the County Council.</p>	<p><b>Number of pitches:</b> 3</p>
<p><b>Site map</b></p> 	<p><b>Is it suitable?</b> The site is within Green Belt. Any negative impacts on the amenity of neighbouring housing and local landscape would need to be mitigated. The site has poor access to most services, although the village has a bus stop.</p> <p><b>Is it available?</b> It is currently used. However, part of the site is potentially available.</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> Irish Travellers or Romany Gypsies</p> <p><b>Delivery:</b> Publicly owned and managed</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.







