

6 Topic, Criteria and Area Based Policies

Policy H4: Gypsy and Traveller Sites

Land is allocated in the following locations as shown on the proposals map to meet the identified needs of Gypsy and Travellers as detailed in the Wrexham Gypsy and Traveller Accommodation Assessment over the plan period:

- i. Land off Coedyfelin Road, Brymbo (8 pitches)
- ii. Land off Llay New Road, Llay (8 pitches)
- iii. Land off A525, Hanmer (8 pitches)

Gypsy and Traveller Sites

6.60 The Housing (Wales) Act 2014 (and Welsh Office Circular 30/2007 'planning for Gypsy & Traveller Caravan Sites') requires all local authorities in Wales to identify the housing needs of Gypsies and Travellers in their areas and make provision for any needs identified. The Housing Act includes provisions to place a duty on local authorities to provide sites where a need has been identified. All local authorities are required to complete a Gypsy Traveller Accommodation Assessment (GTAA) every 5 years, which identifies pitch requirements.

The latest GTAA for Wrexham covers the period 2015-2020 and was approved by the Welsh Government in accordance with Section 102 of the Housing (Wales) Act 2014) on 28th March 2017. The approved GTAA identifies a need for the following⁽¹⁰⁸⁾:

- 15 residential G&T pitches over a five year period
- 28 residential G&T pitches over the 15 year LDP period.

6.61 Since the GTAA was produced a total of 9 residential (private) pitches have been granted planning permission in the County Borough, which reduces the identified need to:

- 6 pitches over the 5 year period; and
- 19 pitches over the LDP period to 2028

6.62 It is also recommended that the number of pitches located at the Council owned Ruthin Road residential site be reduced during the LDP period from 15 to 9 (in order to improve the living arrangements on the site in accordance with WG guidance). The 6 pitches lost at Ruthin Road will therefore need to be replaced elsewhere, which takes the requirement for pitches over the plan period back up to 25.

6.63 On the basis of the need identified in the GTAA, the Council have agreed to allocate 3 sites of 8 pitches as identified in policy H4 and as shown on the proposals maps. In addition, there are also ongoing discussions about the further delivery of private sites which, if permitted would contribute to the identified need and may reduce the need for further allocations. Further information in relation to the site allocations and the site assessment process can be found in Background Paper 6: Gypsy and Traveller Site Selection.

¹⁰⁸ Note that the plan period need is inclusive of the 5 year need and not in addition to.

Topic, Criteria and Area Based Policies 6

6.64 The sites identified above are in Council ownership and WG capital funding to deliver a site is programmed in 2018 /19 and 2019/20 subject to obtaining planning permission. The sites have been selected taking into consideration guidance contained in WG circular 30/2007, and further detail in relation to the site selection methodology, including how the views of the Gypsy Traveller community have been taken into account in the site search process are contained in background paper BP06: Gypsy and Traveller Site Selection⁽¹⁰⁹⁾.

6.65 The design and management of any future sites will need to accord with guidance set out in the Welsh Government's Designing Gypsy and Traveller Sites in Wales (May 2015) and Managing Gypsy and Traveller sites in Wales (May 2015)⁽¹¹⁰⁾.

6.66 In addition the GTAA recommends provision of a temporary stopping site sufficient to accommodate 8 pitches. A temporary stopping site is intended to be short term in nature and used to relocate any inappropriately located unauthorised encampments. As a minimum, facilities provided on a temporary stopping site should include a cold water supply, portable toilets, a sewerage disposal point and refuse collection facilities. The LDP does not allocate land for a temporary stopping place due to the temporary nature of the land use, this will however be delivered separately outside of the LDP process and will be subject to compliance with policy H5 below.

Question 36

Policy H4: Gypsy and Traveller Sites

109 Technical Background Paper 6 Gypsy and Traveller Site Selection

http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd

110 <http://welsh.government.wales/1558designinggyandtravellersites.pdf> <http://welsh.government.wales/1558managinggyandtravellersites.pdf>

6 Topic, Criteria and Area Based Policies

Policy H5 Gypsy and Traveller Accommodation

Proposals for Gypsy and Traveller caravan sites, including land outside of defined settlement limits will be permitted provided:

- i. There is a clearly identified unmet need in accordance with the most recently undertaken Gypsy and Traveller Accommodation Assessment;
- ii. The site is well related to suitable community facilities and services for the prospective occupants;
- iii. The site is capable of being served by utilities including sustainable waste disposal and recovery and emergency services; and
- iv. The site is not in an area at high risk of flooding given the particular vulnerability of caravans

Gypsy and Traveller Accommodation

6.67 The Policy provides a framework for the assessment of proposals for Gypsy and Traveller sites (including Travelling Show People) as defined by Section 108 of the Housing (Wales) Act 2014. It is applicable to the development of any private caravan sites for the community as well as the development of a temporary stopping place, the need for which has been identified in the most recent GTAA for Wrexham.

6.68 Sites should be designed in accordance with advice in Welsh Government Circulars 30/2007: Planning for Gypsy and Traveller Caravan Sites; and/or 78/91 Travelling Showpeople which will be material considerations as appropriate in the determination of any planning applications.

Question 37

Policy H5 Gypsy and Traveller Accommodation

