

## **Chelmsford Local Plan Examination**

### **Matter 6(e) Gypsy, Traveller and Travelling Showpeople Housing Provision**

**Prepared by Sellwood Planning**

**on behalf of**

**Crest Strategic Projects Ltd**

**November 2018**

## 1.0 **Introduction**

- 1.1 This statement relating to Matter 6(d) (Gypsy, Traveller and Travelling Showpeople Housing Provision) is prepared by Sellwood Planning on behalf of Crest Strategic Projects Ltd (Crest). Crest controls the site at West Chelmsford (Policy SGS2) which is proposed to be allocated for around 800 homes, a 2 Form Entry Primary School, Local Centre, 5 Travelling Showpersons plots and open space.
- 1.2 Crest is actively promoting this site and has prepared a master plan in accordance with the City Council's masterplanning protocol. This has been the subject of public consultation which started in early November 2018 and an exhibition on the 13<sup>th</sup> November. The masterplan is likely to be adopted in early 2019. Crest is currently preparing a planning application to be submitted in late February 2019.

## 2.0 **(Q 69) "Strategic Growth Area Site 2 in GA1 includes a request for the provision of 5 serviced plots for travelling showpeople. Is this provision sound and will it be sufficient to meet the identified need in this location?"**

- 2.1 Crest has a duly submitted representation (PS1536) relating to Policy HO3 and the provision of Travelling Showpersons Plots (TSPs). This TSP issue is also referred to in other objections. However, since the submission of these representations in March 2018, Crest has had further negotiations with the City Council and prepared an agreed masterplan which was formally submitted to the City Council in early November 2018 and is on consultation during November. A copy of the submitted masterplan forms *Appendix 1*.
- 2.2 As will be seen from the masterplan, Crest and the City Council have agreed on a location for the 5 TSP plots on land to the west of the allocation and fronting Roxwell Road. This forms part of the land identified for recreation and SuDS. This location was selected due to the difficulty of incorporating a 1 hectare TSP site within the housing area. This is due to the need for a separate access for the heavy and large

articulated convoys often used by TSPs and the unsocial hours of arrivals and departures. A degree of separation between the TSP plots and the new housing is also prudent given that some maintenance and repair of showground equipment will occur on site. This arrangement has been discussed with the Showmens Guild of Great Britain, which supports the proposed solution at West Chelmsford.

- 2.3 In view of this agreement, Crest no longer maintains its objection that the location of 5 TSP plots at West Chelmsford is unsound.
- 2.4 However, Q69 poses a further question – whether the provision will be sufficient to meet the identified TSP needs in this location. The remainder of this statement addresses this point.
- 2.5 The Gypsy, Traveller, and Travelling Showpeoples Accommodation Assessment (GTTSA) confirms that, at present, there are 42 existing TSP plots in the City Council administrative area. Of this total, 40 are located at the Hassenbrookes site elsewhere in Writtle Parish. If the new TSP plots are delivered in accordance with the submitted plan, there will be 66 TSP plots of which 45 (40 existing and 5 at West Chelmsford) or 68% will be concentrated in Writtle Parish. It is considered that this already represents an extremely high concentration in a single Parish and any increase beyond 5 TSP plots at West Chelmsford would only exacerbate this. For this reason, all the remaining TSP plots should be distributed across the City area.
- 2.6 Another way of looking at the distribution of the TSP plots is to note that the 24 new TSP plots are proposed to be distributed between five large strategic sites. The sites are proposed to provide 5,550 homes or 1 TSP plot per 231 homes. However, in the case of West Chelmsford, the ratio is one TSP plot per 160 homes. On this basis, the West Chelmsford allocation is already proposed to provide a greater proportion of TSP plots than some of the other strategic allocations. In this context, there is no sound reason for a higher level of TSP provision at West Chelmsford.

### **3.0 Conclusions**

3.1 As a result of the masterplan process, Crest is now content with the provision of 5 TSP plots at West Chelmsford in the location shown on the submitted masterplan. However, there is no justification to increase the level of provision above 5 TSP plots due to the already high concentration of TSP plots in Writtle.

3.2 For this reason, Crest is no longer proposing a modification to the text of Policy HO3.

# Appendix 1

## Masterplan





- Key
- Allocation boundary
  - Application boundary
  - Indicative development parcels
  - Proposed planting
  - Foul water pumping
  - Primary School and Nursery
  - Neighbourhood Centre
  - Pedestrian and cyclist only
  - Green space/parkland
  - Ecology park
  - LAP/LEAP
  - Travelling Showpeople site
  - Existing and Proposed footpath and cycle links
  - Attenuation basin
  - Proposed bus link
  - Combined access track for travelling showpeople and existing farm buildings
  - Park and recreation ground with football and cricket pitches
  - Cricket pavilion/changing facilities

Illustrative Masterplan - Presentation Version Warren Farm, Chelmsford		
Drawing 15029_39b	Revision (Based on CAD dwg. 15029_29qq)	Revision detail
Drawn By CH	Date 10/18	Scale Linear at A3

Andrew Martin  
Planning



Planning Design Development

Town Mill | Mill Lane | Stebbing | Dunmow | Essex | CM6 3SN

Telephone: 01371 855855 Fax: 01371 856201 Email: info@am-plan.com Website: www.am-plan.com