

**EPPING FOREST DISTRICT LOCAL PLAN**

**EXAMINATION HEARINGS**

**HOMEWORK NOTE 10**

**MATTER 5            SITE SELECTION METHODOLOGY AND THE VIABILITY OF SITE ALLOCATIONS**

**ISSUE:                ISSUE 2: HAVE THE PLAN'S ALLOCATIONS FOR GYPSIES & TRAVELLERS AND TRAVELLING SHOWPEOPLE BEEN CHOSEN ON THE BASIS OF A ROBUST ASSESSMENT PROCESS?**

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**HW10 - STAGE 2 TRAVELLER SURVEYS**

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1. The Council provides this note which concerns Matter 5, Issue 2 and the Inspector's request that the Council provide copies of the correspondence between the Council and site promoters at North Weald Bassett and Waltham Abbey for site allocations NWB.T1 and WAL.T1 which confirmed the availability of land for traveller accommodation.
2. Site NWB.T1 was assessed through the site selection process under site reference GRT-N\_06 and site WAL.T1 was assessed under site reference GRT-N\_07. Both of these traveller sites were originally sourced from the pool of sites identified in the draft traveller development plan dating from 2008/2009.
3. In accordance with the Traveller Site Selection Methodology (TSSM) (EB805AI), the Council undertook an early availability sift for traveller sites assessed in 2016 (Stage 2 of the TSSM, refer to pages D14-D15). The Council contacted the landowners of GRT-N\_06 and GRT-N\_07 in August 2016 to establish their interest in either selling or leasing land for the purpose of providing additional traveller site accommodation in the District. As documented in paragraphs 3.43 and 3.44 of the Site Selection Report (EB805, pages 60-

61), sites only continued to progress through the site selection process if a positive response was received from the landowner (noting this could be in conjunction with residential development).

4. A positive response was received from the landowners of both GRT-N\_06 and GRT-N\_07, confirming the availability of the land for traveller accommodation, within wider residential sites. A timeline of the correspondence between the landowners and the Council for each site is summarised below, with the most recent correspondence set out first:

### **GRT-N 06 (NWB.T1)**

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| <b>19 August 2016</b> | The landowner responded to the survey attached to the Council's letter dated 3 August 2016, specifically relating to site GRT-N_06 (refer to extract in Table 1 below).  |
| <b>8 August 2016</b>  | The landowner sent a letter to the Council registering their interest in providing traveller accommodation in conjunction with their North Weald landholdings. This letter refers to a number of residential sites within North Weald Bassett including SR-0036 (within which GRT-N_06 is located) as well as sites SR-0309 and SR-0417. |
| <b>3 August 2016</b>  | The Council sent a letter to the landowner with an attached survey to establish their interest in selling or leasing the site for possible use as a traveller site.  |

### **GRT-N 07 (WAL.T1)**

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| <b>1 September 2016</b> | The landowner responded to the survey attached to the Council's letter dated 3 August 2016, specifically relating to site GRT-N_07 (refer to Table 2 below). |
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**3 August 2016**

The Council sent a letter to the landowner with an attached survey to establish their interest in selling or leasing the site for possible use as a traveller site.

**Table 1: Redacted survey response for GRT-N\_06 (received 19 August 2016)**

Site ref:	Site name /address:	Do you wish to make the site available for Traveller accommodation in the Local Plan?	Please provide further details.	I (or my client) is:	Please provide an indication of when the site would be available for Traveller accommodation, if it were to be identified in the forthcoming Local Plan.	Has interest previously been shown to make the site available to Traveller accommodation? Please give details.	Has any conceptual masterplanning been undertaken for land that includes the site?	Please provide details of the work undertaken.
GRT-N_06	Bluemans Farm	Potentially, depending on other factors	Consideration/discussion on other existing land under consideration for development	Sole freehold owner	Immediately	None	No	N/A

**Table 2: Redacted survey response for GRT-N\_07 (received 1 September 2016)**

<b>Site ref:</b>	<b>Site name /address:</b>	<b>Do you wish to make the site available for Traveller accommodation in the Local Plan?</b>	<b>Please provide further details.</b>	<b>I (or my client) is:</b>	<b>Please provide an indication of when the site would be available for Traveller accommodation, if it were to be identified in the forthcoming Local Plan.</b>	<b>Has interest previously been shown to make the site available to Traveller accommodation? Please give details.</b>	<b>Has any conceptual masterplanning been undertaken for land that includes the site?</b>	<b>Please provide details of the work undertaken.</b>
GRT-N_07	Lea Valley Nursery, Crooked Mile	Potentially, depending on other factors	The site is being promoted for residential development. Inclusion of land for a traveller site would only be considered in the context of the wider development and masterplanning of the site.	Sole freehold owner	Within 5 Years	Previous representations to the Council in 2009 identified the possible inclusion of a traveller site, but only on the same basis as currently i.e. within the context of a masterplan for development of the whole site.	Yes	Some initial conceptual work was submitted to the Council in representations to the LDF in 2009, albeit this would now need to be updated.