

housing association has the finance to develop a site, then the policy allows an element of cross subsidy from a small number of market dwellings on the site. It will be for the Housing Association to provide evidence of the need for such subsidy.

WE6 Homes for the Travelling Community

At least 70 pitches for gypsies and travellers will be provided for between 2013–2033.

Gypsy and traveller pitches and travelling show people plots are appropriate uses within the defined limits of settlements.

Proposals for additional gypsy and traveller pitches or travelling showpeople plots in the open countryside will be permitted provided that:

- a) in the case of Gypsy and Traveller pitches, there is not a five year supply of permitted or allocated pitches;**
- b) in the case of Travelling Showpeople plots, there is a proven need;**
- c) the proposed site is within approximately 30 minutes travel by means of public transport, walking or cycling of a primary school. Exceptions should be clearly justified;**
- d) occupation is limited to those meeting the definition of Gypsies and Travellers and Travelling Showpeople in the relevant national planning policy;**
- e) any business use proposed within the development does not exceed 50% of the developed area of the site, excluding storage requirements of travelling showpeople; and**
- f) it can be demonstrated that the site is in a location that will not affect the integrity of the South Hams SAC.**

4.16 National planning policy requires that adequate provision is made to meet the needs of gypsies and travellers, including maintaining a five year supply of available pitches. Teignbridge has carried out a review of the need which indicates a requirement for about 70 pitches over the 20 year life of the plan. The five year supply requirement is therefore about 18 pitches. There are (at 1st April 2012) planning permissions for 6 pitches which are yet to be completed and in addition a further 2 with planning permission. Therefore there is a need to allocate at least a further 10 pitches to meet this need. A site of 15 pitches is allocated at Haldon Hill (policy WE6A below) and a further 48 are required to be provided as part of the urban extensions at Exeter and Newton Abbot. There is no proven need for new plots for showpeople at present, although there has been some expressed interest from the community. Therefore no specific allocation is included in the Local Plan. It is recognised that there will be a need for public sites as well as private provision. This policy enables this provision. The provision of pitches within settlements is appropriate in principle, as for other forms of housing. Within the open countryside, proposals may be appropriate but only where there is no five year supply of available sites (i.e. adding up to 18 pitches) and subject to other appropriate criteria.

4.17 A Gypsy and Traveller pitch generally includes a piece of ground large enough to