

**Colney Heath Parish Council**  
Land adjoining Mill House, Coursers Road  
Planning application 5/2020/1124 Background information

The application together with all documents can be found on SADC website.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2020%2F1124#VIEW?RefType=PBDC&KeyNo=114672>

The application is stated as:

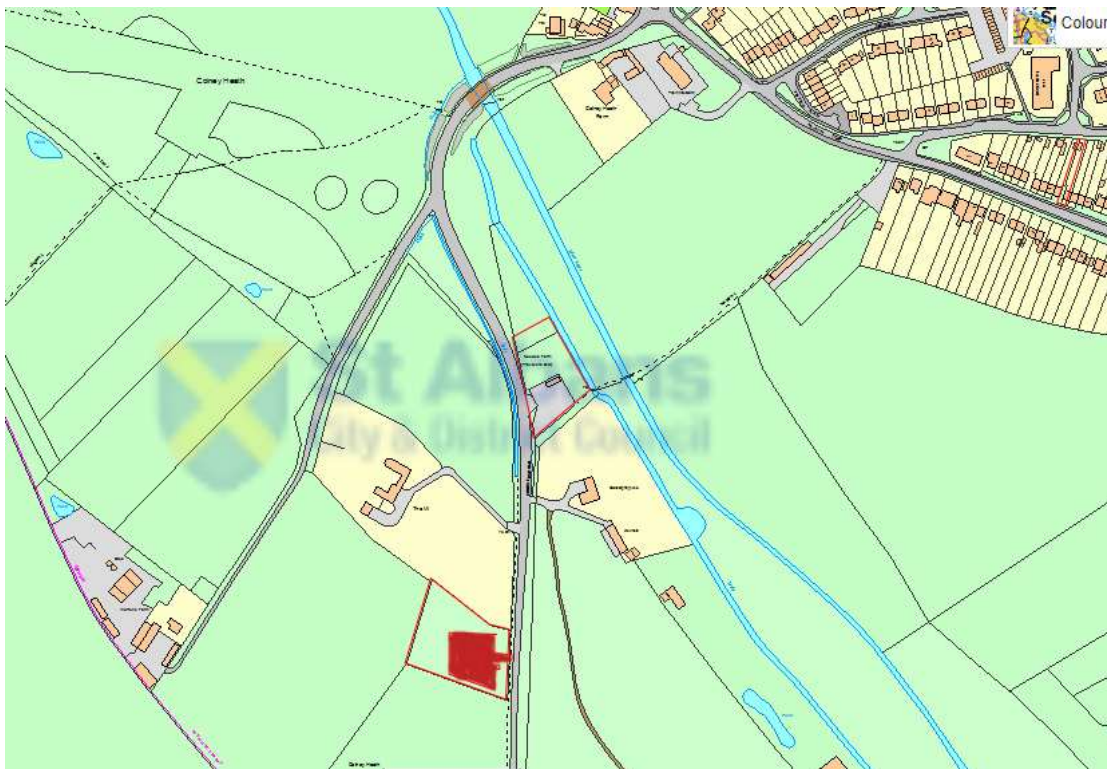
*'Permission is sort for change of use of land to residential for Gypsy Travellers families. The site will contain static and touring caravans, parking and water treatment plant with associated hardstanding, parking and related infrastructural development.'*

**Appendix 1 (page 9)**      The design statement and supporting letter

|                                             |            |
|---------------------------------------------|------------|
| Planning application submitted              | 22/05/2020 |
| Construction and occupation started         | 23/05/2020 |
| Application registered by St Albans Council | 26/05/2020 |

|                                      |            |
|--------------------------------------|------------|
| Comments to St Albans Council due by | 23/01/2021 |
|--------------------------------------|------------|

**Site location blocked in red**



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**Introduction**

The initial application and the further information submitted, predominantly in December 2021, contains a considerable number of supporting documents, these are of general nature and provide little supporting evidence as to why this application on this site should be approved.

These in include-

Gypsy Council  
Sustainability Statement (other points raised below)  
Education & Health Statement

**Relevant Planning History**

5/2018/3157                      29/11/2018

Construction of stable block and hardstanding – application withdrawn

5/2019/2726                      08/11/2019

Certificate of lawfulness for vehicular access onto Coursers Road – refused

**Green Belt Policy**

The site is within the Metropolitan Green Belt and outside the Colney Heath Green Belt community envelopes.

St Albans District Council, the planning authority, will determine the application against current Green Belt policies.

|                             |                             |
|-----------------------------|-----------------------------|
| <b>Appendix 2 (page 13)</b> | National Green Belt Policy  |
| <b>Appendix 3 (page 14)</b> | St Albans Green Belt policy |

**Extract from planning application in italics below**

***'Access and Appearance***

*3.0 The access into the site would be from the existing access off Coursers Road (See block plan) which has been in use for a number of years.'*

**NOTE: Application 5/2019/2726 refused by SADC**

***'5 Sustainability***

**Extract from planning application**

*The site is not too far from existing bus routes that provide a regular service to local villages.*

*The site is in reach of all necessary services including shop, schools and Medicare.*

*The site is affordable (all cost at the expense of the site residents) and would have no financial impact of the local authority or the Council's tax payers, while at the same time it would reduce the need for sites which the LA should provide for Gypsy Traveller community'*

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**CHPC comment**

The sustainability of the site is overstated in the application

The site is 690m from the nearest shops and bus stop.

Much of the route has no pavement which requires walking in Coursers Road. This route at the end nearest to the site is outside the village 30mph limit, pedestrians must walk in the road around a dangerous highspeed bend.

The 'regular service' is 4 buses per day in each direction.

| Route | Departs from               | Destination                | Arrive/Dept in Colney Heath |
|-------|----------------------------|----------------------------|-----------------------------|
| 305   | Potters Bar                | St Albans New Greens       | 7.33 School days            |
| 305   | Potters Bar                | St Albans St Peters Street | 7.40 School holidays        |
| 305   | Hall Gardens               | St Albans St Peters Street | 10.12                       |
| 305   | Hall Gardens               | Sandridge                  | 13.12                       |
| 305   | Brookmans Park             | St Albans St Peter Street  | 16.44                       |
| 305   | Sandridge                  | Hall Gardens               | 10.12                       |
| 305   | St Albans St Peters Street | Hall Gardens               | 13.12                       |
| 305   | St Albans New Greens       | Brookmans Park             | 16.17 school days           |
| 305   | St Albans St Peters Street | Brookmans Park             | 16.17 school holidays       |
| 305   | St Albans St Peters Street | Potters Bar                | 1717                        |
| 200   | Essenden Hill              | London Colney              | 10.23 Monday only           |
| 200   | London Colney              | Essenden Mill              | 12.40 Monday only           |

| Sustainable access to services             |          |                               |
|--------------------------------------------|----------|-------------------------------|
|                                            | Distance | Desirable distance <b>(1)</b> |
| Bus stop - The Cock                        | 690m     | 400m                          |
| Shop – Colney Heath Post Office            | 690m     | 400m                          |
| Primary School – Colney Heath              | 1600m    | 1000m                         |
| Healthcare - Village Surgery London Colney | 4400m    | 1300m                         |

**(1)** How far do people walk? Presented at the PTRC Transport Practitioners meeting London July 2015

**Protecting the Natural and Historic Environment**

National Planning Policy Framework (NPPF): -

*15. Conserving and enhancing the natural environment.*

*Para 170. Planning policies and decisions should contribute to and enhance the natural and local environment by:*

*a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).*

Colney Heath Common is a 22.5-hectare Local Nature Reserve and Hertfordshire Heritage site is immediately adjacent to the south and west of the site.

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**NOTE**

Colney Heath Common, owned by the Parish Council, includes narrow strips on both sides of this part of Coursers Road as part of the Common.

The Parish Council is progressing Voluntary Registration of the Common at the Land Registry

Access will be required across CHPC land similar to that granted to the owner of Fredericks Wood in November 2019.

**Listed buildings**

NPPF: -

*194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

*a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional.*

The site adjoins the Mill at the Mill House Colney Heath which is a grade 2 listed building no. 163547 listed on 27<sup>th</sup> September 1984.

**Accessing Facilities**

**Education and Health Statement**

Colney Heath Parish Council supports the need for good education and Healthcare for all, **but** the Education and Health statement fails to provide any evidence why this site is suitable and that special circumstances should apply to this application.

It should also be noted that the local primary school is grossly over-subscribed as are many of the local secondary school resulting students having to travel some distance to school.

There is no doctors' practice in the village and another practice in South Hatfield is/has closed.

**Access to Mains electricity**

The site appears not to be connected to mains electricity as it currently relies on generator.

Two unauthorised attempts have been made, one to service not known as it was stopped before connection was made. The second attempt was connecting the overhead power lines (see photos).

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The unauthorised attempts were made across Warren field which is a local nature reserve. Due to its acidic soil is regionally rare and contains many unusual flora and fauna. The landowner Colney Heath Parish Council was not consulted prior to the attempts to access the facilities.

During these failed attempts considerable damage was caused to the Local Nature Reserve, thus have demonstrated a total disregard for other property or safety when installing services.

#### **Access form Coursers Road**

**Drainage Proposals** (not a significant planning issue but has implications as CHPC is the neighbouring landowner)

#### **Foul water**

Environment agency *'Please find attached our formal response to your consultation on the above application. We are objecting to this development and recommend that planning permission is refused. This is because it involves the use of a non-mains foul drainage system in circumstances where it may be reasonable for the development to be connected to a public sewer and no justification has been provided for the use of a non-mains system.'*

On the 26 August 2020 the EA removed their previous objection to the development as the EA are not statutory consultees for non-mains drainage on non-major developments.

It is stated that the nearest foul sewer connection is 90m away at Nuckies Farm and would require third party consent to connect into it.

**Surface water** - no significant issues to comment on.

### **Proportion of Gypsy and Traveller (G&T) sites**

The Parish of Colney Heath has a disproportionate number of sites of the District provision for traveller pitches with 40% of the provision within the Parish.

The Parish Council is disappointed to note the inability of successive administrations to produce a Local Plan. In the most recent version the District Council approach to meeting the need of Gypsies and Travellers does not distribute Gypsy and Traveller pitches around the District

The Parish Council believes the new Local Plan should have a more even distribution of Gypsy and Traveller accommodation around the District including in the new Broad Locations at Harpenden and East Hemel.

The Parish Council is extremely disappointed that the current administration continues to adopt the previous administrations' approach to District Wide G&T provision in its answer to our question to SADC's Planning Policy Committee of 7 July 2020

“Does the Portfolio Holder agree with Colney Heath Parish Council that the new Local Plan should have a more even distribution of G&T sites around the District and that the two planned for the SRFI site should be at new Broad Locations in the north of the District.”

### **Answer**

No.

The draft Plan currently in Examination sets out provision of 60 Gypsy & Traveller pitches in four 15 pitch sites, with one at East Hemel Central: one at East Hemel South and two within Park Street Garden Village.

The issue of Gypsy & Traveller pitch provision will be looked at again as part of the technical work committed to in the letter to the Inspectors of 2 July 2020.

As has been addressed previously at PPC, provision of homes for both the settled community and homes for Gypsy & Traveller communities needs to be based on the evidence.

There is no evidential basis for an approach, as set out in the question, of “a more even distribution of Gypsy & Traveller sites around the District and that the two planned for the SRFI site should be at new Broad Locations in the north of the District”.

As set out in the draft Local Plan at Policy L7 (full extract See page 17 Appendix 5) the approach to looking at pitch provision includes:

*Because of a variety of factors including: proximity to the road network most used by Gypsies and Travellers; development site scale; area topography and landscaping opportunities; and the wide range of uses to be provided in the Broad Locations for Development...*

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**Location of Gypsy and Traveller sites with St Albans District**



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| Gypsy & Traveller Sites within St Albans District by Parish |              |                 |             |             |
|-------------------------------------------------------------|--------------|-----------------|-------------|-------------|
| Site name                                                   | Parish       | Planning status | Ownership   | No. Pitches |
| Barley Mow                                                  | Colney Heath | Approved        | Public      | 15          |
| Little Orchard                                              | Colney Heath | Approved        | Private     | 1           |
| Nuckies Farm                                                | Colney Heath | Approved        | Private     | 3           |
| The Paddock                                                 | Colney Heath | Approved        | Private     | 7           |
| The Meadows                                                 | Redbourn     | Approved        | Private     | 1           |
| Tullochside                                                 | Redbourn     | Approved        | Private     | 10          |
| Ver Meadows                                                 | Redbourn     | Approved        | Public      | 10          |
| Ardens Rise House Lane                                      | Sandridge    | Approved        | Private     | 1           |
| Ardens Rise House Lane                                      | Sandridge    | Temporary       | Private     | 3           |
| Chiswell Green                                              | St Stephens  | Approved        | Private     | 1           |
| Meadowside Orchards Drive                                   | St Stephens  | Tolerated       | Private     | 3           |
| Meadowview Lodge                                            | St Stephens  | Approved        | Private     | 8           |
| Noke Nurseries                                              | St Stephens  | Tolerated       | Show people |             |
| Park Street/Watling Street                                  | St Stephens  | Approved        | Public      | 10          |

| Neighbouring District Gypsy and Traveller site to Colney Heath |             |                                     |           |             |
|----------------------------------------------------------------|-------------|-------------------------------------|-----------|-------------|
| Site name                                                      | Parish      | Planning status                     | Ownership | No. Pitches |
| Fairfield Welham Green                                         | North Mimms | Approved for travelling show people | Private   | N/K         |
| Foxes Lane Welham Green                                        | North Mimms | Approved                            | Private   | 3           |
| Foxes Lane Welham Green                                        | North Mimms | Not approved                        | Private   | 3           |
| Thunderbridge Yard Welham Green                                | North Mimms | Temporary                           | Private   | 2           |
| Thunderbridge Yard Welham Green                                | North Mimms | Not approved                        | Private   | 1           |

**Appendix 4 (page 15)**  
**Appendix 5 (page 17)**

Planning Policy for Traveller site  
St Albans Local Plan policies for Traveller site

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**APPENDIX 1 - Application 5/2020/1124 Design Statement and letter of support**

**BFSGC**

Saga Ct, Unit 3 Sibleys Rise, South Heath, Bucks, HP16 9QQ

**DESIGN AND ACCESS STATEMENT**

Client: Mr Patrick McInerney.

Site – Land Adjacent The Mill House, Coursers Road, Colney Heath,  
St Albans, Hertfordshire, AL4 0PB

Date: 22<sup>nd</sup> May 2020

Application for: "Permission is sort for change of use of land, to residential for Gypsy Travellers families. The site to contain static and touring caravans, parking and water treatment plant, with associated hardstanding, parking and related infrastructural development."

**1.0 Brief & Design**

1.01 The applicant seeks permission for the proposal as described.  
The application site would provide homes for Gypsy Traveller families.

Documents submitted with this application.:

- Location Plan
- Proposed Block Plan
- Statutory Declaration re the access.
- Design and Access Statement (this)

1.02 In consultation with the client a site layout has been put together to meet the applicant's requirements. The design and layout is resubmitted by way of block plan BP-01-2020.

The layout comprises four static caravans, four touring caravan, with parking, hardstanding, and water treatment plant, coming off a shared highway access.

1.04 Caravans (mobile Homes) will conform to the definitions within Section 29 (1) the Caravan Sites & Control of Development Act 1960, also Section 13 (1) of the Caravan Sites Act 1968, as such plans and elevations of individual units are not required.

**2.0 Location and Layout**

2.01 The proposed site lies in Greenbelt land by designation, close to South Hatfield, Welham Green and London Colney,

NPPF paragraph 72 suggests working with the support of communities (such as this community) and we hope the LPA will engage positively during the process of this application..



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The site has a connection to a water supply.  
The owner of the land is Mr Patrick McInerny, who would like to live on site together with family who are currently homeless.

2.02 The land is currently mostly permeable with the remains of some hardstanding from previous development.

2.03 The proposed development is modest and appropriate in scale.

2.04 Electricity can be connected to the site.

2.05 Arrangements would be made for the separate storage and collection of waste and recyclable waste. There is room on the site.

**Access and Appearance.**

3.0 The access into the site would be from the existing access off Coursers Road (See block plan) which has been in use for a number of years.

3.01 A landscaping scheme could be provided (or consulted on) if required.

3.02 No existing trees will be impacted by the proposed site. Native planting has been indicated on the 2013 block plan.

3.03 There would be no commercial activity on the site.

3.04 Not being remote from the nearest village (there is development at this location) the development could be said to be in a semi rural location, but any new development such as this application in the area is most likely to be in the countryside or Greenbelt, due to the high cost of land.

3.05. This application is being made by Mr Patrick McInerny, and it is important that these families have a stable culturally appropriate place to live (in line with the Chapman appeal decision) so the families can thrive and maintain good health.

3.06 It is important that these families have a stable place to live so they can access consistent health care and education for their children (further information can be provided).

3.07 The applicant (and proposed residents) are members of the Gypsy Traveller community and have Gypsy Status for planning purposes.

3.08 The Human Rights act is engaged in this situation, and any decision needs to be considered with a view to the HR Act Article 8 particularly.

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**4. Flooding**

The environment agency flood maps have been consulted and there are no flooding issues relating to the site.

**5. Sustainability**

The site is sustainable, and we make the following points:



- Mains electricity can be provided on site.
- The site has a mains water supply.
- The proposed site would be have a water treatment installed.
- Surface water would be disposal of via natural percolation.
- The site is not too far from existing bus routes that provide a regular service to local villages.
- The site has good and safe access to primary and other main roads and to the principle and major urban areas in this part of the county.
- The site is in reach of all necessary services including shops, schools and Medicare.
- There is screening around the site and new screening can be provide if needed to improve screening (the applicant is happy to do further planting as required).
- The site is affordable (all costs at the expense of the site residents) and would have no financial impact of the local authority or the Council's tax payers, while at the same time it would reduce the need for sites which the LA should provide for the Gypsy Traveller community.
- The NPPF makes it clear that there is a presumption in favour of sustainable development, and that presumption is a material consideration that adds weight to this application.
- An area for the storage of waste and recyclables would be provided on the hardstanding on the site.

**6. Conclusion**

- There is a lack of available sites in the area, and the county and this part of the country, as there is an undersupply of sites in the area which carries significant weight
- Where there is a lack of a five year supply of land for Gypsy site provision that adds weight to a planning application.
- The need of the family to be able to access regular health care and education in and from an appropriate setting. The applicant and family need to maintain a stable place to live to access consistent healthcare and education.

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- The family qualify for Gypsy status (and Corona Virus makes travel difficult). The family have travelled often and maintained a Gypsy life style to date.
- The Chapman Decision maintains the right of Gypsies and Travellers to be able to live in Culturally appropriate accommodation.
- The Human Rights of the applicants add weight to the application

The public sector equality duty contained in the Equality Act 2010 applies to decisions that relate to the occupiers of the site as they are Travellers, and thus have a "protected characteristic". Local authorities need to have due regard to the need to eliminate discrimination, harassment and victimisation, advance equality of opportunity and foster good relations between those who share a protected characteristic and those who do not, a positive recommendation in this instance would assist with those duties.

Together the various aspects outweigh harm caused by the proposed development and in policy terms there isn't anything that isn't out weighed by the personal circumstances, potential policy failure or other aspects.

In our opinion special circumstances (or VSC') and need exist, and have been detailed to justify the granting of planning permission.

This site is Available, Suitable, Affordable and Acceptable and together with the fact that VSC's have been submitted to the extent that we feel that they justify the granting of consent, and we invite the Council to grant permanent planning permission.

Joseph G Jones

BFSGC



May 2020

**BFSGC**

Saga Ct, Unit 3 Sibleys Rise, South Heath, Bucks, HP16 9QQ



## **APPENDIX 2 - National Planning Policy Framework (NPPF) Green Belt**

### **13. Protecting Green Belt land**

133. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

134. Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

135. The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions. Any proposals for new Green Belts should be set out in strategic policies, which should: a) demonstrate why normal planning and development management policies would not be adequate; b) set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary; c) show what the consequences of the proposal would be for sustainable development; d) demonstrate the necessity for the Green Belt and its consistency with strategic policies for adjoining areas; and e) show how the Green Belt would meet the other objectives of the Framework.

136. Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.

### **Proposals affecting the Green Belt**

143. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

144. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

145. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt.

### **APPENDIX 3 - St Albans District Council (SADC) policy Green Belt**

#### **Policy S3 - Metropolitan Green Belt**

The Council attaches great importance to the Metropolitan Green Belt, which will be protected from inappropriate development. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of the Green Belt are its openness and permanence.

Green Belt in the District performs important national policy objectives as part of the Metropolitan Green Belt (MGB). The Green Belt is also regarded as performing an important local objective for maintaining the existing settlement pattern and the individual identity of settlements, as far as reasonably possible.

Consistent with its purposes and objectives, primarily where opportunities arise through development, Green Belt land will be proactively managed to:

- protect and create attractive landscapes and countryside
- promote healthy ecosystem services
- support productive and sustainable farming and forestry
- provide space for local and wider recreational needs

Infrastructure provision is essential to ensure development is sustainable across the District and beyond. Some of this will be provided in the Green Belt as set out in this LP. This particularly includes some new transport infrastructure, schools, school playing fields and small-scale sport and outdoor recreation facilities.

Schools are a key element of infrastructure. They have been successfully provided and retained in the Green Belt in this District in numerous locations over many years. The largely open nature of such sites often makes an important contribution to the Green Belt. Where specifically indicated on the Policies Map and by policies in this LP, proposals for the creation of new state schools in the Green Belt is considered in principle to demonstrate the 'very special circumstances' necessary to justify inappropriate development (for that purpose).

Transport is a key element of infrastructure. Transport infrastructure has been successfully provided and retained in the Green Belt in this District in numerous locations over many years. Where specifically indicated on the Policies Map and by policies in this LP, proposals for the creation of new transport infrastructure in the Green Belt is considered in principle to demonstrate the 'very special circumstances' necessary to justify inappropriate development (for that purpose).

Small scale, largely open, forms of infrastructure development such as drainage areas, utilities installations and outdoor sport and recreation facilities and uses, (including detached playing fields for state schools), are not considered to be 'inappropriate development' in the Green Belt.

#### **APPENDIX 4 - Planning Policy for traveller sites 2015**

##### **Policy C: Sites in rural areas and the countryside**

14. When assessing the suitability of sites in rural or semi-rural settings, local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community.

##### **Policy D: Rural exception sites**

15. If there is a lack of affordable land to meet local traveller needs, local planning authorities in rural areas, where viable and practical, should consider allocating and releasing sites solely for affordable traveller sites. This may include using a rural exception site policy for traveller sites that should also be used to manage applications. A rural exception site policy enables small sites to be used, specifically for affordable traveller sites, in small rural communities, that would not normally be used for traveller sites.<sup>6</sup> Rural exception sites should only be used for affordable traveller sites in perpetuity. A rural exception site policy should seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection, whilst also ensuring that rural areas continue to develop as sustainable, mixed, inclusive communities.

##### **Policy E: Traveller sites in Green Belt**

16. Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances. Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. Subject to the best interests of the child, personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances.

17. Green Belt boundaries should be altered only in exceptional circumstances. If a local planning authority wishes to make an exceptional, limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet a specific, identified need for a traveller site, it should do so only through the plan-making process and not in response to a planning application. If land is removed from the Green Belt in this way, it should be specifically allocated in the development plan as a traveller site only.

##### **Policy H: Determining planning applications for traveller sites**

22. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

23. Applications should be assessed and determined in accordance with the presumption in favour of sustainable development and the application of specific policies in the National Planning Policy Framework and this planning policy for traveller sites.

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24. Local planning authorities should consider the following issues amongst other relevant matters when considering planning applications for traveller sites:

- a) the existing level of local provision and need for sites
- b) the availability (or lack) of alternative accommodation for the applicants
- c) other personal circumstances of the applicant
- d) that the locally specific criteria used to guide the allocation of sites in plans or which form the policy where there is no identified need for pitches/plots should be used to assess applications that may come forward on unallocated sites
- e) that they should determine applications for sites from any travellers and not just those with local connections

However, as paragraph 16 makes clear, subject to the best interests of the child, personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances.

## **APPENDIX 5 – St Albans emerging Local Plan 2018**

### **Policy L7 - Gypsies, Travellers and Travelling Show People**

In considering proposals for such new accommodation, the Council will have regard to the following (in order of priority):

1. The suitability and potential of new sites as part of Broad Locations for development. Such new sites should accommodate a maximum of 15 pitches (each pitch being designed to accommodate 1 family / household). Pitch sizes should not exceed 500m<sup>2</sup>.
2. That development should be in general accordance with Policy S1 Spatial Strategy and Settlement Hierarchy.
3. The potential and suitability of extending existing sites.
4. The suitability of sites with temporary permissions.
5. That development should take account of any additional criteria contained in Government guidance.

Within the constraint set by the pitch sizes limit above, site design will be judged in relation to the specific circumstances of the site and in particular whether there is a need to make an allowance for integral general amenity and landscaping space. A minimum pitch size of 450m<sup>2</sup> is likely to be required.

Because of a variety of factors including: proximity to the road network most used by Gypsies and Travellers; development site scale; area topography and landscaping opportunities; and the wide range of uses to be provided in the Broad Locations for development (Policy S6); provision of the following new sites will be required:

- East Hemel Hempstead (South) Broad Location - one 15 pitch site
- East Hemel Hempstead (Central) Broad Location - one 15 pitch site
- Park Street Garden Village Broad Location - two 15 pitch sites

Specific locations will be identified, allocated and safeguarded through collaborative Master planning, as set out in Policy S