



Department of the
Environment

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Planning Policy Statement 12: Housing in Settlements

**Policy HS 3 (Amended)
Travellers Accommodation**

January 2013

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1.0 Introduction

Travellers have distinctive needs which will be assessed as part of the local housing needs assessment undertaken by the Northern Ireland Housing Executive. Where a need is identified and a development plan is under preparation, the plan should identify a suitable site(s). However, where such sites are not identified in development plans, or where other proposals come forward, proposals will be assessed under the provisions of development management Policy HS 3 'Travellers Accommodation' and other relevant prevailing policy.

With the Amendment to Policy HS 3 in this document, Policy HS3 contained within PPS 12, published in July 2005, is superseded.

The Department has subjected this policy to an equality screening exercise - the outcome of which has indicated that it is unlikely to have any significant adverse implications for equality of opportunity or community relations.

2.0 HS 3 – Travellers Accommodation

HS 3 Travellers Accommodation (Amended)

Where a local housing needs assessment identifies that there is a demonstrable need for Travellers specific accommodation, planning permission will be granted for a suitable facility which meets this need. This may be provided through either a grouped housing scheme, a serviced site or a transit site where the following criteria are met:

- adequate landscaping is provided;
- the development is compatible with existing and proposed buildings and structures in the area paying particular regard to environmental amenity; and
- where appropriate, the provision of workspace, play space and visitor parking is provided.

Where a need is identified for a transit site or a serviced site, which cannot readily be met within an existing settlement in the locality, applications will be required to meet the policy requirements of Policy CTY 5 – ‘Social and Affordable Housing’ as set out in PPS 21.

Exceptionally, and without a requirement to demonstrate need, a single family traveller transit site or serviced site may be permitted in the countryside. Such proposals will be assessed on their merits.

In all cases planning authorities will take full account of planning, environmental and other material considerations – for example the availability of suitable infrastructure and services.

Justification and Amplification

Any proposal for an individual single family site may have fewer requirements than those listed in the main policy text (e.g. play space) and this should be taken into account when determining such proposals.

When assessing applications for travellers accommodation planning authorities will consider the existing level of local provision and need for sites, as well as the availability (or lack) of alternative accommodation that meets the distinctive needs of travellers.