

## DACORUM SITE ALLOCATIONS PLAN

### Matter 3 – Gypsies and Travellers

#### Statement by Vincent and Gorbing on behalf of Taylor Wimpey and Barratt Homes Fields End Farm LLP/Gardener Family

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1. This statement is submitted by Martin Friend, Planning Director, of Vincent and Gorbing Planning Associates. Vincent and Gorbing are acting for Taylor Wimpey and Barratt Homes and Fields End Farm LLP/Gardener Family at this Examination. Taylor Wimpey and Barratt Homes are jointly bringing forward the development of the LA3 West Hemel Hempstead Local Allocation. The principle of the removal of the site from the Green Belt and its allocation for residential development is established in the Adopted Core Strategy.
2. As a development of circa 900 units, the LA3 allocation represents a significant component of the Council's housing land supply. The LA3 policy requires the development to include a traveller site of 7 pitches.

#### **Question 3 : timing of pitches**

3. The Inspector, rightly in our view, implies some concern as to the timing of delivery of Gypsy and Traveller ("G&T") pitches given that 12 of these pitches are at local allocations which are presently timed for release post 2021 (unless needed earlier to secure a 5 year supply of housing land).
4. In principle, the developers of LA3 have no objection to the inclusion of a G&T site within the LA3 proposal. However, the site needs to be properly planned as part of the overall scheme. The current masterplan shows the potential location diagrammatically at the south west corner of the development area. Further consideration is being given to vehicular access to the G&T site and the provision of infrastructure services. The phasing of the G&T site in relation to the main development also needs to be considered and the relationship between the site and the surrounding housing carefully designed. In short, the G&T site needs to be properly planned and delivered as part of the overall scheme.
5. Given this approach, we do not consider it would be realistically possible to bring forward the traveller element of the LA3 allocation in isolation in advance of the rest of the development commencing. Indeed, the developers of the LA3 site would not be willing to do this for both practical and financial reasons. The G&T site must be

developed as a part of the comprehensive plan for the LA3 development and delivered alongside the early delivery of housing.

6. In response to the questions posed by the Inspector on Matter 4 (Housing) we have highlighted that the LA3 allocation could deliver housing earlier than 2021 if the Inspector concludes that there is a need to enhance the currently proposed 5-year housing land supply. Indeed, in order to boost the supply of housing, in accordance with the guidance of the NPPF, there is a clear case to allow for this. Delivery of housing on the site could reasonably commence in Q4 2018. This would allow for the 7 pitches at LA3 to be delivered before 2020 in accordance with the requirement set out in Figure 13 of Document HG8.
7. Whilst we cannot comment on the timing of delivery at the other local allocations, these 7 pitches would go some considerable way to ensuring that the need set out in Document HG8 is met in a timely fashion. This gives added weight to the benefit of bringing forward LA3 prior to 2021 rather than holding the site back.
8. Under Matter 9 (LA3) we comment specifically on the viability of including a G&T site. The developers of LA3 are confident that providing a G&T site will not adversely impact the viability of the scheme and have raised no objection to its inclusion.