

6.57 Proposals must be of an appropriate size and internal layout, to avoid negative implications on the health and wellbeing of occupants. Proposals will be required to comply with Policy IN5 (Cycle and car parking standards), and Oxfordshire County Council Parking Standards<sup>39</sup>.

6.58 The sub-division of dwellings relates to the creation of separate units, usually flats, with their own facilities and living spaces. This is different from Houses in Multiple Occupation (HMOs) which will have separate bedrooms but shared facilities. Our approach to determining applications for HMOs is set out in Policy HOU15 (Houses in Multiple Occupation).

### **Meeting the needs of Gypsies, Travellers and Travelling Showpeople**

#### **Policy HOU10 – Meeting the needs of Gypsies, Travellers, and Travelling Showpeople**

- 1) The plan provides for the identified need<sup>a</sup> for traveller pitches and travelling showpeople's plots during the plan period to 2041 through a combination of the following:
  - a) implementation of extant planning permissions;
  - b) extending or intensifying existing authorised sites or yards where possible to meet the needs of existing residents and their families;
  - c) through the regularisation of unauthorised sites / pitches or sites / pitches with temporary permissions where there would be no unacceptable harm in doing so; and
  - d) requiring provision of between 6 to 10 pitches on each of the following housing allocations within this plan:
    - i) Land adjacent to Culham Campus
    - ii) Land at Berinsfield Garden Village

<sup>39</sup> Oxfordshire County Council (2022) Parking Standards for New Developments, available at: <https://www.oxfordshire.gov.uk/sites/default/files/file/roads-and-transport-policies-and-plans/PARKINGS.PDF>

- iii) Land South of Grenoble Road, Edge of Oxford
- iv) Land at Northfield, Edge of Oxford
- v) Land at Dalton Barracks Garden Village, Shippon
- vi) North West of Valley Park, Didcot

2) Proposals for pitches / plots for Gypsies, Travellers and Travelling Showpeople will be permitted where:

- a) the proposed development is in an appropriate location adjacent to a settlement where there is a range of services and facilities, especially health and educational facilities;
- b) there would be no adverse impact on the amenity of future occupiers or existing neighbouring uses;
- c) the scale and type of development is appropriate to its location considering character, local services, and facilities;
- d) the site can be provided with safe electricity, drinking water, sewage treatment and waste disposal facilities;
- e) nearby existing outdoor amenity space, including child-friendly spaces to play can be safely accessed or where this is not possible provision is made on site;
- f) arrangements are put in place to ensure the proper management of the site to seek to ensure community cohesion between the settled and traveller communities; and
- g) there is clear demarcation of the site and pitch / plot boundaries using appropriate boundary treatments and landscaping which is characteristic of the local context.

<sup>a</sup> *The identified need as set out within the councils' latest Gypsy, Traveller and Travelling Showperson Accommodation Assessment.*

6.59 The councils have a responsibility to address the needs for pitches for gypsies and travellers and plots for travelling showpeople. The Joint Local Plan develops a fair and effective strategy to meet the accommodation needs of gypsies, travellers and travelling showpeople in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community.

6.60 Part 1 of Policy HOU10 (Meeting the needs of Gypsies, Travellers, and Travelling Showpeople) identifies the supply of pitches and plots within the plan period:

- a) implementing extant or new planning permissions. Where the councils or the planning inspectorate grant planning permission for pitches or plots, the councils will count this within its supply of pitches or plots.
- b) extending or intensifying existing authorised sites or yards. The councils will grant planning permissions to increase the number of pitches or plots on existing sites or yards, where this is appropriate and guided by the criteria in part 2 of this policy. This will be to meet the needs from those already living on site but are in unsuitable accommodation. Households in unsuitable accommodation may be a result of overcrowding or new household formation as children become adults and require a pitch/plot of their own.
- c) through the regularisation of unauthorised sites/pitches or sites/pitches with temporary permissions, where there would be no unacceptable harm in do so. Across the districts there are a number of sites that do not benefit from full planning permission. Some of these sites are long established and are effectively tolerated or have been subject to rolling temporary permissions. Where applications are brought forward to formalise the status of these sites, the councils will support these where the applicant can demonstrate compliance with the criteria in part 2 of this policy.
- d) requiring provision of between 6 to 10 pitches on each of the following housing-led allocations within this plan:
  - Land adjacent to Culham Campus
  - Land at Berinsfield Garden Village
  - Land South of Grenoble Road, Edge of Oxford
  - Land at Northfield, Edge of Oxford
  - Land at Dalton Barracks Garden Village, Shippon
  - North West of Valley Park, Didcot.

6.61 Allocating pitches on the housing allocations within the plan allows us to consider the needs of travellers at the outset of the design process and properly integrate the pitches into the design of the development. This approach also supports the key objective of government's planning policy for traveller sites (PPTS)<sup>40</sup>, ensuring sites are sustainable. The allocations offer the

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<sup>40</sup> Ministry of Housing, Communities and Local Government, Ministry of Housing and Department for Levelling Up, Housing and Communities (2023) Planning policy for traveller sites, available at: <https://www.gov.uk/government/publications/planning-policy-for-traveller-sites>

opportunity to provide a settled base where households can access appropriate health services and ensure that children can attend school either within the allocation or the settlement they adjoin.

6.62 Part 2 of this policy sets out the criteria that the councils will use to determine planning applications for gypsy, traveller and travelling showpeople accommodation. The councils will use these criteria to assess all proposals that come forward on the types of sites identified within part 1 of this policy, and to determine all other speculative applications.

6.63 Permission for pitches or plots granted under this policy will be conditioned to ensure they are occupied by households meeting the planning definition for either gypsies and travellers or travelling showpeople, as set out in the PPTS (or replacement document). In some instances, the councils may also grant planning permission for additional pitches at authorised sites that will not be lived in by travellers who meet the planning definition. This will only be appropriate where this would allow travellers to remain on the site and continue to live near their family.

6.64 Proposals for new residential caravan and mobile home sites to accommodate people who do not meet the planning definition for gypsies and travellers will be considered in accordance with Policy SP1 (Spatial strategy).

### **Safeguarding existing Gypsy, Traveller and Travelling Showpeople's sites**

#### **Policy HOU11 – Safeguarding existing Gypsy, Traveller and Travelling Showpeople's sites**

- 1) Proposals that result in the loss of authorised and permanent pitches or plots for residential use by gypsies, travellers and travelling showpeople will not be permitted unless the applicant can clearly demonstrate that:
  - a) the site is no longer suitable for such use and suitable alternative provision is made for pitches / plots on a site of equal or better quality with equal access to services. Such alternative sites will be secured through planning conditions and legal obligations. Any replacement pitches should be available before the original site is lost; or
  - b) there is no need for pitches / plots in the district and their loss would not generate a need.