

## 9. AFFORDABLE HOUSING AND OTHER HOUSING NEEDS

### Affordable Housing Need in Waverley

#### Introduction

- 9.1 Waverley is an expensive and sought after place to live. The average price of a house is £481,135, which is significantly higher than the regional average of £309,916.<sup>1</sup> Waverley has a significant need for more affordable housing. There are currently over 1,500 households on the Council's Housing Needs Register in housing need.<sup>2</sup> Of these, about 1,200 households are considered to be in housing need with a local connection (i.e. the households in the highest priority bands A to C in accordance with the Council's allocation scheme). Of these, 300 are already in social housing but seeking to move to different accommodation.

#### Policy Context

- 9.2 Delivering more affordable homes has been identified as a key factor supporting community wellbeing, which is one of the priorities in the Waverley Borough Council Corporate Plan 2016-2019 and an objective for this Local Plan. Affordable Housing is defined in the NPPF as social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market.<sup>3</sup> The Government is introducing a requirement for Starter Homes in the Housing and Planning Act and has consulted on changes to the definition of affordable housing<sup>4</sup> to include a wider range of low cost homes, including Starter Homes. Therefore, when these changes are implemented, they will need to be reflected in the Local Plan.
- 9.3 The NPPF supports the provision of affordable housing to help deliver a wide choice of high quality homes, the widening of opportunities for home ownership and the creation of sustainable, inclusive and mixed communities. This need should be met on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities.<sup>5</sup> However, plans should be deliverable. To ensure viability, the cost of any requirement or local standards such as affordable housing when taking into account the normal cost of development and mitigation, must provide competitive returns to a willing landowner and willing developer to enable the development to be deliverable. The cumulative impact of local standards and policies should not put implementation of the Plan at risk.<sup>6</sup>

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<sup>1</sup> Mean house prices from West Surrey SHMA 2015 - analysis of Land Registry Price paid data

<sup>2</sup> Waverley Housing Needs Register (as at 1 April 2016).

<sup>3</sup> As defined in Annex 2 of the National Planning Policy Framework, 2012.

<sup>4</sup> Consultation on proposed changes to national planning policy, DCLG, December 2015

<sup>5</sup> National Planning Policy Framework 2012; paragraph 50

<sup>6</sup> National Planning Policy Framework 2012; paragraph 173 -174

- 9.4 The Enterprise M3 Local Economic Partnership (EM3 LEP) Growth Deal<sup>7</sup> sets out the LEP's aim to accelerate the delivery of housing to support economic growth due to the importance of housing to support labour mobility and recruitment. It recognises that the EM3 area contains some of the least affordable areas in the country and the lack of affordable housing means that people increasingly commute into the area which causes congestion on the area's roads. One of the key objectives in the Council's Economic Strategy 2015 – 2020<sup>8</sup> is to provide affordable housing for key workers. This is because Waverley's prosperity relies on the delivery of high quality key services such as health, education, care and security. However the pay that is offered in these services is not enough to be able to afford to live in the Borough because house prices are so high. This has resulted in a high proportion of residents commuting from outside of the Borough to do these jobs. The Surrey Rural Strategy 2015-2020 has a vision for affordable rural housing in Surrey's rural communities that enables people to live near to family and rural employment opportunities.<sup>9</sup>
- 9.5 The West Surrey SHMA 2015 demonstrates that there is a need for 314 affordable homes a year in Waverley between 2013 to 2033 using the Basic Needs Assessment Model in accordance with DCLG Practice Guidance. This is approximately 64% of the overall housing needed each year for the Borough to meet the demographic projection.

#### **The amount of housing required to meet affordable housing needs**

- 9.6 The evidence on housing need therefore supports maximising the delivery of affordable homes and the Council remains committed to increasing opportunities for all Waverley residents to have access to housing that they can afford. However, the Council considers that it is not appropriate to set a local plan target for new housing to ensure that the 314 new affordable homes needed a year are delivered. There are a number of reasons for this which are set out in the West Surrey SHMA.
- 9.7 The West Surrey SHMA calculates that if Waverley were to theoretically meet a figure of 314 new affordable dwellings a year, then overall 897 new homes a year would be required in Waverley (based on a theoretical policy requirement of 35% of new homes on all housing developments to be affordable). This would not be realistic as it would result in delivery rates higher than anywhere across England (over a sustained period) over the last 15 years, or over the pre-recession decade.
- 9.8 There are also other ways of delivering new affordable housing besides through new build development on market led schemes. This highlights that affordable housing need can be influenced by changes in the ownership of housing stock. In addition to updating planning policies, the Council is working to deliver a programme of new build affordable housing on council-

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<sup>7</sup> EM3 LEP -Working for a Smarter Future – The Growth Deal for the Enterprise M3 Area March 2014

<sup>8</sup> Waverley Economic Strategy 2015 - 2020

<sup>9</sup> Surrey Rural Strategy 2015-2020, Surrey County Council

owned land<sup>10</sup> which includes exploring the redevelopment of low-demand Council stock and schemes that are no longer fit-for-purpose. The Council is also working with public sector partners to release public land for affordable housing. Encouragement is being given to the reuse of empty homes. The Council will continue to work with rural communities to deliver affordable housing for local people on rural exceptions sites.

- 9.9 The SHMA also points out that one can not strictly compare the figure of affordable housing need with the demographic need figure because they are calculated in different ways. Firstly, the SHMA points out that the Basic Needs Assessment model includes supply-side factors. The net need figures derived are influenced by the current stock of affordable housing and turnover of this, together with pipeline supply. Funding mechanisms for affordable housing have influenced past delivery, which in turn influence current need. This is why the figures in the Basic Needs Assessment Model are relatively substantive. The projected supply of affordable housing would be greater (and the identified affordable housing need would be lower) if greater public resources had been devoted to delivering affordable housing and more had been built over the last decade, or no properties lost through right-to-buy sales.
- 9.10 Secondly and more critically, the SHMA states that the Basic Needs Assessment model includes needs arising from both new households and existing households. These figures therefore include needs arising from households who will require a different form of homes, but who, by moving to another property, would release an existing property for another household and therefore do not generate a need for more dwellings overall. These households include those who are overcrowded, those coming to an end of a tenancy, those living in unsuitable housing and those who cannot afford to remain in their current home. Therefore, in considering the overall need for housing, only those who are concealed or homeless would potentially need additional housing. The SHMA estimates that the overall need from concealed and homeless households in Waverley is estimated at 14 new dwellings a year. Therefore, there is justification in considering an adjustment to the overall amount of housing needed to address the needs of these households.

### **Affordable housing on development sites**

- 9.11 In addition to the evidence of affordable housing need in the SHMA there are a number of matters that the Council has to take into account in determining the level of affordable homes required on market led housing sites.
- 9.12 Firstly, Government policy<sup>11</sup> is that affordable housing should not be sought on schemes of 10 dwellings or less and which have a maximum combined gross floor space of 1,000 sq. m. For designated rural areas under Section 157 of the Housing Act 1985 (which includes Areas of Outstanding Natural

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<sup>10</sup> Waverley Affordable Housing Delivery Plan 2012-17

<sup>11</sup> Ministerial Statement 28<sup>th</sup> November 2014 and the NPPG

Beauty), local planning authorities may choose to apply a lower threshold if 5 units or less.

- 9.13 Secondly, as mentioned above, the NPPF requires that all policies must be assessed to ensure that development is deliverable. Therefore, the Waverley Viability Study<sup>12</sup> has been carried out to establish what levels of affordable housing could be required without affecting housing delivery on sites taking into account other local plan standards and requirements for development. It concludes that the higher the level of affordable housing that is required the less the rate of Community Infrastructure Levy (CIL) that can be charged if that development is to be viable. This is based on 50% of the maximum CIL that could be achieved to ensure that there is flexibility to respond to any changes in development costs.
- 9.14 Furthermore, the Council needs to consider the advice set out in the NPPF regarding the creation of sustainable, inclusive and mixed communities<sup>13</sup>.
- 9.15 The Council considers that a provision of 40% affordable housing on market led housing developments that can provide affordable homes in line with Government thresholds is the right balance between meeting the affordable homes assessed as being needed in the West Surrey SHMA, ensuring that development is viable and therefore deliverable, and helping to create inclusive and mixed communities.

#### **Policy AHN1: Affordable Housing on Development Sites**

**Unless specified on sites identified elsewhere in this Local Plan Part 1, Local Plan Part 2 or Neighbourhood Plans, the Council will require a minimum provision of 40% affordable housing on all housing developments where at least one of the following applies:**

- **In designated rural areas<sup>14</sup> developments providing a net increase of 6 dwellings or more.**
- **In non designated rural areas developments providing a net increase of 11 dwellings or more.**
- **developments that have a maximum combined gross floorspace of more than 1000 sq. m.**

**On developments where the net number of dwellings is less than 11 units, the contribution may be in the form of a financial contribution equivalent to the cost of providing 40% on-site provision, commuted until after the completion of the units within the development. In all other cases, on-site provision of affordable housing will be required and only in exceptional circumstances will an alternative to on-site provision be considered.**

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<sup>12</sup> The Waverley Viability Study 2016

<sup>13</sup> Para 50 of the NPPF

<sup>14</sup> Rural areas described under Section 157 of the Housing Act 1985

**In all cases where on-site provision is being made, the mix of dwelling types, sizes and tenure split should reflect the type of housing identified as being required in the most up-to-date evidence of housing needs and the Strategic Housing Market Assessment, having regard also to the form and type of development appropriate for the site.**

- 9.16 The Policy will apply to single use or mixed-use schemes. It will apply to all types of residential development including private retirement homes, sheltered accommodation, extra care schemes and other housing for older people where these fall within Use Class C3.<sup>15</sup>
- 9.17 The Policy will apply to development sites which exceed the thresholds set out within the policy. Where such sites are sub-divided, the Council will normally expect each subdivision or smaller development to contribute proportionally towards achieving the amount of affordable housing which would have been appropriate on the whole or larger site.
- 9.18 On sites providing 11 or more net new dwellings, the presumption is that affordable housing will be provided on-site in line with the NPPF. The onus will be on the developer to demonstrate what on-site management or other issues regarding on-site provision would compromise development viability. Only in cases where it can be robustly justified, off-site provision or a payment in lieu (of broadly equivalent value of providing the affordable housing on site) may be accepted, as long as it will contribute to meeting local housing need and the objective of creating mixed and balanced communities.
- 9.19 Affordable housing may be funded by a combination of private subsidy (in the form of nil cost land) and public subsidy (grant funding). The Homes and Communities Agency (HCA) funding prospectus states that, "If grant is requested for affordable homes provided under a S106 agreement, on a larger site developed as market housing, these homes will need to be additional to those that would be delivered under the S106 agreement alone, without grant."<sup>16</sup> Negotiations with landowners should therefore start on the assumption that grant funding from the HCA for affordable homes will not be available.
- 9.20 The Council recognises that there may be exceptional situations where the specific circumstances of the site, or other matters, could mean that achieving the required level of affordable housing would compromise development viability. Where a prospective developer considers this to be the case, the onus will be on the developer to provide appropriate financial evidence with any planning application. If the Council is satisfied that the financial appraisal confirms that affordable housing cannot be provided in accordance with the policy, then negotiations will take place to secure an appropriate level of provision. If the Council needs to seek independent scrutiny of the viability of the scheme, payment for such advice will usually be funded by the developer.

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<sup>15</sup> Town and Country Planning (Use Classes) Order 1987 (as amended)

<sup>16</sup> Homes and Communities Agency - Shared Ownership and Affordable Homes Programme 2016 to 2021 Prospectus

Ultimately, the final decision as to whether to accept a commuted sum will be the Council's.

## **Delivery**

The Policy will be delivered by working with developers and landowners, planning applicants and Registered Providers through s106 obligations.

## **Rural Exception Sites**

### **Policy Context**

- 9.21 The NPPF states that in rural areas, local planning authorities should be responsive to local circumstances and plan housing development to reflect local requirements, particularly for affordable housing, including through rural exception sites where appropriate. Local Planning Authorities are also expected to consider whether allowing some market housing would facilitate the provision of significant additional affordable housing.
- 9.22 In the past, the Council has successfully applied a rural exception site policy, which allows for small scale developments of affordable housing within or adjoining rural settlements where there is a clear need. This policy has helped to facilitate the development of a number of such schemes in Waverley. Evidence suggests an on-going need to provide for affordable housing to meet identified local needs. The West Surrey SHMA 2015<sup>17</sup> shows a need for affordable housing in all locations across the Borough. This includes a net need of 83 new affordable homes per annum from 2013 to 2033 for locations outside the four main settlements of Cranleigh, Farnham, Godalming and Haslemere.

### **Affordable Housing on Rural Exception Sites**

- 9.23 The identification and development of these sites is usually driven by the identification of local need and potential sites, following the carrying out of a local housing needs survey. Recommendations from the survey will propose the number, type, tenure and mix of affordable homes in line with local need.

### **Policy AHN2: Rural Exception Sites**

**Where there is a genuine local need for affordable housing which cannot be met in some other way, small scale developments of affordable housing may be permitted on land that is within, adjoins or is closely related to the existing rural settlement, provided that:**

- (i) **The development is small in scale, taking account of the size of the village and respects the setting, form and character of the village and surrounding landscape; and**

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<sup>17</sup> The West Surrey SHMA – Waverley sub area Addendum November 2015

**(ii) Management arrangements exist to ensure that all of the affordable dwellings remain available on this basis to local people in perpetuity**

Where it can be clearly demonstrated that it is required to ensure the viability of the scheme, the Council will consider a limited element of open market housing, provided that:

- The requirements set out under (i) and (ii) of this policy can be satisfactorily met;
- The new development physically integrates the open market and affordable housing and makes best use of the land; and
- The number of open market dwellings included in the scheme is the minimum required to provide the necessary number of affordable dwellings.

9.24 Proposals for rural exception sites will need to be accompanied by evidence that clearly identifies and quantifies the need for affordable housing in that settlement. Any development proposals must be small in scale, having regard to the size of the settlement itself. The Council will need to be satisfied that:

- There is local support for the scheme, including adequate consultation with the appropriate Parish Council;
- The scheme meets a demonstrated housing need identified in a Parish Council Needs survey.

9.25 Depending on the circumstances and the proposed site, it will be necessary to demonstrate why the site has been selected and why other sites have been discounted. Any planning permission that is granted must be subject to an appropriate legal agreement to ensure that new dwellings remain affordable housing in perpetuity.

9.26 It is expected that the land provided for affordable housing will be provided at low or nil cost. However, if it can be demonstrated that it is necessary to create additional funds over and above those available from free and low-cost land, to overcome specific constraints, or that the provision of low cost dwellings for local needs is not realistic or practicable without extra subsidy, an element of open market housing may be permitted within an overall scheme. This will be in the form of carefully prescribed cross-subsidy schemes, in order to meet the objective of developing rural affordable housing to meet local needs. The Council will need to be satisfied that the number of open market dwellings is the minimum necessary to ensure delivery of the scheme.

### **Delivery**

The Policy will be delivered by working with developers and landowners, planning applicants and Registered Providers through Section 106 obligations.

9.27 More detail on the application of Policy AHN1 and Policy AHN2 will be developed through supplementary planning documents which will include details on:

- the approach to calculating financial contributions;
- up-to-date information on the type and size of affordable housing required;
- the cascade mechanism to be applied to cases where viability is an issue;
- other matters of detailed interpretation/application of the policies.

### **Mix of Housing Types and Size to meet different needs**

#### **Introduction**

9.28 The NPPF states that Local Planning Authorities should plan for a mix of housing based on current and future demographic trends and the needs of different groups in the community. It also says that they should identify the size, type, tenure and range of housing that is required in particular locations reflecting local demand<sup>18</sup>.

#### **Policy Context**

9.29 The NPPF identifies that Local Planning Authorities should plan for a mix of housing which takes account of different groups in the community. The NPPG identifies a number of groups which may have housing needs which differ from those of the wider population. Based on projected demographic changes and the evidence in the SHMA, the following groups in Waverley are considered to have particular housing needs:

- Older people;
- Families with children
- People with disabilities
- Other Groups

#### **The Housing needs of Older People.**

9.30 The NPPG recognises the need to provide housing for older people as part of achieving a good mix of housing. A key driver of change in the housing market over the next 20 to 25 years is expected to be the growth in the population of older persons. The West Surrey SHMA 2015 reports that the population of older persons within Waverley is expected to grow by nearly 49% (a growth of 31,200 persons). Although many older households will remain in the homes which they have lived for many years, some may wish to downsize. Furthermore, some older households will require specialist housing or support, or need adaptations to their homes. The increase in the older population may result in an increase in dementia by 1,800 and an increase of 3,500 with mobility problems between 2013 and 2033. The SHMA identifies a need for over 1,700 additional specialist housing solutions including sheltered and extra care homes in the same period within Waverley. he projected

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<sup>18</sup> National Planning Policy Framework 2012 Para 50

increase in the number of Waverley residents over 65 years has implications in relation to the type of housing available and other considerations such as health and access to services.

#### Families with children

- 9.31 The 2011 Census found that approximately 30% of households within Waverley are a family (defined as any household which contains at least one dependent child). Core demographic projections suggest that the number of children in the West Surrey housing market area is expected to increase by 8% from 2013 to 2033.
- 9.32 Within the housing market area there are considerable differences in the current tenure of family households. Lone parents have a very high proportion living in the social rented and private rented sector. Only 40% of lone parent households are owner occupiers compared with 80% of married couples with children. Households with children are four more times likely to be overcrowded than other groups with the highest overcrowding being lone parents and “other” households. The census data therefore points to lone parents and “other” households being more disadvantaged. Given the vulnerability of households with children, the SHMA suggests that this points to the need to ensure that there is a reasonable quality of housing in the private rented sector.
- 9.33 The analysis of the types of homes needed leads to the SHMA concluding that the provision of market housing should be more explicitly focused on delivering smaller family housing for younger households.

#### People with disabilities

- 9.34 Approximately 20.7% of the households in the West Surrey housing market area contain someone with a long term health problem or disability (LTHPD) with Waverley being slightly higher at 21.3% although this is still lower than the regional and national figures. The proportion is likely to be linked to the age profile of the area and analysis shows that those people in the oldest age are more likely to have LTHPD. It is therefore estimated that the number of people with a LTHPD will increase by about 17,800 (38%) by 2033 – the vast majority of this increase (92%) expected to be in age groups aged 65 and over.
- 9.35 Analysis shows that that people with a LTHPD have a higher than average representation of people living in social rented housing and outright owners. As the lowest incomes are found in these sectors this suggests that households with a disability are likely to be relatively disadvantaged when compared to the rest of the population.

#### Other Groups

- 9.36 The West Surrey SHMA looks at the specific needs for other groups that includes custom build and self build homes and recognises that there will be

demand to supply them. The SHMA states that the need for these properties will be met as part of the general supply of housing and not as an addition to it. However, the Council does hold a Self Build Register for individuals and groups who are interested in meeting their housing needs by creating their own home through a self build project. The register will enable the Council to gather evidence to see if there is a demand for this type of development within the Borough.

- 9.37 The evidence in the West Surrey SHMA 2015 demonstrates that new homes in the Borough should be built to meet the needs of specific groups of the population. In some cases this is an issue regarding the quality of homes that is outside the scope of the Plan, such as the quality of both private and social rented accommodation. However, it is also an issue of affordability which has been taken into account by the West Surrey SHMA in assessing the number of new homes needed overall and also the number of homes needed to meet affordable housing needs.

### **The Mix of Housing Types and Sizes**

- 9.38 The West Surrey Strategic Housing Market Assessment (SHMA) 2015 assesses demographic projections, considering how the population and households are expected to change based on past trends. It sets out the range of factors which influence housing need and demand for different sizes of market and affordable homes.
- 9.39 Table 9.1 shows the mix of housing recommended across the whole housing market area in the West Surrey SHMA. The figure in the brackets shows the figure for Waverley specifically.

**Table 9.1 – Need for different size of homes in the West Surrey HMA and Waverley**

	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4+ bed</b>
<b>Market</b>	10% (9.3%)	30% (32.1%)	40% (38.2%)	20% (20.4%)
<b>Affordable</b>	40% (47.3%)	30% (29.2%)	25% (21.9%)	5% (1.7%)
<b>All dwellings</b>	20%	30%	35%	15%

- 9.40 This shows only a slight variation to that needed across the whole housing market area with a higher level of need for one bedroom affordable stock.
- 9.41 However it is considered that the policy for a mix of homes should be able to react to changing circumstances and ensure that it contributes to the mix of both the wider area as well as the development site itself. Therefore, the policy for a mix of homes should not prescribe the size of homes.
- 9.42 The SHMA recognises the variation of affordable housing need across the HMA and over time this means that the mix on specific development schemes should be considered in the light of details of households currently on the Housing Register and the stock and turnover of existing properties. The

SHMA has also quantified this on the basis of market modelling and an understanding of the current housing market policy requirements should not be prescriptive and the market will judge the most appropriate profile of homes to deliver at any point of time. This approach is reflected in Policy AHN3 below.

- 9.43 Using information on incomes, the proportion of households who are likely to be able to afford intermediate housing and the number for whom only social or affordable rented housing will be affordable is estimated. The SHMA recognises that this analysis is not straightforward. This is because incomes do not necessarily tell us what sort of housing households might be able to afford or occupy and that distinctions between social and affordable rented housing are complex. However, the West Surrey SHMA 2015 indicates a mix of 32% for intermediate and 68% for social/affordable rent in Waverley.
- 9.44 The evidence in the SHMA points to a significant increase in the number of older people in the Borough and their need for specialist housing or houses that have been adapted to meet their requirements. Connected to this increase in older persons is a projected increase in households where someone has a LTHPD. It is therefore important that the plan makes provision for new homes to be built that either have access and facilities to meet the needs of older people of those with LTHPD or homes that can be readily adapted.

### **Policy AHN3: Housing Types and Size**

**The Council will require proposals for new housing to make provision for an appropriate range of different types and sizes of housing to meet the needs of the community, reflecting the most up to date evidence in the Strategic Housing Market Assessment.**

**The Council will support the provision of new housing and related accommodation to meet the needs of specific groups that have been identified in the West Surrey Strategic Housing Market Assessment. Currently the SHMA indicates specific needs for**

- **Older people**
- **Families with children**
- **People with disabilities**

**The Council will require the provision of new developments to meet Building Regulations M4 (2) Category 2 standard: “Accessible and adaptable dwellings” to meet the needs of older people and those with disabilities. The Council will also encourage the development of specialist housing and appropriate types of older persons’ housing on suitable sites.**

## **Delivery**

This Policy will be delivered through the implementation of planning permissions.

## **Evidence**

- The West Surrey Strategic Housing Market Assessment 2015
- CLOG: Lifetime Homes, Lifetime Neighbourhoods – A National Strategy for Housing in an Ageing Society
- Affordable Housing Viability Study 2016,
- Waverley Borough Council Housing Needs Register

## **Gypsies, Travellers and Travelling Showpeople**

### **Introduction and Policy Context**

- 9.45 Gypsies and Travellers and Travelling Showpeople are two other important groups with specific accommodation needs. The Government's Planning Policy for Traveller Sites (PPTS) <sup>19</sup> requires Councils to set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople which address the likely permanent and transit site accommodation needs of travellers in their area. It also requires Councils to identify a five year supply of sites.
- 9.46 Within Waverley, there are currently 14 authorised sites and 1 unauthorised site for Gypsies and Travellers.<sup>20</sup> There are also 2 authorised and 1 unauthorised sites for Travelling Showpeople. All except one (The Willows site in Runfold) are privately owned and managed. All the sites are in countryside locations.
- 9.47 A Traveller Accommodation Assessment (TAA) was carried out in 2014 using a common methodology agreed by all Surrey local planning authorities. The TAA and an update to that report in 2016<sup>21</sup> identifies a need for 11 additional pitches for Gypsies and Travellers and 3 Travelling Showpeople plots between 2012-2017. Using a compound growth rate of 3% there is a further requirement for 39 pitches for Gypsies and Travellers and 3 Travelling Showpeople plots from 2017 to 2027.

### **Accommodation for Traveller and Travelling Showpeople**

- 9.48 The Waverley TAA 2014 and the Update Report were undertaken using the definition in Planning Policy for Traveller Sites at the time: "persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but

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<sup>19</sup> Planning Policy for Traveller Sites DCLG August 2015

<sup>20</sup> Waverley Traveller Accommodation Assessment April 2014

<sup>21</sup> Update Report on the Waverley TAA April 2016

excluding members of an organised group of travelling showpeople or circus people as such". However, since the work and the update were commissioned the definition of a traveller in the PPTS<sup>22</sup> has been amended so that persons who have ceased to travel permanently are no longer defined as a Gypsy or Traveller. In the light of the changed definition, the Council will be reviewing the methodology for the TAA and gathering new evidence of need that will provide an update. The Council is already undertaking preparatory work for a new TAA. The intention is that once this new evidence of needs is complete, Part 2 of Local Plan will identify and allocate sites required to meet these needs.

- 9.49 Traveller sites in the Green Belt will not be supported, except in very special circumstances.
- 9.50 Although it is recognised that Travelling Showpeople sites require greater storage and maintenance space for associated equipment, the same criteria will need to be met by both groups regarding accommodation provision.

**Policy AHN4: Gypsies, Travellers and Travelling Showpeople Accommodation**

**Provision shall be made for Gypsies, Travellers and Travelling Showpeople in accordance with the Waverley Traveller Accommodation Assessment.**

**Specific sites to meet the identified need within the Borough will be allocated within Part 2 of the Local Plan: Non Strategic Policies and Sites.**

**A sequential approach will be taken to identifying sites for Travellers and Travelling Showpeople within Part 2 of the Local Plan: Non Strategic Policies and Sites, in the following order:**

- **Providing additional pitches within available existing authorised sites;**
- **Suitable extensions to available existing sites;**
- **Use of available land within settlements or other available suitable brownfield land outside settlements.**

**Allocations or proposals for permanent and transit sites for Gypsies, Travellers and Travelling Showpeople will only be permitted if:**

- **they are necessary in order to meet the requirements of an appropriate assessment of need;**
- **safe and convenient vehicular and pedestrian access to the site can be provided;**
- **there is easy and safe access to the strategic road network and the site does not generate traffic of an amount or type inappropriate for the roads in the area;**

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<sup>22</sup> Planning Policy for Traveller Sites DCLG August 2015

- the site is able to accommodate on site facilities for the parking and manoeuvring of vehicles and storage, play and residential amenity space;
- the site is located within a reasonable distance of local facilities and services including schools and health facilities;
- the site does not have an unacceptable impact on the physical and visual character of the area or on the amenities of neighbouring land uses;
- the site is capable of being provided with essential services; and
- it accords with other policies in the plan.

**Existing authorised Traveller and Travelling Showpeople sites will be safeguarded unless no longer required to meet identified need.**

### **Delivery**

This policy will be delivered by:

- Working in partnership with the travelling community and the Council's Housing and Environmental Health Services
- Allocating sites in the Part 2 of the Local Plan: Non Strategic Policies and Sites
- progressing applications through the development management process.
- Exploring available Government grants to assist the delivery of public sites.

### **Evidence**

- The Waverley Traveller Accommodation Assessment (TAA) (April 2014)
- Update Report on the Waverley TAA (April 2016)