

Wyre Forest District Local Development Framework

Assessment of Potential Sites for Gypsies, Travellers and Travelling Showpeople



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1 Introduction and Background

Introduction

- 1.1 Wyre Forest District Council has appointed Baker Associates to undertake an assessment of potential sites for Gypsies, Travellers and Travelling Showpeople.
- 1.2 The purposes of the Assessment are to:
 - Undertake an independent assessment of potential sites for Gypsies, Travellers and Travelling Showpeople;
 - Objectively identify suitable sites;
 - Develop a series of recommendations as to how the Council should develop policies within the Site Allocations and Policies DPD.
- 1.3 The results of the Assessment will inform the development of relevant policies for inclusion within the Wyre Forest Site Allocations and Policies DPD and the identification of suitable sites to meet needs and requirements.

Background

- 1.4 Gypsies and Travellers have lived in Britain for at least 500 years and probably longer. For the purposes of the planning system, Gypsies and Travellers means

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 excluding members of an organised group of Travelling Showpeople or circus people travelling together as such (Circular 01/06)
- 1.5 Many Gypsies and Travellers continue to pursue an active itinerant lifestyle and are generally self employed people. However, increasingly communities are becoming more settled.
- 1.6 Gypsies and Travellers are not a uniform homogeneous community, but rather a group of communities which share some features but have their own histories and traditions. Even within each main group there is fragmentation between different families which emphasises the lack of a cohesive community and the need to avoid over generalisations. However, the main cultural groups include:
 - (1) Romany Gypsies
 - (2) Irish Travellers
 - (3) New Travellers

- 1.7 Romany Gypsies and Irish Travellers are recognised in law as distinct ethnic groups and are legally protected from discrimination under the Race Relations Acts.
- 1.8 Travelling Showpeople have traditionally been involved in holding fairs and circuses for many hundreds of years. For the purposes of the planning system, Travelling Showpeople means

Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their family's or dependant's more localized pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined in ODPM Circular 01./2006 (Circular 04/2007)

- 1.9 The Government published two new Circulars in 2006 and 2007 to address future accommodation needs of Gypsies, Travellers and Travelling Showpeople because the previous planning policy arrangements had failed to deliver adequate sites to meet identified needs over the previous 10 years.
- 1.10 Local planning authorities are currently required to identify and allocate sufficient sites to meet the needs of these groups within their LDF.
- 1.11 In April 2011 the Government published a consultation on "Planning for traveller sites" which proposes the introduction of a new Planning Policy Statement to replace the current Circulars. However, the Government's objective remains for local planning authorities to meet need through the identification of land for sites.
- 1.12 The main purpose of this Assessment has been to identify a shortlist of potential sites for Gypsies, Travellers and Travelling Showpeople to meet future needs which Wyre Forest District Council can now consider further through the statutory planning process.

2 Methodology

- 2.1 This section sets out in detail the methodology we have followed to deliver the outputs sought from the Assessment.
- 2.2 Stages 1 to 3 involved an inception meeting and gathering relevant information regarding issues and needs in order to establish at stage 4 the site assessment criteria.
- 2.3 Following this work, stages 5 to 7 involved identifying a shortlist of potential sites through site survey and through the application of assessment criteria.
- 2.4 Stage 8 involved the generation of potential policy options and stage 9 involved the development of specific recommendations to take forward the sites into the Site Allocations and Policies DPD.

Stage 1 Inception Meeting

- 2.5 The first stage involved discussing and agreeing with the Council a proposed project plan for the Assessment at the Inception Meeting. This involved setting out the management arrangements, including the role of the project team and the consultants, the resources for the project, including budget and staffing levels and the work programme and project milestones.
- 2.6 At the Inception meeting we explored the issues relating to the Assessment and gained initial views from the project team on the scope and contents of the agreed outputs. We discussed in particular:
 - A detailed methodology for the Assessment to ensure a seamless transition from evidence base research to policy and proposal generation and evaluation
 - The scope and nature of the relevant policy issues and initial views on the contents of potential policies
 - Key stakeholders and appropriate engagement techniques
 - Ideas regarding initial site assessment criteria
 - Relevant site constraints and opportunities
 - Sources of information and relevant contacts

Stage 2 Information gathering

- 2.7 We gathered, reviewed and assessed all policy, guidance and site based information relevant to the Assessment. This included:

- National, regional and local planning policy
- South Housing Market Area Gypsy and Traveller Accommodation Assessment (2008)
- Wyre Forest District Council and Worcestershire County Council land ownership
- List of authorised sites in Wyre Forest District with permanent and temporary planning permissions
- List of unauthorised encampments in Wyre Forest District
- Wyre Forest District Caravan Count data

- 2.8 In addition, we reviewed other site based information such as the Strategic Housing Land Availability Assessment (SHLAA) May 2009 and SHLAA Update April 2010, planning applications and appeals together with other site records, registers and databases.
- 2.9 Physical constraints and policy designations were identified together with studies and other information which would assist in site selection, such as landscape character and sensitivity studies, settlement facility and accessibility data.
- 2.10 Ordnance Survey mapping is a key element to any site survey work and provides the base for all assessment and presentation. Wyre Forest District Council provided a GIS base for the study area and available designation and constraint data in the form of GIS map layers. We mapped all possible sites using GIS software and linked this to our sites database.
- 2.11 Baker Associates has developed a unique database capable of storing all site details and assessment criteria, linked to GIS generated site maps. The database has been designed to be easy to use and easily updatable so that the Council can actively monitor the progress of identified sites and can add new sites as they come forward.

Stage 3 Understanding needs and requirements

- 2.12 A key part of the Assessment was gaining a thorough understanding of the site requirements of Gypsies, Travellers and Travelling Showpeople. We achieved this through:
- Reviewing the site requirements identified through survey work carried out during the South Housing Market Gypsy and Traveller Accommodation Assessment
 - Undertaking consultation with the settled community and the travelling communities and their representatives

- Reviewing the policy and guidance for the selection of suitable sites set out in national circulars and guidance and good practice from other authorities and Gypsy, Traveller and Travelling Showpeople support groups

2.13 Consultation with the travelling communities took place through discussions with Gypsies and Travelling Showpeople who have been identified as having local accommodation requirements and with a local agent.

2.14 We also carried out discussions with relevant County Council and District Council officers involved in the management of sites and in the development management process to determine their experiences of addressing the needs of Gypsies, Travellers and Travelling Showpeople.

2.15 We wanted to understand legitimate, planning-related concerns expressed by the settled community in order to ensure that these views could inform the development of suitable site criteria. We contacted relevant town and parish councils with experience of Gypsy, Traveller and/or Travelling Showpeople related planning issues in the area and captured their views.

Stage 4 Identifying site assessment criteria

2.16 We identified a series of site criteria for assessing potential sites, based upon:

- Current national policy and emerging policy on Gypsy, Traveller and Travelling Showpeople site provision
- The spatial strategy and key policies within the adopted Wyre Forest Core Strategy (2010)
- Government Guidance “Designing Gypsy and Traveller Sites”
- The views of Gypsies, Travellers and Travelling Showpeople as expressed in accommodation assessments and through consultation
- The views of the settled community established through informal consultation with parish councils
- Best practice and other guidance from other councils and from support groups

Stage 5 Identifying potential sites

2.17 Potential sites for site assessment were established from a review of information relating to:

- Existing sites including unauthorised sites and those subject to temporary permission

- Potential for expansion of existing sites
- Public sector land
- Land promoted to the SHLAA
- Other land identified through consultation

2.18 All sites identified from these sources were mapped onto GIS and entered into the sites database.

Stage 6 Initial site screening

2.19 An initial desk based assessment using the agreed criteria identified those sites subject to clear cut policy or physical constraints which mean't that they would not be suitable for further consideration. Sites which were subject to these constraints were rejected. In terms of availability, sites that were currently in an alternative use with no evidence or obvious prospect of being made available by the owner were also rejected.

2.20 A recommendation was made as to whether or not each site should go forward into Stage 7 for detailed assessment. These recommendations were discussed with the Council and an agreed list of sites proceeded to the next stage.

Stage 7 Detailed site assessment

2.21 Site surveys were undertaken by the consultant team, working in groups of 2. We recorded site details and surroundings using a standard proforma. Photographs of all sites were taken to aid in site identification.

2.22 We assessed the suitability, availability and achievability of these sites in detail.

2.23 In terms of **suitability** we assessed each site against the agreed criteria which were broadly grouped into policy requirements, physical constraints and potential impacts.

2.24 In terms of likely **availability**, we contacted the identified landowners wherever possible to gain an understanding of availability and potential constraints to release.

2.25 In terms of **achievability**, we assessed the likely economic viability of delivering the site taking into account cost factors (site preparation, infrastructure costs, etc) and whether the value of potential alternative uses of the site makes its delivery unlikely.

2.26 All sites which were considered suitable, available and achievable were subject to an initial broad assessment of the **capacity** of the site in terms of the number of pitches or plots which could be provided on site.

Stage 8 Investigation policy and delivery issues

- 2.27 We explored with the Council and with other stakeholders a number of policy and delivery related issues which related to the final site recommendations and potential policy options for the DPD. These related to:
- The distribution of sites relative to the adopted spatial strategy and identified needs;
 - Providing a range of sites for different Gypsy and Traveller communities;
 - Meeting affordable pitch needs;
 - The split between private and public provision;
 - Meeting the need for a range of site sizes;
 - Providing a pool of sites to meet potential future needs (beyond 5 years);
 - Phasing of sites to ensure the availability of sites through the next 5 years and beyond to 2026.
- 2.28 We developed 5 broad delivery models which could be applied to the shortlisted sites to ensure that the identified sites are demonstrably deliverable. This will be essential when developing site allocations for the DPD.
- 2.29 We explored the availability of public funding sources such as Homes Bonus and Government grant funding for the future delivery of sites.

Stage 9 Recommendations

- 2.30 We developed specific recommendations for the Council to take forward the shortlisted sites and sites worthy of further investigation for consideration through the Site Allocations and Policies DPD.
- 2.31 The recommendations identified:
- the most suitable, available and achievable sites to meet immediate needs;
 - a range of site options for meeting future needs;
 - phasing, monitoring and review issues;
 - a range of delivery mechanisms;
 - funding sources.

3 Site Requirements

Gypsies and Travellers

Introduction

- 3.1 The Government introduced a Circular in 2006 to address the planning requirements of Gypsies and Travellers. The Circular¹ emphasises the importance of ensuring that members of the Gypsy and Traveller communities have the same rights and responsibilities as every other citizen. Its main intention is to create and support sustainable and inclusive communities where Gypsies and Travellers have fair access to suitable accommodation.
- 3.2 Providing sufficient caravan pitches for Gypsies and Travellers will not only meet their legitimate rights for a decent home but will reduce the number of unauthorised encampments and development and the conflict they cause and make enforcement more effective.
- 3.3 Arrangements were put in place to ensure that sufficient sites are brought forward through the planning system to meet the identified needs of Gypsies and Travellers. The approach can be summarised as:
- (1) Gypsy and Traveller Accommodation Assessments (GTAA) were to be produced assessing needs and identifying pitch requirements for each local authority area
 - (2) The Regional Planning Body was to check the pitch numbers provided by GTAAs and specify the pitch numbers for each local authority through the Regional Spatial Strategy
 - (3) Local authorities were to allocate sufficient sites to meet the pitch numbers through their Development Plan Documents (DPDs)
- 3.4 Following announcements in 2010 that the new Government proposed to change planning policy relating to Gypsies, Travellers and Travelling Showpeople, in April 2011 the Government published a consultation on "Planning for traveller sites"² which proposes the introduction of a new Planning Policy Statement (PPS) to replace the current Circulars.
- 3.5 The Government's objective remains for local planning authorities to meet need through the identification of land for sites. However, the consultation document and draft PPS propose some significant changes. The most significant change is the proposed removal of regional targets to be determined through the Regional Spatial

¹ ODPM (2006) *Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites*

² Communities and Local Government (2011) *Planning for traveller sites*

Strategy and the replacement with a new system of locally generated policy. Under this, local planning authorities will be required to:

- use a robust evidence base to establish need
- set pitch and plot targets to address accommodation needs in the light of historic demand
- identify specific sites in their development plan that will enable the continuous delivery of sites for at least 15 years from the date of adoption
- identify sufficient specific deliverable sites to deliver site need in the first five years of the adoption of the relevant policy.

Number of Pitches Required

3.6 There are three types of sites required to meet Gypsy and Traveller needs. These are:

- Residential sites – these provide residents with a permanent home
- Transit sites – these are permanent sites that provide temporary accommodation for their residents, normally between 28 days and 3 months
- Temporary stopping places – these are pieces of land in temporary use as authorised short term (less than 28 days) stopping places for all travelling communities

3.7 Sites are made up of a number of caravan pitches and associated facilities. Although there is no national definition of what size a pitch should be, a general guide contained in “Designing Gypsy and Traveller Sites”³ states that “an average family pitch must be capable of accommodating an amenity building, a large trailer and touring caravan... drying space for clothes, a lockable shed...parking space for two vehicles and a small garden” (para. 7.12). On average, usage is approximately 1.7 caravans per pitch.

3.8 In Wyre Forest district there are currently two public Gypsy sites, managed by Worcestershire County Council. Lower Heath Caravan Site, Watery Lane, Stourport on Severn was opened in 1987 and contains 22 pitches. The nearby Broach Road Caravan Site, Sandy Lane, Stourport on Severn was opened in 1992 and contains 9 pitches.

3.9 There are a number of small privately owned Gypsy sites within the Sandy Lane, Stourport on Severn area. Meadow Caravan Park, Broach Road was granted planning permission for 7 caravans in 2009/10 and 5 caravans at The Gables Yard, Broach Road have been allowed via license. A further 4 sites in the area either have

³ Communities and Local Government (2008) *Designing Gypsy and Traveller Sites Good Practice Guide*

temporary permission, are tolerated or are not tolerated.

South Housing Market Area Gypsy and Traveller Accommodation Assessment

- 3.10 In January 2008 a GTAA was published covering the areas of the South Housing Market Area of the West Midlands Region (the 6 districts of Worcestershire and the 2 districts of South Warwickshire), commissioned by the South Housing Market Partnership.
- 3.11 The GTAA involved interviews with 314 Gypsy and Traveller households within the South Housing Market Area and 61 interviews with households within Wyre Forest district. From these surveys, the needs and preferences of a total of 572 households across the South Housing Market Area were identified.
- 3.12 Within Wyre Forest district, 31 out of the 42 households residing at the two local authority residential sites in Stourport on Severn were interviewed together with 14 families currently residing in housing. From these sources the total needs expressed for the next 5 years were for 27 additional residential pitches.
- 3.13 16 interviews were also achieved from the cluster of private sites at Sandy Lane, Stourport on Severn which are either authorized or tolerated. These interviews showed an expressed need for just 1 pitch and a potential further 2. However, 7 of the households interviewed expressed a preference for housing, including a number who did not consider themselves to be Gypsies or Travellers.
- 3.14 Only one unauthorized encampment was identified, representing a need for a replacement pitch.
- 3.15 The total estimated need for net additional residential pitches in Wyre Forest district for the next 5 years (2008-2013) was identified as 30 pitches. In addition, the Assessment recommended that the suitability and sustainability of the sites at Sandy Lane, Stourport on Severn, should be considered as part of this process and any further additional pitches identified as replacements, if appropriate.
- 3.16 In terms of transit/temporary stopping place provision, the GTAA concluded that there was no need within the South Housing Market Area for a managed transit site as there was no regular pattern of regular movements for which they would cater. There was also no need for a temporary stopping place in Wyre Forest district.

West Midlands RSS Phase 3 Revision Interim Policy Statement (March 2010)

- 3.17 An Interim Policy Statement covering the provision of pitches for Gypsies, Travellers and Travelling Showpeople was published in March 2010 by the West Midlands Regional Assembly. This was intended to provide a framework for relevant policies

in the preparation of LDFs.

- 3.18 The Statement recommends that 42 additional residential pitches are provided in Wyre Forest district between 2007 and 2017. In the absence of new GTAA evidence, the Statement recommends an indicative requirement of 15 pitches to meet needs between 2017 and 2022 and 17 pitches to meet needs between 2022 and 2027. The Statement recommends no additional transit pitches to be provided in Wyre Forest district between 2007 and 2017.
- 3.19 The Government has now proposed through the Decentralisation and Localism Bill (2010) to remove Regional Spatial Strategies from the current planning framework. The status of the West Midlands RSS Interim Policy Statement is therefore open to some debate.
- 3.20 During the consultation on the Interim Policy Statement, a number of options were suggested for future pitch provision. Wyre Forest District Council supported an option for 35 pitches until 2017.⁴ Given the new emphasis on local decision making and the uncertainty surrounding the status of the final report, the Council may consider it worthwhile revisiting the technical work undertaken to inform pitch provision.

Wyre Forest Core Strategy (December 2010)

- 3.21 The adopted Wyre Forest Core Strategy refers to the GTAA having established a need for 30 additional residential pitches over the next 5 years. Core Policy CP06 states that sites will be allocated within the district in accordance with the levels of identified need set out in the South Housing Market Area Gypsy and Traveller Accommodation Assessment. Criteria for allocating new sites are also identified. It will be for a Site Allocations and Policies DPD to allocate sufficient sites to meet the needs identified.
- 3.22 Taking account of recent permissions, there remains a need for 23 additional residential permanent pitches to be provided by 2013 in accordance with the provisions of policy CP06 and further provision beyond 2013 to reflect needs to be determined up to 2026. Should the Council not bring forward sufficient allocations to meet the Core Strategy requirements and to meet future identified needs, there is the potential for other sites to be granted permission on appeal, which may not meet the criteria set out in the Core Strategy.

Number of Sites Required

- 3.23 The adopted Wyre Forest Core Strategy Policy CP06 states that publicly managed

⁴ Community and Regeneration Scrutiny Committee, 4th March 2010, Agenda Item 8

sites should be large enough to accommodate 15-25 pitches, whilst privately managed sites should be smaller in size and generally capable of accommodating up to 10 pitches.

- 3.24 National evidence, backed up by current provision in Wyre Forest and the result of our own consultations, would suggest that Gypsies and Travellers prefer small sites containing a small number of pitches to accommodate their immediate family and extended family. Government guidance⁵ suggests that “experience of site managers and residents alike suggest that a maximum of 15 pitches is conducive to providing a comfortable environment which is easy to manage. However, smaller sites of between 3-4 pitches can also be successful, particularly where designed for one extended family” (para 4.7).
- 3.25 It is therefore difficult to identify the exact number of sites required to meet the pitch requirements for Wyre Forest. To take the extremes, 30 residential sites might be required if the number of pitches required between 2008 and 2013 were to be delivered on single pitch sites. Alternatively, 2 sites might be required if the number of pitches required between 2008 and 2013 were to be delivered on sites containing 15-25 pitches.
- 3.26 The actual number of sites required is likely to be between these two extremes. This will be determined according to a number of factors including taking account of:
- the different cultural, ethnic and family groupings of Gypsies and Travellers
 - the need to provide both for privately managed sites and for publicly managed sites (providing affordable rented accommodation)
 - the extent to which additional provision could be made through extension or intensification of existing sites
 - whether replacement sites need to be found for existing sites which may be unsuitable or unsustainable.

Site Location

General approach to location

- 3.27 Circular 01/2006 Gypsy and Traveller identifies the following locations as being appropriate for Gypsy and Traveller sites:
- Sites on the outskirts of built up areas
 - Sites within rural or semi-rural settings

- 3.28 The adopted Wyre Forest Core Strategy states that sustainable and good quality

⁵ Communities and Local Government (2008) *Designing Gypsy and Traveller Sites Good Practice Guide*

sites will be allocated within and around the settlement areas of Stourport on Severn and Kidderminster. Preference will be given to potential sites within existing settlement boundaries on previously developed land.

- 3.29 Our interviews with Romany Gypsies in the district would support a preference for future provision well related to the existing concentration of families within the Sandy Lane area of Stourport on Severn.
- 3.30 Sites can be located within nationally recognised designations (e.g. Sites of Special Scientific Interest, National Nature Reserves), Scheduled Monuments, Conservation Areas, National Parks, etc.) but only when “the objectives of the designation will not be compromised by the development”⁶ (para. 52).
- 3.31 Local landscape and nature conservation designations should not be used in themselves as the reasons for refusal for permission. However, the Core Strategy identifies that sites should not negatively impact on biodiversity or green infrastructure and should be capable of integration with the landscape character of the area. It should be noted that as part of this Assessment, landscape impacts has been assessed by a Landscape Architect to identify relative impacts.

Access to services

- 3.32 Circular 01/2006 identifies that local authorities “should first consider locations in or near settlements with access to local services, e.g. shops, doctors and schools” (para. 65). In particular, there is a need to provide easy access to GP and other health services and to ensure children attend school on a regular basis.
- 3.33 Sites should have good means of access to the local highway network but in terms of the availability of transport modes, the Circular states that “local authorities should be realistic about the availability, or likely availability, of alternatives to the car in accessing local services (para. 54).
- 3.34 Wyre Forest Core Strategy Policy CPO6 states that local community services and facilities should be within easy access from the site by a variety of modes of transport. In addition, there should be safe and convenient vehicular and pedestrian access and sites should be easily accessed by towing caravans.

Relationship to surrounding land uses

- 3.35 The Government is keen to promote a peaceful and integrated co-existence between a Gypsy site and the local settled community. In order to facilitate this,

⁶ ODPM (2006) *Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites*

CLG Guidance⁷ states that “where possible, sites should be developed near to housing for the settled community as part of mainstream residential developments” (para 3.7). However, Circular 01/2006 states that “sites should respect the scale of, and not dominate the nearest settled community” (para. 54).

- 3.36 Wyre Forest Core Strategy Policy CPO6 states that neighbouring uses should be complementary to the amenities of the proposed site.
- 3.37 CLG Guidance on the design of sites for Gypsies and Travellers also emphasises the importance of locating sites away from heavy industry and states that locations adjacent to industrial areas are unpopular because of their relative isolation, distance from local facilities and because of safety fears.
- 3.38 An important consideration is avoiding noise and disturbance. This can be to the settled community, in terms of the movement of vehicles to and from the site, from the stationing of vehicles on site and on-site business activities. However, it can also be noise and disturbance from adjoining uses, such as from industrial areas, railway lines or from highways, given the greater noise transference through walls of caravans than through the walls of conventional housing.

Site conditions

- 3.39 CLG Guidance on the design of sites for Gypsies and Travellers identifies that “no sites should be identified for Gypsy and Traveller use that would not be appropriate for ordinary residential dwellings” (para. 3.6).
- 3.40 Consequently the following are not considered acceptable locations:
- Sites in areas at high risk of flooding
 - Sites located on contaminated land
- 3.41 Wyre Forest Core Strategy Policy CPO6 states that sites should not fall within areas at higher risk of flooding such as Flood Zones 2 and 3 and its exact location should take account of the Strategic Flood Risk Assessment. However, Planning Policy Statement 25: Development and Flood Risk does provide for development within Flood Risk Zone 2 if the Sequential Test indicates that there are no reasonably available sites in Flood Zone 1 and an Exception Test can be passed. The Environment Agency has not objected to sites within Flood Zone 2 in Wyre Forest District.
- 3.42 Other sites are unlikely to be suitable:

⁷ Communities and Local Government (2008) *Designing Gypsy and Traveller Sites Good Practice Guide*

- Sites adjacent to rubbish tips
- Sites on landfill sites
- Sites closer to electricity pylons

Essential services

- 3.43 CLG Guidance on the design of sites for Gypsies and Travellers states that sites must have access to water, electricity, drainage and sanitation, with electricity and sewerage for permanent sites normally through mains systems, although in some locations alternative provision maybe appropriate. Circular 01/2006 adds that sites should avoid placing an undue pressure on the local infrastructure (para. 54).
- 3.44 Wyre Forest Core Strategy Policy CPO6 states that sites should be capable of providing adequate on-site services for water supply, power, drainage, sewage and waste disposal.

Consultation with Gypsies and Travellers and support organisations

- 3.45 In April 2011 a stakeholder meeting was organized as part of this Assessment process to discuss the site needs and requirements of Gypsies and Travellers. Stakeholders included representatives from the County Council Gypsy service, a local Gypsy representative and local agent involved in submitting planning applications on behalf of Gypsies and Travellers. Subsequently, we met a local Gypsy family and discussed site needs as part of the site survey process.
- 3.46 The following comments summarise the main points raised at these meetings relating to local needs:
- There are 2 publicly managed sites in Stourport on Severn which are both full and have waiting lists. There is considerable overcrowding with some pitches containing 2 or more households.
 - The lease for Broach Road is up in 3 years.
 - There is a concentration of existing private and public Gypsy sites at Sandy Lane, Stourport on Severn. The area was traditionally owned by Gypsies and Travellers before some of the land was sold for employment uses. The existing population is almost all Romany Gypsy, is closely related and very settled. There is a need for more sites to reduce overcrowding and to meet future extended family needs.
 - Romany Gypsies want to stay in the same general location close to each other. They prefer small sites close to existing family sites.
 - There are a few Irish Traveller families at Sandy Lane, Stourport on Severn.

- There are no New Travellers within the district although there are some in the Redditch area.
- The majority of Gypsies would prefer to own a site but many cannot afford it. Generally, if renting a pitch, people do not mind if it is Council owned or privately owned.
- There is therefore a need for both small privately owned and managed sites and for new local authority run sites.
- There are Gypsies and Travellers currently living in housing. This is due to there now being nowhere to travel and nowhere to stop. There is evidence that some people would like to leave housing, although in some cases, older Gypsies and Travellers would like to remain in housing.
- Good management of sites is very important.
- One approach could be for the Council to provide a 2 year temporary permission for a private sites to start with, so that the Gypsies and Travellers have time to prove they can manage the site responsibly, and then give them permanent permission after the Council have seen how it has been run.
- Transit sites should be kept on agenda, in case people want to travel through the district but the priority should be residential sites.

3.47 The following comments were also made regarding site criteria:

- Sites should mostly be urban based, although edge of settlements should also be considered.
- Access to services
 - Sites need to be close to doctors surgeries and schools
 - There are waiting lists for some rural schools.
 - Look at urban areas first where locations are more likely to be sustainable.
- Relationship to surrounding land uses
 - There is a need to achieve a balance between employment uses and Gypsies and Travellers use at Sandy Lane.
- Site size
 - Sites should ideally have no more than 12/15 caravans. Between 5 – 15 caravans for extended families.
 - Normally 1 big caravan and a few smaller caravans for 1 family.
- Recreation space
 - The common next to the sites in Stourport on Severn is well used by Gypsies and Traveller families.
 - If recreational space is provided it can encourage work activities instead of just residential which can cause problems. However, a site in Telford has a park and it's a 15 pitch Council run site, which seems to work well.
 - Many Gypsies and Travellers keep horses and lease land close-by, so this provision doesn't necessarily need to be on site.

- On-site facilities
 - Very few Gypsies cook in the caravan.
 - Amenity blocks on Council owned sites normally have shower, kitchen, water, drainage, toilet.
 - Spacing of caravans needs to be right, including amenity block, connections for hook-ups, recreational space.

Travelling Showpeople

Introduction

- 3.48 The Government introduced a Circular⁸ in 2007 to address the planning requirements of Travelling Showpeople. The Circular was considered necessary because the previous planning policy arrangements had failed to deliver the necessary increase in site provision.
- 3.49 The main purpose of the Circular is to recognise the traditional way of life of Travelling Showpeople, to create and support sustainable and inclusive communities and to increase the number of Travelling Showpeople sites in suitable locations.
- 3.50 The Circular brought into effect a similar planning process as with Gypsies and Travellers, with a requirement for an Accommodation Assessment to inform housing policies within the Regional Spatial Strategy, leading to a requirement for local authorities to allocate sites for future Travelling Showpeople provision.
- 3.51 The proposed changes to the planning process set out in the 2011 Government consultation on “Planning for traveller sites”⁹ will also apply to Travelling Showpeople (see para. 3.5 above).

Number of Plots Required

- 3.52 The needs of Travelling Showpeople are different to Gypsies and Travellers. Their sites often combine residential, storage and maintenance uses. Typically a site contains areas for accommodation, usually caravans and mobile homes, and areas for storing, repairing and maintaining vehicles and fairground equipment. These combined residential and storage sites are known as plots.
- 3.53 Although Travelling Showpeople travel for extended periods they require a permanent base for storage of equipment and for residential use during the winter.

⁸ Communities and Local Government (2007) *Circular 04/2007 Planning for Travelling Showpeople*

⁹ Communities and Local Government (2011) *Planning for traveller sites*

These plots or yards are also occupied throughout the year, often by older people and families with children, for example.

South Housing Market Gypsy and Traveller Accommodation Assessment

- 3.54 The GTAA covering the areas of the South Housing Market Area of the West Midlands Region (the 6 districts of Worcestershire and the 2 districts of South Warwickshire), included an estimate of the number of family “yards” or plots, required to meet the future needs of Travelling Showpeople.
- 3.55 The GTAA refers to 7 Showpeople sites within the sub-region, none of which lie within Wyre Forest district. On the basis of survey interviews and discussion with the local Showmen Guild representative, the GTAA estimated a need for 22 additional yards, located in Malvern Hills and Redditch. No additional requirement was identified for Wyre Forest.

West Midlands RSS Phase 3 Revision Interim Policy Statement (March 2010)

- 3.56 The Interim Policy Statement published in March 2010 by the West Midlands Regional Assembly identified a requirement across Worcestershire for the allocation of 22 plots between 2007 and 2012. The requirement was identified at county level because of the problems of allocating small plot numbers between districts for a group who often have a wide area of search. This was intended to provide a framework for relevant policies in the preparation of LDFs.

Number of Sites Required

- 3.57 The GTAA identifies no specific current need or requirement for additional plots for Travelling Showpeople within Wyre Forest district. However, the adopted Wyre Forest Core Strategy refers to an existing established site through lawful use at Long Bank, Bewdley. As part of this Assessment, we met this family of Travelling Showpeople who have lived on this site for around 30 years. The landowner of the site has asked the family to vacate the site and discussions have been ongoing with the local planning authority for some time in order to find a suitable replacement site. There is therefore a specific current need for at least 1 family plot for Travelling Showpeople to be found within the district.

Site Location

- 3.58 Circular 04/2007 identifies a very similar list of locational requirements for new sites for Travelling Showpeople as that contained within Circular 01/2006 for Gypsies and Travellers. For the sake of brevity, these are summarised as:

- Sites on the outskirts of built up areas
- Sites within rural or semi-rural settings
- Access to local community facilities, infrastructure and services
- Sites should respect the scale of, and not dominate the nearest settled community
- Respect the scale of the nearest settled community
- Have regard to potential noise and disturbance from the movement of vehicles to and from the site, the stationing of vehicles on the site, and on-site business activities
- Do not locate in areas at high risk of flooding

3.59 There is slightly more emphasis in this Circular on the need for good access to the road network, and in particular, the need to assess carefully the likely impact of development upon the road infrastructure, because of the large vehicles involved in Showpeople activities.

3.60 There is also more emphasis on avoiding locations in open countryside, except for circus related sites which are more likely to require land for exercising animals and less likely to have rides to maintain.

3.61 The Wyre Forest Core Strategy CP06 identifies a series of site criteria which apply equally to Travelling Showpeople sites as to new Gypsy and Traveller sites (see above). The policy includes a specific criteria relating to Travelling Showpeople which states that sites should be large enough to be suitable for the storage of mobile equipment.

3.62 The Showmen's Guild of Great Britain has published a Model Standard Package which sets out some broad locational criteria for Travelling Showpeople sites. These state that:

- The site should be relatively flat
- The site should have good vehicular access, suitable for the ingress and egress of large vehicles
- The site should be in close proximity to a good road network
- The site should be close to schools and other community facilities
- The site may have existing buildings located on it, which could be used for the storage, maintenance and repair of equipment
- Mature and natural landscaping is of benefit
- The site should respect amenities of any occupants of residential properties nearby
- The site should provide amenities normally expected for human occupation
- The site should not be located within an area where there is a high risk of flooding

Consultation with Travelling Showpeople

3.63 We met the existing family of Travelling Showpeople currently based at Long Bank Bewdley in April 2011 to discuss their site requirements. The following comments were made at that meeting:

- The need for a new site is critical now as the landowner wishes them to vacate the site soon.
- The site is needed to store the lorries, fairground equipment and to provide residential accommodation (caravans) for the 3 sons.
- Ideally the site should be in the same general location although the family has been looking at a wider area including in adjoining districts.
- The site should be at least 2 acres in size.
- The site needs good access to the road network.
- A flat area of hardstanding would be ideal.
- A number of potential sites were identified and details passed to the consultants for further investigation.

Consultation with the settled community

3.64 During the Assessment a series of telephone interviews were held with representatives from Town and Parish Councils within Wyre Forest District relating to Gypsy and Traveller and Travelling Showpeople accommodation. These representatives were asked to identify the key requirements for a suitable site.

3.65 The main requirements identified were:

- Sites should be on the edge of a town or a village rather than in open countryside.
- Sites should be close to main highway networks with good signage.
- Any sites need to be on the Worcester side of Kidderminster.
- Gypsies need to have access to shops, GPs and schools like the rest of us.
- Need to be close to services or near bus route, but not in a village.
- Sites should fit in with surrounding communities.
- Sites should have good road access.
- Sites should not result in the removal of hedges and should not have a landscape impact.
- Site conditions should be the same as that of a caravan park. The site should be self-contained. The site should be well managed.
- Essential on-site services would include drainage, toilets, facilities to dispose of chemical toilet waste.

4 Site Criteria

- 4.1 Planning Policy Statement 3 Housing¹⁰ (PPS3) identifies three key criteria for determining appropriate housing sites for delivery through the planning system. To be deliverable, sites should:
- Be available - the site is available now;
 - Be suitable – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities
 - Be achievable – there is a reasonable prospect that housing will be delivered on the site within five years
- (PPS3, para. 54)
- 4.2 With regard to meeting the accommodation needs of Gypsies, Travellers and for Travelling Showpeople, Circulars 01/2006 and 04/2007, in addition, state that “local planning authorities will need to demonstrate that sites are suitable, and that there is a realistic likelihood that specific sites allocated in DPDs will be made available for that purpose.” (paras. 33 and 28 respectively).
- 4.3 Our approach to identifying appropriate site criteria therefore builds upon the framework:
- Is the site available?
 - Is the site suitable?
 - Is the site achievable?
- 4.4 A key consideration, again based upon Circulars 01/2006 and 04/2007, is that criteria should be “fair, reasonable, realistic and effective” (paras. 32 and 26 respectively). In our view, many previous studies and local plan criteria based policies across the country have used very restrictive criteria which have prevented many reasonable sites from coming forward. This is one of the principal reasons why the Government is no longer relying simply upon criteria based policies to bring forward suitable sites for Gypsies, Travellers and Travelling Showpeople.
- 4.5 The adopted Wyre Forest Core Strategy includes a policy on providing accommodation for Gypsies, Travellers and Travelling Showpeople. Policy CPO6 identifies a preference for previously developed sites within existing settlement boundaries and states that sustainable and good quality sites will be allocated within and around the settlement areas of Stourport on Severn and Kidderminster.
- 4.6 Policy CPO6 also includes the following specific criteria for allocating sites within

¹⁰ Communities and Local Government (2006) *Planning Policy Statement 3: Housing*

the district:

1. For a publicly managed site it is large enough to accommodate 15-25 pitches.
2. Privately managed sites should be smaller in size and generally be capable of accommodating up to 10 pitches.
3. If the site is to meet the identified needs of Travelling Showpeople, it should be large enough to be suitable for the storage of mobile equipment and accord with Circular 04/07.
4. Local community services and facilities should be within easy access from the site by a variety of modes of transport.
5. The site should not fall within areas at higher risk of flooding such as Flood Zone 2 and 3 and its exact location should take account of the Strategic Flood Risk Assessment.
6. Neighbouring uses should be complementary to the amenities of the proposed site.
7. The development of the site should not negatively impact on biodiversity or green infrastructure and should be capable of integration with the landscape character of the area.
8. The site is capable of providing adequate on-site services for water supply, power, drainage, sewage and waste disposal facilities.
9. There is safe and convenient vehicular and pedestrian access and that the site can be easily accessed by towing caravans.

4.7 We have taken account of the various criteria from the following sources including:

- National Policy in Planning Policy Statements and Circulars 01/2006 and 04/2007;
- Wyre Forest Core Strategy
- Communities and Local Government (CLG) Best Practice Guidance: Designing Gypsy and Traveller Sites; and
- The views of the travelling and the settled communities.

4.8 For the purposes of the site assessment process, we have identified the following broad site criteria:

Table 1: Broad site criteria

Availability	There is evidence that the landowner is willing to sell and/or There is evidence that a developer is interested in developing There is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements which are not capable of being overcome
Suitability	
<i>Policy Constraints</i>	The site does not compromise the objectives of nationally recognised designations The site is not within the Green Belt unless there are very special circumstances
<i>Physical Constraints</i>	The site is not at high risk of flooding which cannot be mitigated The site is not located on unstable land The site is not located on contaminated land which cannot be mitigated The site has good road access The site is in reasonable proximity to local services and facilities
<i>Potential impacts</i>	Development and use of the site will not have an adverse impact upon the landscape nor biodiversity or the built environment The site is not subject to unacceptable noise levels nor is it likely to give rise to unacceptable noise levels The site will have a good residential environment and will not adversely impact upon neighbouring residential amenity
Achievability	Constraints identified are capable of being overcome Any abnormal costs do not prejudice the ability of the site to be developed

- 4.9 These broad site criteria have been developed and applied in two stages. The first stage in the assessment process has involved the application of broad suitability criteria, including identifying any absolute constraints, together with an initial investigation of likely availability. Table 2 overleaf sets out how the broad criteria have been applied at stage 1.
- 4.10 All sites which did not receive a “red” at stage 1 were considered further at stage 2.
- 4.11 Stage 2 involved a more detailed assessment of suitability issues and an examination of achievability issues. Potential capacity and delivery issues were also investigated.
- 4.12 As part of the stage 2 assessment, a landscape and, where relevant, a Green Belt assessment was carried out.
- 4.13 A desk based accessibility assessment was also undertaken. Using a Geographical Information System (GIS), we used facility information provided by the Council, to map accessibility to a range of community facilities.

Table 2: Stage 1 Assessment Process

Criteria	Designation/Issue	Red	Yellow	Green
Green Belt	Green Belt	Not applicable.	The site is in the Green Belt and would be resisted unless there are very special circumstances.	The site is located outside the Green Belt.
Flood Zone	Environment Agency Indicative Flood Mapping and SFRA	Not applicable.	The site is affected by Flood Zones 2 and/or 3 requiring further investigation (and application of policy tests)	The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.
Environmental Designations	Site of Special Scientific Interest National Nature Reserves Local Nature Reserves Special Wildlife Sites	The site is covered by a national wildlife designation.	The site is within the buffer of a national wildlife designation and could therefore have a negative impact. The site is covered by a local designation or is within close proximity and could therefore have a negative impact.	The site is not within a national or local environmental designation or within its buffer.
Alternative Use designation	Core Strategy designation Saved Local Plan allocation	The site is identified for the delivery of an alternative use and there is evidence that there remains a need and it is deliverable.	The site is identified for the delivery of alternative uses but there could be a justification for an exception to be made (e.g. policy criteria to be tested).	The site is not identified for the delivery of alternative uses.
Archaeology and Conservation	Scheduled Ancient Monuments (SAM) Conservation Areas Listed buildings	The site is covered by or is within close proximity of a SAM designation.	The site could have a negative impact upon archaeology or the built environment, requiring further investigation.	The site is not within or close to any archaeological or built environment designations.
Availability	Promoted sites, public land ownership, etc.	The owner has confirmed that the site is not available, nor is it likely to be available in the future.	Site availability is unknown and requires further investigation.	There is evidence that the landowner is willing to sell or develop the site as a Gypsy, Traveller or Travelling Showpeople site.

5 Site Assessment

Long list of sites

5.1 Potential sites for site assessment were established from a review of information relating to:

- Existing unauthorised sites and sites subject to temporary/personal permission
Sites that are currently meeting the needs of Gypsies and Travellers but do not have full planning permission.
- Expansion of existing sites
Land adjacent to existing sites that could have potential to extend existing sites.
- Caravan parks
We consulted owners of existing caravan parks to explore the potential for provision for Gypsy and Traveller pitches.
- Public sector land
Discussions were held with County Council and District Council officers to establish potential council owned land for survey.
- Available land for housing
Land put forward for consideration for future allocation for housing as part of the Strategic Housing Land Availability Assessment was considered. Where possible we contacted owners to identify whether they would be interested in making this land available for Gypsy, Traveller and Travelling Showpeople purposes.
- Land identified through consultation
We consulted large landowners, housing associations and land agents to identify whether any sites could be potentially available for Gypsy, Traveller or Travelling Showpeople uses.
- Housing allocations
We investigated the scope for identifying land within potential housing allocations to meet the objective of achieving mixed and balanced communities.

5.2 This process resulted in a long list of 86 potential sites. A District wide map is contained in Appendix 1 showing the distribution of sites subject to assessment.

Stage 1 Suitability and Availability Matrix

- 5.3 The first stage in the assessment process involved the application of broad suitability criteria, including absolute constraints, together with an initial investigation of likely availability.
- 5.4 The application of broad suitability criteria was to sieve out immediately sites which were likely to fail on the grounds of contravening major constraints such as being within international environmental designations or within the boundaries of scheduled ancient monuments, etc.
- 5.5 Availability has been identified through this Assessment as a key criterion. This is partly because of the controversial nature of provision for the Gypsy community and the probable reluctance of site owners to consider such uses in the light of local opposition. It is mainly, however, due to the fact that if a site is suitable for use by the Gypsy community, there is also likely to be landowner expectations for general housing use, which holds a significantly higher land value. It is therefore important, given the emphasis of the new spatial planning system on being able to demonstrate site deliverability, that availability is given particular consideration.
- 5.6 The initial assessment of site suitability and availability is summarised in a matrix, which is set out in Appendix 2. We have used a traffic light approach, identifying where sites do not satisfy criteria in red, where criteria may be capable of being satisfied in amber and where criteria are satisfied in green.
- 5.7 All sites where at least one criterion is not satisfied were rejected. Sites that we have rejected because they are not currently available, but otherwise satisfy the Stage 1 suitability criteria, could come forward for Stage 2 assessment in the future should the Council confirm their availability at a future date.
- 5.8 This Stage 1 assessment resulted in a list of 64 potential sites to be investigated further at Stage 2.

Stage 2 Site Assessment

- 5.9 Stage 2 involved a more detailed assessment of suitability and an examination of achievability issues. A further examination of availability was also undertaken at this stage.
- 5.10 Further investigations of suitability centred upon:
- physical constraints including access to the site and accessibility to existing services and facilities;

- potential impacts including landscape impact and impact upon the Green Belt (if relevant)
- 5.11 An accessibility assessment was undertaken looking at the proximity of the site to key local services and facilities, particularly primary school, GP, food shop and bus stop. Sites relatively further away from these facilities have been identified as being within less sustainable locations.
- 5.12 All sites were visited by a landscape architect who assessed the landscape impact of any development having regard to landscape character, sensitivity and visual containment. All sites which were considered likely to have an unacceptable impact upon the landscape were rejected.
- 5.13 Gypsy and Traveller and Travelling Showpeople sites should not be located within the Green Belt except in very special circumstances. The lack of sufficient sites outside of the Green Belt to meet needs can amount to very special circumstances. Therefore an assessment was made as to the extent to which development of the sites would be harmful to the purposes and objectives of Green Belt policy.
- 5.14 All issues of potential achievability identified were subject to investigations where possible, with recommendations on how they can be addressed.
- 5.15 Appendix 3 sets out those sites which were rejected at this stage. Sites which have been rejected solely due to lack of availability as identified by current landowners, should be reassessed in the future should their availability be confirmed at a future date.
- 5.16 A total of 5 sites are identified as potentially suitable sites for Gypsies and Travellers. However, these sites should not be viewed in isolation or seen as a definitive shortlist until the other sites identified below as "sites worthy of further consideration" are investigated more fully.

Table 3: Shortlisted sites for Gypsies and Travellers

Site Ref	Site Name	Settlement
CLO0001	Yard south of A456	Clows Top
FAIR0001	Land off Lowe Lane	Fairfield
STO0006	Land off Wilden Top Road	Wilden
STO0019	The Gables Yard	Stourport-on-Severn
UUBE	Open land north of Sutton Park Rise	Kidderminster

5.17 One of these sites is also identified as suitable for Travelling Showpeople.

Table 4: Shortlisted site for Travelling Showpeople

Site Ref	Site Name	Settlement
CLO0001	Yard south of A456	Clows Top

5.18 A total of 10 further sites are identified as having potential constraints, but are considered worthy of further investigation for future Gypsy and Traveller or Travelling Showpeople provision.

5.19 Site BLA0001 could accommodate a Gypsy and Traveller site as part of a mixed use redevelopment if affordable housing were not to be progressed. Site STO0018 is identified as lying within an area at risk of flooding where it may be appropriate for development if there are no reasonably available sites in areas with a lower probability of flooding. Site STO0004 lies within an area at serious risk of flooding but is partly an existing tolerated site and therefore the on going status of the site needs to be further considered.

Table 5: Sites worthy of further investigation (outside Green Belt)

Site Ref	Site Name	Settlement
BLA0001	Former Blakedown Nurseries	Blakedown
STO0018	Saiwen	Stourport-on-Severn
STO0004	Land adjacent Nunn's Corner	Stourport-on-Severn

5.20 A total of 7 sites located within the Green Belt are also considered worthy of further investigation in the event that relatively more suitable sites outside the Green Belt cannot be delivered. It must be noted that like other sites for further investigation these sites have additional constraints which would need to be overcome. However, this does not preclude these sites being potentially suitable should policy and site specific issues be addressed.

Table 6: Sites worthy of further investigation (inside Green Belt)

Site Ref	Site Name	Settlement
BEW0001	Land north of Habberley Road	Bewdley
BEW0002	Site at Stourport Road	Bewdley
COOK0002	Land at Lawnswood	Cookley
GJAL	Former school site	Kidderminster
KID0011	Lea Castle hospital site	Kidderminster

STON0001	Former depot	Stone
WR104458	Redundant farm, St. John's Road	Stourport-on-Severn

5.21 Details of all of these sites are set out in Appendix 4.

6 Capacity

- 6.1 In section 5 we identify a list of sites which we believe are potentially suitable for additional Gypsy and Traveller pitches or Travelling Showpeople plots.
- 6.2 All potentially suitable sites have been subject to an initial broad assessment of the number of pitches or plots which could be provided on site.
- 6.3 This has taken account, firstly, of:
- Designing Gypsy and Traveller Sites: Good Practice Guide (CLG, 2008);
 - Travelling Showpeople's Sites Model Standard Package (The Showmen's Guild of Great Britain, 2007)
 - Any relevant planning history and existing unauthorised uses; and
 - Templates developed for the Assessment
- 6.4 In addition, Baker Associates has developed templates for various forms of Gypsy and Traveller development, including for residential and transit sites. We have used these to inform the theoretical capacity of sites. Examples of these templates are set out in Appendix 5.
- 6.5 These have helped to determine the optimum size and configuration of pitches (or plots) on site. On larger sites we may assume a mix of pitch sizes to reflect the needs of different families.
- 6.6 Site capacity has also taken account of on-site constraints and the need, where appropriate, for landscaping and other mitigation measures to achieve a suitable development. A generous approach to landscaping and access arrangements has been taken to ensure a high standard of design can be achieved on site. This will result in sufficient access and accommodation space to create a site which Gypsy, Traveller or Travelling Showpeople find attractive. At the same time, sufficient space and landscaping will help to conserve the residential amenity of neighbouring uses.
- 6.7 Both the shortlisted sites and the sites considered worthy of further investigation have been assessed for their potential capacity. The results are set out in Appendix 4.

7 Policy and delivery issues

7.1 The Wyre Forest Core Strategy and supporting evidence base identifies a number of important requirements for the proposed Site Allocations and Policies DPD in relation to providing accommodation for Gypsies, Travellers and Travelling Showpeople. These include:

- Safeguarding existing authorised sites unless they are no longer required
- Considering the suitability and sustainability of the local authority and private sites at Sandy Lane and identifying additional pitches if appropriate
- Allocating sufficient sites to meet the need for 30 additional pitches over the next five years
- Giving preference to potential sites within the existing settlement boundaries on previously developed land
- Allocating sustainable and good quality sites within and around the settlement areas of Stourport on Severn and Kidderminster
- Considering the split between the level of public and private provision
- Managing a phased release of sites to control the location and scale of new development in line with the Development Strategy.

7.2 The Core Strategy Monitoring and Implementation Framework sets out further requirements to be addressed by the Site Allocations and Policies DPD. These include:

- Bringing forward fresh allocations if less than 16 pitches are provided by 2016
- Reviewing site allocations if an increasing trend of unauthorised and illegal encampments is apparent by 2016
- Delivering sites through grant funding and the development control process
- Co-ordinating delivery agencies (the District Council, County Council and central Government)
- In house monitoring

7.3 This section sets out some initial recommendations on how the site assessment conclusions referred to in previous sections could be taken forward through the Site Allocations and Policies DPD to ensure that the policy framework set out in the Core Strategy relating to Gypsies, Travellers and Travelling Showpeople can be delivered.

Safeguarding existing sites

7.4 The existing authorised Gypsy sites at Sandy Lane, Stourport on Severn include:

- Lower Heath Caravan Site, Watery Lane
- Broach Road Caravan Site, Sandy Lane
- Meadow Caravan Park, Sandy Lane

7.5 From site survey it is clear that these sites are currently in use and are occupied. There is evidence of overcrowding on some pitches. From interviews with resident Gypsies it is clear that the sites are valued and there is a strong preference for sites to be located within this area. There appear to be no reasons on the grounds of need why these sites should not be safeguarded for Gypsy and Traveller residential uses.

Sites at Sandy Lane, Stourport on Severn

7.6 We have investigated whether it is appropriate and possible to extend existing authorised sites at Sandy Lane, Stourport on Severn and whether there are additional sites in the area which should be considered for allocation.

7.7 There is an existing established Gypsy community living within the Sandy Lane area and evidence of continuing need for future provision arising from families residing in this area. The general location around the settlement of Stourport on Severn is considered to be a sustainable location as set out in Core Strategy policy CP06.

7.8 There are two major constraints within the area.

7.9 Firstly, the area is at risk of flooding and existing and potential future sites are located either within flood zones 2 or 3. New sites located within flood zone 2 may be appropriate for highly vulnerable uses, such as caravans, mobile homes and park homes if there are no reasonably available sites in areas with a lower probability of flooding. Sites located within flood zone 3 are at serious risk of flooding and development for highly vulnerable uses should not be permitted.

7.10 Secondly, Sandy Lane is an existing employment area and Core Strategy policy CP08 states that development which would result in a loss of employment land would only be acceptable where the site has been identified in an up-to-date Employment Land Review as being suitable for alternative uses, the site is unviable for employment uses and the proposed new use would be compatible with neighbouring uses. In such circumstances, preference will be given to mixed-use development.

7.11 The Council undertook an Employment Land Review in 2007-8 which concluded that Sandy Lane constituted one of the best existing employment areas. No sites were considered for release from employment uses and Sandy Lane was recommended to be retained for employment uses.

- 7.12 Our conclusions are that there are no realistic or suitable opportunities to extend or intensify existing authorised sites within the Sandy Lane area.
- 7.13 We have identified one existing residential caravan site as appropriate for allocation for Gypsies and Travellers (The Gables Yard) and one unauthorised site (Saiwen) which is worthy of further investigation should there be no reasonably available sites in other areas with a lower probability of flooding. Another site, (land adjacent Nunn's Corner) lies within an area at serious risk of flooding but is partly an existing tolerated site and therefore the on going status of the site is worthy of further investigation. These sites are existing Gypsy sites which have been occupied prior to the adoption of the Core Strategy in December 2010. Consideration of these sites for permanent use would not prejudice the employment policy now operating within the Sandy Lane area.
- 7.14 We have rejected other sites in the vicinity for site allocation, although it is always open to potential applicants on individual sites to demonstrate acceptability in flood risk terms through undertaking flood risk assessments and to demonstrate how the provisions of policy CP08 relating to loss of employment land could be satisfied.

Sustainable locations

- 7.15 A key requirement of the Core Strategy is that Gypsy, Traveller and Travelling Showpeople sites are allocated within and around the settlement areas of Stourport on Severn and Kidderminster and that preference is given to potential sites within the existing settlement boundaries on previously developed sites.
- 7.16 In addition, Core Strategy policy CP06 states that local community facilities should be within easy access from sites by a variety of modes of transport.
- 7.17 The following table summarises the extent to which the shortlisted sites and sites worthy of further investigation satisfy the criteria in the Core Strategy. This will help the Council to determine which sites may be the most suitable for allocation in the Site Allocations and Policies DPD.

Table 7: Core Strategy sustainable locations - comparison between sites

	Within / around Kidderminster / Stourport-on-Severn	Includes previously developed land	Distance* to shop	Distance* to Primary school	Distance* to GP	Distance* to bus stop
Shortlisted sites						
CLO0001 Yard south of A456 Clows Top	No	Yes	50m	2650m	7200m	50m
FAIR0001 Land off Lowe Lane Fairfield	No	No	150m	900m	950m	350m
STO0006 Land off Wilden Top Road Wilden	No	No	300m	450m	2200m	300m
STO0019 The Gables Yard Stourport-on-Severn	Yes	Yes	500m	2250m	2100m	550m
UUBE Open land north of Sutton Park Rise Kidderminster	Yes	No	500m	750m	1050m	150m
Sites worthy of further investigation						
BLA0001 Former Blakedown Nurseries Blakedown	No	No	350m	400m	3350m	300m
STO0018 Saiwen Stourport-on-Severn	Yes	Yes	400m	2250m	2100m	450m
STO0004 Land adjacent Nunn's Corner Stourport-on-Severn	Yes	Yes	500m	2350m	2200m	450m
BEW0001 Land north of Habberley Road Bewdley	No	Yes	1050m	1800m	1950m	50m
BEW0002 Site at Stourport Road Bewdley	No	No	1600m	1000m	1850m	350m
COOK0002 Land at Lawnswood Cookley	No	Yes	400m	250m	300m	400m
GJAL Former school site Kidderminster	Yes	Yes	350m	250m	1600m	150m
KID0011 Lea Castle hospital site Kidderminster	No	Yes	1900m	1800m	1850m	1050m
STON0001 Former depot Stone	No	Yes	2150m	2200m	4000m	700m
WR104458 Redundant farm, St. John's Road Stourport-on-Severn	Yes	No	500m	900m	700m	150m

* Distance by pedestrian route from the centrepoint of the site to the nearest facility.

Allocating sites to meet 5 year needs

- 7.18 Policy CP06 of the Core Strategy identifies a need to provide for 30 additional pitches over the next 5 years. In addition, emerging Government policy is looking for local authorities to plan for a continuous 5 year supply of pitches.
- 7.19 7 pitches have already received planning permission since 2008. Therefore, the net additional requirement to meet the GTAA figure is 23 pitches to be identified by 2013. Subsequently, there will be a need to reassess needs for periods up to 2026 and to make provision to meet those needs.
- 7.20 There is a particular issue around existing sites which are currently unauthorised but tolerated. Technically, if these sites are allocated and planning permission granted, they count towards the additional requirement, even though they are existing sites. The calculations set out below take this approach.
- 7.21 The shortlisted sites have been assessed for their deliverability over 5, 10 and 15 year periods, from the likely date of adoption of the Site Allocations and Policies DPD in 2013. Clearly, there is an immediate need and therefore delivery of sites needs to be frontloaded to ensure that there is an early supply of sites. Some sites are deliverable now and progression through the planning system could be considered before formal adoption of the Site Allocations and Policies DPD in 2013.
- 7.22 From our assessment, the five shortlisted sites have a potential to deliver 39 pitches by 2018, although this would be reduced to 24 pitches, if the site at Clows Top were to be developed for Travelling Showpeople.
- 7.23 Should the Council consider any of the shortlisted sites to be inappropriate or undeliverable we have identified a series of other sites which have constraints but which may be worthy of further investigation. Some of these sites could supplement or replace shortlisted sites in the short term. These could include those existing unauthorised sites where provision could be relatively quickly and easily delivered.

Meeting longer term needs to 2026

- 7.24 A further 10 pitches could be delivered from one of the shortlisted sites in the medium term, by 2023. This provision is associated with neighbouring residential development and therefore a longer term provision has been assumed because of the need to manage a more substantial change to settlement edges.
- 7.25 Should future studies of Gypsy, Traveller and Travelling Showpeople needs identify a need for additional pitches, or should shortlisted sites not be considered to be appropriate for or capable of development, there may be a need to consider other sites for release.

- 7.26 Most of the sites considered worthy of further investigation are located within the Green Belt. The Council will need to consider whether long term needs and the lack of identified sites to meet longer term needs could justify the removal of land from within the Green Belt.
- 7.27 We do not consider that all of the sites identified within the Green Belt should come forward. However, the Council has already identified some large brownfield sites within the Green Belt as needing to be subject to redevelopment and mixed use redevelopment with an element of Gypsy and Traveller provision could form the basis for longer term delivery of sites.

Phasing, monitoring and review

- 7.28 As with other forms of development, the release of Gypsy, Traveller and Travelling Showpeople sites should be managed to ensure a good fit with identified need.
- 7.29 The Core Strategy Monitoring and Implementation Framework identifies a need for the Council to actively monitor needs and provision and to bring forward fresh allocations if less than 16 pitches are provided by 2016 or if an increasing trend of unauthorised and illegal encampments is apparent by 2016.
- 7.30 We would suggest that it would be prudent for the Council to identify a potential reserve of land as part of the development of the Site Allocations and Policies DPD which could be brought forward in the future if required, rather than wait for the need to be established and then start a review of the development plan at that time.
- 7.31 The list of sites considered worthy of further investigation contains a range of sites which could be considered for future release if required.
- 7.32 Any release of land to meet future needs would require active monitoring of supply against need. It would particularly require the Council to undertake periodic reviews of its needs evidence base. The South Housing Market Gypsy and Traveller Accommodation Assessment was published in 2008 and only quantifies needs for a 5 year period. Similarly, the Core Strategy only identifies pitch requirements for the first 5 years of the plan. Periodic reviews of needs are therefore desirable.

Public and private provision

- 7.33 The Core Strategy reports the conclusions of the South Housing Market Gypsy and Traveller Accommodation Assessment that the majority of provision should be local authority or Registered Social Landlord sites unless smaller private sites can be identified.

- 7.34 The preference of the Gypsy and Traveller communities is for small, private sites. However, many Gypsies and Travellers are not in a position to be able to afford to buy their own sites or to pay market rents and there will continue to be a need for some sites to be available at affordable rents. This is likely to require public provision, although there are alternative delivery models (see below).
- 7.35 Our shortlist of sites include a range of sites which could be delivered for either private or public provision. We believe, given the scale of needs identified and the level of overcrowding at the existing local authority sites that at least one new public site of up to 15 pitches will be needed to meet current identified needs.
- 7.36 Two of the shortlisted sites are currently owned by either the District or County Councils.

Delivery plan

- 7.37 In view of the need for additional pitches, there must be reasonable certainty that the sites identified in the DPD will be implemented i.e. that they are genuinely deliverable. Deliverability will be a key aspect of the site assessment process.
- 7.38 A number of potential delivery options have been developed which the Council should investigate further during the preparation of the Site Allocations and Policies DPD.

Delivery option 1

- 7.39 Firstly, there may be sites which are currently owned by individual Gypsy, Traveller and Travelling Showpeople families which can be developed to meet immediate family requirements. In this case, allocation in a DPD would provide the planning policy context for early progression of a planning application and for development to take place or for currently unauthorised development to become authorised.

Delivery option 2

- 7.40 Secondly, there may be sites which are currently owned by individual Gypsy, Traveller and Travelling Showpeople families where there is capacity for greater use of the site for further pitches. In this case, initial discussions will be undertaken with the owners to identify whether there are likely to be future family or extended family needs requiring the allocation of the site for a greater number of pitches than is currently required. In this case, allocation in the DPD with a phasing programme to secure provision for future need would be the appropriate way forward.

Delivery option 3

- 7.41 Thirdly, there may be sites which are not currently owned by Gypsy, Traveller and Travelling families but which have potential to be developed for such uses. Allocation in the DPD would identify these sites to travelling communities and they could be purchased on the open market. Alternatively the Councils could consider using Homes Bonus or other monies to buy the site or identify their own public assets and then make them available to organised Gypsy and Traveller groups on a non-profit making basis for them to develop and manage. Such groups could also be offered the opportunity to buy stakes in the site, allowing the income from such sales to provide further sites. There are emerging examples of innovative acquisition and funding arrangements across the country.

Delivery option 4

- 7.42 Fourthly, there may be sites where the Councils consider that additional affordable pitch provision may be appropriate. In this case, the Councils should investigate the potential for either buying sites or developing their public assets using Homes Bonus or central Government site grant funding or other monies to secure or increase affordable provision. Sites could then either be managed by a Council or a Registered Social Landlord.

Delivery option 5

- 7.43 Finally, if the Council decides to pursue the longer term option of seeking Gypsy and Traveller provision on large housing urban extension sites, there is the opportunity to require large housing allocations in Core Strategies and/or subsequent allocations DPDs to provide for Gypsy and Traveller pitches. These could then be sold on the open market or affordable pitches brought forward and managed by the Councils or RSLs.
- 7.44 All the shortlisted sites and sites worthy of further investigation have been subject to an initial broad assessment of the potential delivery option(s) which may be appropriate. Appendices 4 and 5 include our conclusions on potential delivery models. Potential delivery solutions should be investigated further through the DPD process with landowners and other stakeholders to ensure that sites identified in the submission DPD are capable of being developed during the plan period.

Funding sources

- 7.45 The current Government has identified that it is focusing on incentivising Councils to deliver new housing, including Traveller sites. The 2011 consultation on “Planning

for traveller sites”¹¹ identifies three potential sources of funding for local authorities.

- 7.46 Firstly, the New Homes Bonus scheme will operate in the same way for Traveller sites as for other forms of housing. Namely, for every new pitch, a local planning authority should get six years of matched Council Tax funding, with an extra supplement for affordable pitches (such as sites owned or managed by local authorities).
- 7.47 Secondly, the Government has allocated, as part of its National Affordable Housing Programme for 2011-15. £60m to fund the provision of Traveller sites. Local authorities will be required to bid for this funding.
- 7.48 Thirdly, the introduction of the Community Infrastructure Levy provides a further potential funding source for enabling works required to deliver Council priorities.
- 7.49 As delivery model 3 above illustrates, there are innovative delivery models being developed in other parts of the country which can provide for funding of initial sites to be recycled to provide for further sites, in the same way as affordable housing and shared equity schemes have been delivered by housing bodies for some years.
- 7.50 The Council should investigate these sources of funding further, in partnership with the County Council, Registered Social Landlords and other delivery partners.

¹¹ Communities and Local Government (2011) *Planning for traveller sites*

8 Recommendations

Safeguarding existing sites

- 8.1 The existing authorised Gypsy sites at Sandy Lane, Stourport on Severn include:
- Lower Heath Caravan Site, Watery Lane
 - Broach Road Caravan Site, Sandy Lane
 - Meadow Caravan Park, Sandy Lane
- 8.2 From site survey it is clear that these sites are currently in use and are occupied. There is evidence of overcrowding on some pitches. From interviews with resident Gypsies it is clear that the sites are valued and there is a strong preference for sites to be located within this area. There appear to be no reasons on the grounds of need why these sites should not be safeguarded for Gypsy and Traveller residential uses.

Sites for allocation

- 8.3 Chapter 5 identifies a total of 5 shortlisted sites as potentially suitable sites for Gypsies and Travellers to meet identified current and future needs in the short to medium period. Some of these sites are available now. One of these sites is potentially suitable for Travelling Showpeople provision.
- 8.4 A total of 10 further sites are identified as having potential constraints, but are considered worthy of further investigation for Gypsy, Traveller and/or Travelling Showpeople either to supplement or replace shortlisted sites in the short to medium term and to provide for long term needs, if required.
- 8.5 7 of these sites are located within the Green Belt and could be considered in the event that relatively more suitable sites outside the Green Belt cannot be delivered. It must be noted that like other sites for further investigation these sites have additional constraints which would need to be overcome. However, this does not preclude these sites being potentially suitable should policy and site specific issues be addressed.
- 8.6 The following table sets out all of the shortlisted sites and sites worthy of further investigation. It is recommended that the Council consults further on these potential sites as part of the development of the Site Allocations and Policies DPD.

Table 8: List of potential sites for further consultation

Site Ref	Site Name	Settlement	No. of pitches
BEW0001*	Land north of Habberley Road	Bewdley	4
BEW0002*	Site at Stourport Road	Bewdley	15
BLA0001	Former Blakedown Nurseries	Blakedown	10
CLO0001*	Yard south of A456	Clows Top	15
COOK0002	Land at Lawnswood	Cookley	5
FAIR0001	Land off Lowe Lane	Fairfield	12
GJAL	Former school site	Kidderminster	10
KID0011*	Lea Castle hospital site	Kidderminster	15
STO0004	Land adjacent Nunn's Corner	Stourport-on-Severn	4
STO0006	Land off Wilden Top Road	Wilden	4
STO0018	Saiwen	Stourport-on-Severn	3
STO0019	The Gables Yard	Stourport-on-Severn	3
STON0001*	Former depot	Stone	15
UUBE	Open land north of Sutton Park Rise	Kidderminster	15
WR104458*	Redundant farm, St. John's Road	Stourport-on-Severn	15

* Sites with potential for Travelling Showpeople

Other issues

Delivery

- 8.7 A number of potential delivery options have been developed which the Council should investigate further during the preparation of the Site Allocations and Policies DPD.
- 8.8 Our list of potential sites includes a range of sites which could be delivered for either private or public provision. We believe, given the scale of needs identified and the level of overcrowding at the existing local authority sites that at least one new public site of up to 15 pitches will be needed to meet current identified needs.

- 8.9 The Council should investigate the available sources of funding further, in partnership with the County Council, Registered Social Landlords and other potential delivery partners.

Phasing, monitoring and review

- 8.10 As with other forms of development, the release of Gypsy, Traveller and Travelling Showpeople sites should be managed to ensure a good fit with identified need.
- 8.11 We would suggest that it would be prudent for the Council to identify a potential reserve of land as part of the development of the Site Allocations and Policies DPD which could be brought forward in the future if required, rather than wait for the need to be established and then start a review of the development plan at that time.
- 8.12 Any release of land to meet future needs would require active monitoring of supply against need. It would particularly require the Council to undertake periodic reviews of its needs evidence base. The South Housing Market Gypsy and Traveller Accommodation Assessment was published in 2008 and only quantifies needs for a 5 year period. Similarly, the Core Strategy only identifies pitch requirements for the first 5 years of the plan. Periodic reviews of needs are therefore desirable.

Appendix 1: District site map

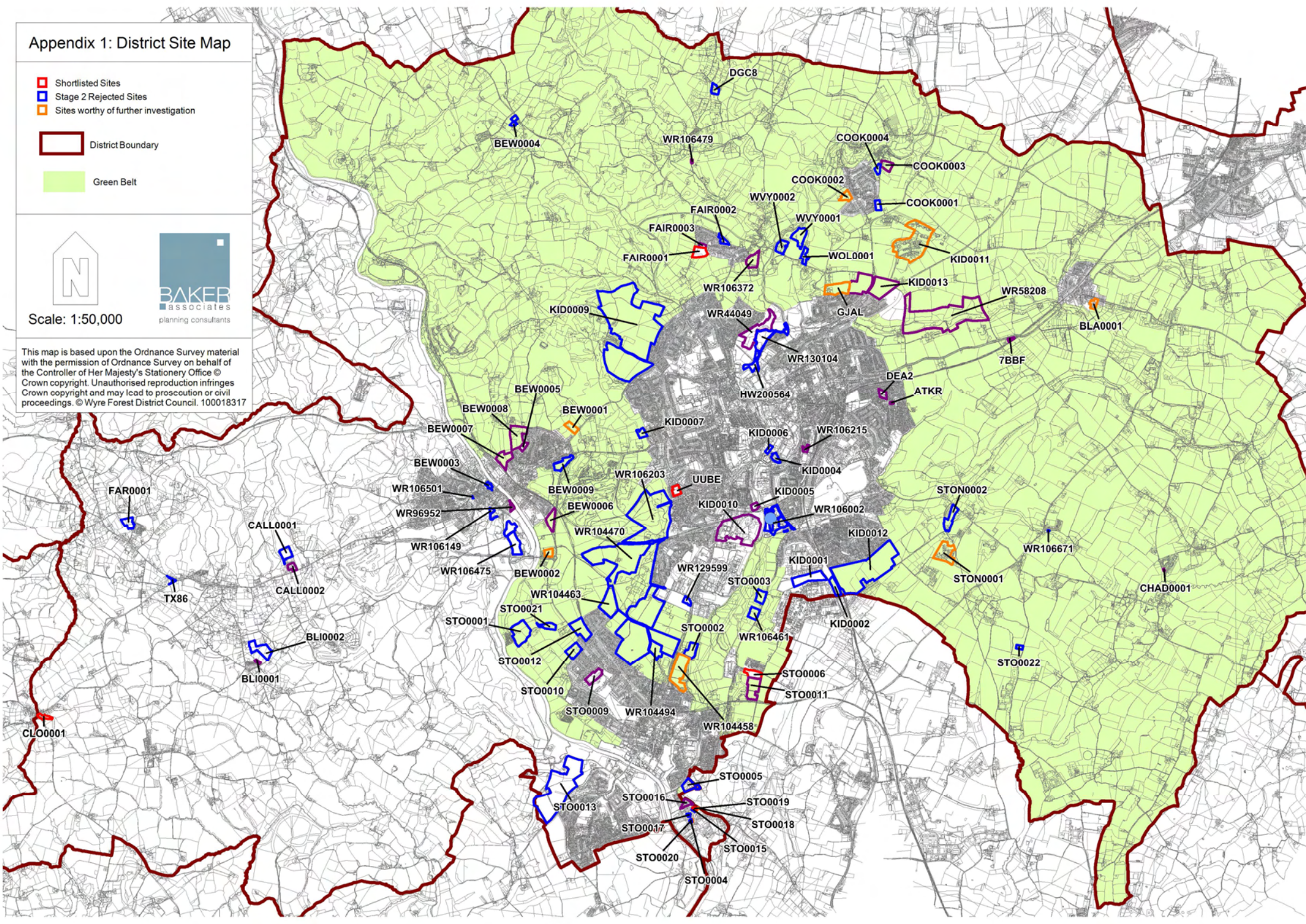
Appendix 1: District Site Map

- Shortlisted Sites
- Stage 2 Rejected Sites
- Sites worthy of further investigation
- District Boundary
- Green Belt



Scale: 1:50,000

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Appendix 2: Stage 1 Site assessment matrix

Appendix 2: Stage 1 – Site Assessment Matrix

Site Details			Suitability					Availability	Conclusion
Site Ref	Site Address	Source	Green Belt	Flood Zone	Environmental Designations	Alternative Use Designations	Archaeology and Conservation	Availability for G+T Use	Should the site be considered further?
7BBF	Grit Store, Blakedown	Public land	Orange	Green	Green	Green	Green	Red	Red
ATKR	Community Centre, Gray Close, Kidderminster	Public land	Green	Green	Green	Green	Green	Red	Red
BEW0001	Land north of Habberley Road, Bewdley	Call for sites	Orange	Green	Orange	Green	Green	Green	Orange
BEW0002	Stourport Road, Bewdley	Call for sites	Orange	Orange	Green	Green	Green	Orange	Orange
BEW0003	Bewdley Medical Centre redevelopment, Bewdley	SHLAA (public land)	Green	Orange	Green	Orange	Orange	Green	Orange
BEW0004	Land rear of Kinver View, Bellman's Cross, Shatterford	SHLAA	Orange	Green	Orange	Green	Green	Orange	Orange
BEW0005	Bewdley Primary School, Shaw Hedge Road, Bewdley	SHLAA (public land)	Green	Green	Green	Orange	Green	Red	Red
BEW0006	Land off Stourport Road, Bewdley Bypass, Bewdley	SHLAA	Orange	Orange	Green	Green	Green	Red	Red
BEW0007	The Allotments, Grey Green Lane, Bewdley	SHLAA	Orange	Green	Green	Green	Green	Red	Red
BEW0008	The Front Meadows, Grey Green Lane, Bewdley	SHLAA	Orange	Green	Green	Green	Green	Red	Red
BEW0009	Land rear of Catchem's End Fish Bar, Kidderminster Road, Bedley	SHLAA	Orange	Green	Orange	Green	Green	Orange	Orange
BLA0001	Former Blakedown Nurseries, Belbroughton Lane, Blakedown	SHLAA	Green	Green	Green	Orange	Green	Orange	Orange
BLI0001	Former garage site, Orchard Close, Bliss Gate	SHLAA	Green	Green	Orange	Green	Green	Red	Red
BLI0002	Land off Bine Lane, Bliss Gate	SHLAA	Green	Green	Orange	Green	Green	Orange	Orange
CALL0001	Bewdley Business Park, Callow Hill	Planning policy	Green	Green	Orange	Green	Green	Orange	Orange
CALL0002	Alton Nursery, Callow Hill	Planning policy	Green	Green	Orange	Green	Green	Red	Red
CHAD0001	Garage site, The Green, Chaddesley Corbett	SHLAA (public land)	Orange	Green	Green	Green	Green	Red	Red
CLO0001	Yard south of A456, Clows Top	Call for sites	Green	Green	Orange	Green	Green	Orange	Orange
COOK0001	Land off Kimberlee Avenue, Cookley	SHLAA	Green	Green	Green	Orange	Green	Orange	Orange
COOK0002	Land at Lawnswood, Westhead Road, Cookley	SHLAA	Orange	Green	Orange	Green	Green	Orange	Orange
COOK0003	Broad House Farm Nurseries, Austcliffe Road, Cookley	SHLAA	Orange	Green	Green	Green	Green	Red	Red
COOK0004	Land at Gaymore Farm, Austcliffe Road, Cookley	SHLAA	Orange	Green	Green	Green	Green	Green	Orange
DEA2	School Site, Wordsworth Crescent, Kidderminster	Public land	Green	Green	Green	Orange	Green	Red	Red
DGC8	Land west of Kingsford Lane, Kinsford	Public land	Orange	Orange	Orange	Green	Green	Green	Orange
FAIR0001	Land off Lowe Lane, Fairfield Road, Fairfield	SHLAA (mostly public land)	Green	Green	Green	Orange	Green	Green	Orange
FAIR0002	Land off Hayes Road, Fairfield	SHLAA	Green	Green	Green	Orange	Green	Orange	Orange
FAIR0003	Land off Sebright Road, Fairfield	SHLAA	Green	Green	Green	Orange	Green	Red	Red
FAR0001	Land off New Road, Far Forest	SHLAA	Green	Green	Orange	Green	Green	Green	Orange
GJAL	School Site, Sion Hill, Kidderminster	Public land	Orange	Green	Orange	Green	Green	Green	Orange
HW200564	Land north of Carpets Trade Way, Kidderminster	Public land	Orange	Green	Orange	Orange	Green	Green	Orange
KID0001	Frederick Road, Kidderminster	Call for sites	Green	Green	Green	Orange	Green	Orange	Orange
KID0002	Land west of Worcester Road, Kidderminster	Call for sites	Orange	Green	Green	Green	Green	Orange	Orange
KID0004	Council Depot, Green Street, Kidderminster	SHLAA (public land)	Green	Orange	Green	Orange	Green	Green	Orange
KID0005	Land to rear of Empire House, Lisle Avenue, Kidderminster	SHLAA	Green	Green	Green	Orange	Orange	Red	Red

Appendix 2: Stage 1 – Site Assessment Matrix

Site Ref	Site Address	Source	Green Belt	Flood Zone	Environmental Designations	Alternative Use Designations	Archaeology and Conservation	Availability for G+T Use	Should the site be considered further?
KID0006	Netto and pet store, New Road, Kidderminster	SHLAA							
KID0007	Land west of The Lea, Kidderminster	SHLAA							
KID0009	Low Habberley Farm, Habberley Lane, Kidderminster	SHLAA							
KID0010	Former British Sugar Site, Stourport Road, Kidderminster	SHLAA							
KID0011	Lea Castle Hospital site, Park Gate Road, Kidderminster	SHLAA (public land)							
KID0012	Land to north of Stanklyn Lane, Kidderminster	SHLAA							
KID0013	Land at Wolverley Road, Wolverhampton Road, Kidderminster	SHLAA							
STO0001	Bewdley Road North, Stourport	Call for sites							
STO0002	Land behind Stourport Household Waste Site, Minster Road, Stourport	Call for sites (public land)							
STO0003	Land off Wilden Lane, Stourport	Call for sites							
STO0004	Land adjacent to Nunn's Corner, Stourport	Existing site							
STO0005	Four Acres Caravan Site, Worcester Road, Stourport	SHLAA							
STO0006	Land off Wilden Top Road, Bigbury Lane, Stourport	SHLAA							
STO0009	Midland Industrial Plastics, Bewdley Road, Stourport	SHLAA							
STO0010	Bournewood Nurseries, Lickhill Road North, Stourport	SHLAA							
STO0011	Land at Wilden Top Road, Stourport	SHLAA							
STO0012	Land on Bewdley Road North, Bewdley	SHLAA							
STO0013	Land at Ribbesford Road, Areley Kings, Stourport	SHLAA							
STO0015	Meadows Caravan Park (Marshall's Yard), Stourport	Existing site							
STO0016	Watery Lane Caravan Park, Watery Lane, Stourport	Existing site (public land)							
STO0017	Broach Road Caravan Site, Stourport	Existing site (public land)							
STO0018	Saiwen, Sandy Lane, Stourport	Existing site							
STO0019	The Gables Yard, Broach Road, Stourport	Existing site							
STO0020	Land opposite the Gatehouse Sandy Lane, Stourport	Existing site (call for sites)							
STO0021	Bewdley Road North, Stourport	Call for sites							
STO0022	Land at Burlish Crossing, Curslow Lane, Stourport	Existing site (call for sites)							
STON0001	Former Depot, Butts Lane, Stone	SHLAA							
STON0002	Land at Stanklyn Farm, Stanklyn Lane, Stone	SHLAA							
TX86	Land south of Cleobury Road, Tenbury Road, Callow Hill	Public land							
UUBE	Open land north of Sutton Park Rise, Kidderminster	Public land							
WOL0001	Land off Brown Weshead Park, Wolverley	SHLAA							
WR104458	Redundant farm and land, Minster Road, Stourport	Public land							
WR104463	Wyre Forest Golf Course Kidderminster	Public land							
WR104470	Droppingwells Farm, Kidderminster	Public land							

Appendix 2: Stage 1 – Site Assessment Matrix

Site Ref	Site Address	Source	Green Belt	Flood Zone	Environmental Designations	Alternative Use Designations	Archaeology and Conservation		
WR104494	Land off Kingsway, Stourport	Public land							
WR106002	Hoobrook Industrial Estate, Worcester Road, Kidderminster	Public land							
WR106149	Garden Land, Bewdley	Public land							
WR106203	Rifle Range Nature Reserve, Kidderminster	Public land							
WR106215	Car Park, Stadium Close, Kidderminster	Public land							
WR106372	Land between Sebright Road, Fairfield	Public land							
WR106461	Land off Wilden Lane, Kidderminster	Public land							
WR106475	Land east of Red Hill, Bewdley	Public land					Listed building?		
WR106479	Woodland east of Drakelow Lane, Drakelow	Public land							
WR106501	Land south of Sandy Bank, Bewdley	Public land							
WR106671	Land south of Park Lane, Worcester Road, Harvington	Public land							
WR106708	Land off Sebright Road, Fairfield	SHLAA (public land)							
WR129599	Green space on Minster Road, Kidderminster	Public land							
WR130104	Puxton Marsh, Alder Avenue, Kidderminster	Public land							
WR44049	Puxton Marsh, East of Puxton Drive, Kidderminster	Public land							
WR58208	Hurcott Wood, North of Hurcott Hall Farm, Nr Kidderminster	Public land							
WR96952	Car park, Bewdley	Public land							
WVY0001	Lea Lane, Wolverly	Call for sites							
WVY0002	Caravan Club site, Lea Lane, Wolverly	Call for sites							

Appendix 3: Stage 2 Rejected sites

Site ref	Site name	Settlement	Reason for rejection
BEW0003	Bewdley Medical Centre redevelopment	Bewdley	The site is not available for Gypsy and Traveller use.
BEW0009	Land rear of Catchem's End Fish Bar	Bewdley	The site would have an unacceptable impact on landscape character.
WR106149	Garden Land	Bewdley	The site has no road access.
WR106475	Land east of Red Hill	Bewdley	The site would have an unacceptable impact on landscape character, and is located within the setting of a listed building.
WR106501	Land south of Sandy Bank	Bewdley	The site is woodland and too steep.
BLI0002	Land off Bine Lane	Bliss Gate	The site would have an unacceptable impact on landscape character.
CALL0001	Bewdley Business Park	Callow Hill	The land has a hope value for employment use and therefore is unviable for Gypsy and Traveller and Travelling Showpeople use.
TX86	Land south of Cleobury Road	Callow Hill	This site is not available for Gypsy and Traveller use.

Site ref	Site name	Settlement	Reason for rejection
COOK0001	Land off Kimberlee Avenue	Cookley	The site is immediately adjacent existing residential properties and would impact on residential amenity. The housing would also overlook the site and impact on Gypsy and Traveller amenity.
COOK0004	Land at Gaymore Farm	Cookley	The site has no access and would have an unacceptable impact on landscape character.
FAIR0002	Land off Hayes Road	Fairfield	The site would have an unacceptable landscape impact.
FAR0001	Land off New Road	Far Forest	The site would have an unacceptable landscape impact.
WR106671	Land south of Park Lane	Harvington	This small site has no access and is overlooked by existing residential properties.
HW200564	Land north of Carpets Trade Way	Kidderminster	Land is identified at major risk from flooding.
KID0001	Frederick Road	Kidderminster	The site is within the HSE safety zone.
KID0002	Land west of Worcester Road	Kidderminster	The site is within the HSE safety zone and is inconsistent with Green Belt purposes.

Site ref	Site name	Settlement	Reason for rejection
KID0004	Council Depot	Kidderminster	This site is not available for Gypsy and Traveller use.
KID0006	Netto and pet store	Kidderminster	This site is not available for Gypsy and Traveller use.
KID0007	Land west of The Lea	Kidderminster	The site would have an unacceptable impact on landscape character.
KID0009	Low Habberley Farm	Kidderminster	Although a very small section of the site could be suitable for Gypsy and Traveller, these parts would only be available if part of a wider mixed use development on land which is currently deemed unsuitable for development.
KID0012	Land to north of Stanklyn Lane	Kidderminster	The site would have an unacceptable landscape impact and would be inconsistent with Green Belt purposes.
WR104463	Wyre Forest Golf Course	Kidderminster	The site as a whole is not likely to be available due to a long lease for golfing activities. The one area to the north west which may be available is inappropriate in terms of landscape impact and impact on the openness of the Green Belt.
WR104470	Droppingwells Farm	Kidderminster	The site has access issues and would have an unacceptable impact on landscape character.

Site ref	Site name	Settlement	Reason for rejection
WR106002	Hoobrook Industrial Estate	Kidderminster	The site is open to views from the Conservation Area and any development would have an unacceptable impact on the historic area.
WR106203	Rifle Range Nature Reserve	Kidderminster	This site is a nature reserve, and the site would be inconsistent with Green Belt purposes.
WR106461	Land off Wilden Lane	Kidderminster	The site would have an unacceptable impact on landscape character, and would be inconsistent with Green Belt purposes.
WR129599	Green space on Minster Road	Kidderminster	This site is not available for Gypsy and Traveller use.
WR130104	Puxton Marsh	Kidderminster	The site would have an unacceptable impact on landscape character and is within the functional flood plain.
DGC8	Land west of Kingsford Lane	Kingsford	The site would be inconsistent with Green Belt purposes.
BEW0004	Land rear of Kinver View	Shatterford	The site is not available as the owner is looking for a higher value alternative use than Gypsy and Traveller use.
STON0002	Land at Stanklyn Farm	Stone	The site would be inconsistent with Green Belt purposes.

Site ref	Site name	Settlement	Reason for rejection
STO0001	Bewdley Road North	Stourport-on-Severn	The site would be inconsistent with Green Belt purposes and would have an unacceptable landscape impact.
STO0002	Land behind Stourport Household Waste Site	Stourport-on-Severn	The site would be inconsistent with Green Belt purposes.
STO0003	Land off Wilden Lane	Stourport-on-Severn	The site would have an unacceptable impact on landscape character, and would be inconsistent with Green Belt purposes.
STO0005	Four Acres Caravan Site	Stourport-on-Severn	This site is not available for Gypsy and Traveller use.
STO0010	Bournewood Nurseries	Stourport-on-Severn	The site is not available as the owner is not interested in releasing land for Gypsy and Traveller use.
STO0012	Land on Bewdley Road North	Stourport-on-Severn	The site would have an unacceptable impact on landscape character and residential amenity (for any location immediately adjacent residential properties).
STO0013	Land at Ribbesford Road	Stourport-on-Severn	The site would have an unacceptable impact on landscape character.
STO0015	Meadows Caravan Park (Marshall's Yard)	Stourport-on-Severn	There is no room for further expansion or intensification of this existing site for Gypsy and Traveller use.

Site ref	Site name	Settlement	Reason for rejection
STO0017	Broach Road Caravan Site	Stourport-on-Severn	There is no room for further expansion or intensification of the site for Gypsy and Traveller use.
STO0020	Land opposite the Gatehouse	Stourport-on-Severn	This site is subject to flooding and objections have been received from the Environment Agency.
STO0021	Bewdley Road North	Stourport-on-Severn	The site would have an unacceptable impact on landscape character, and would be inconsistent with Green Belt purposes.
STO0022	Land at Burlish Crossing	Stourport-on-Severn	The site would have an unacceptable impact on landscape character, and would be inconsistent with Green Belt purposes.
WR104494	Land off Kingsway	Stourport-on-Severn	The site is not available for Gypsy and Traveller use.
WOL0001	Land off Brown Westhead Park	Wolverley	Very overgrown scrubland. Derelict building and steep topography. Access ok. Might take quite a bit of work to bring the site forward.
WVY0001	Lea Lane	Wolverley	The site would be inconsistent with Green Belt purposes.
WVY0002	Lea Lane	Wolverley	The site is not available for Gypsy and Traveller use.

Appendix 4: Shortlisted sites and sites worthy of further investigation

Site ref	Site name	Settlement	
BEW0001	Land north of Habberley Road	Bewdley	
Site address			
Description of site			
A rectangular area of unmanaged land, with evidence of past tipping. A scrubby tree belt (containing a high proportion of elm) along the south eastern frontage with Habberley Road, and a small copse on the western boundary. The land appears to form the north eastern part of a larger unmanaged parcel of land that extends to the edge of the built up area at Catchems End. The site is opposite the entrance to the Ramada Hotel. It is close to the northern boundary of Bewdley, but removed from residential properties by one field, and surrounded by agricultural land.			
<input type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: SHLAA <input type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input checked="" type="checkbox"/> Source: call for sites <input type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: other			
Planning history			
Travelling Showpeople commented that they had pre-application discussions with the Council about occupying part of this site. Comments from the Council related to Green Belt and highway issues.			
AVAILABILITY			
The site is currently for sale and the owners have expressed an interest in selling part of the site to Travelling Showpeople.			
SUITABILITY			
Policy constraints			
Local Plan policy GB.1 Control of Development in the Green Belt; Core Strategy policy CP12 Landscape Character; TPO along boundary with road and small area on western edge.			
Physical constraints			
The site is on a busy road, opposite the Ramada Hotel entrance, which could cause highway issues. The unmanaged nature of the site indicates there may be some developing biodiversity interest within the site. TPOs along boundary with road and small area on western edge.			
Accessibility to services: GP surgery (m)		Primary school	Shop
1950		1800	1050
Bus stop			
50			
Landscape Impacts			
The scattered vegetation that exists along the periphery of the site, supplemented by scrub emerging within the site, is beginning to establish a natural character to the site and partially mask the tipped materials. The belt of vegetation along the road frontage contains the site reasonably well in summer although winter views into the site are likely to be possible. A belt of coniferous planting is developing directly off site to the north east, beyond which the land rises to an area of woodland. Overall this gives the site a moderately discreet character. It would be possible to accommodate a moderate size Gypsy and Traveller or Travelling Showpeople development in this site, located towards the south eastern side, although Travelling Showpeople would bring more prominent elements into the site (which would take longer to assimilate through planting). This would involve some ground reshaping, to create a level development area, and extensive planting to reinforce the emerging vegetation and assist with assimilating the site, particularly in views that will be available from the houses that are located on slightly higher ground beyond the site to the west. The roadside tree belt should be reinforced and widened to provide a robust screen with access being based on the existing gateway. It will be important to ensure that any development remains contained within the development site to avoid impinging on the character of the adjoining land.			

Other Potential Impacts

The site is located in the Green Belt. Development within this apparently disturbed site would represent a limited encroachment into the open countryside protected by the Green Belt. Whilst the gap between the urban area and western outskirts of Kidderminster is only around 1km wide at this point the site is closely located to the existing urban edge of Catchems End, and north of the large hotel complex of The Heath Hotel, and is distinct from the land to the east due to a rise in landform and vegetation. If the site is to be identified for development it will be important to ensure that the extent and the form of the development is strictly controlled and does not set a precedent for development/expansion on adjoining land thereby reducing openness of the designated area. This may be achieved by creating a contained site as described above.

There are a small number of houses nearby and therefore landscaping and planting may be required to protect residential amenity in their vicinity. There are also small areas of TPOs on the site.

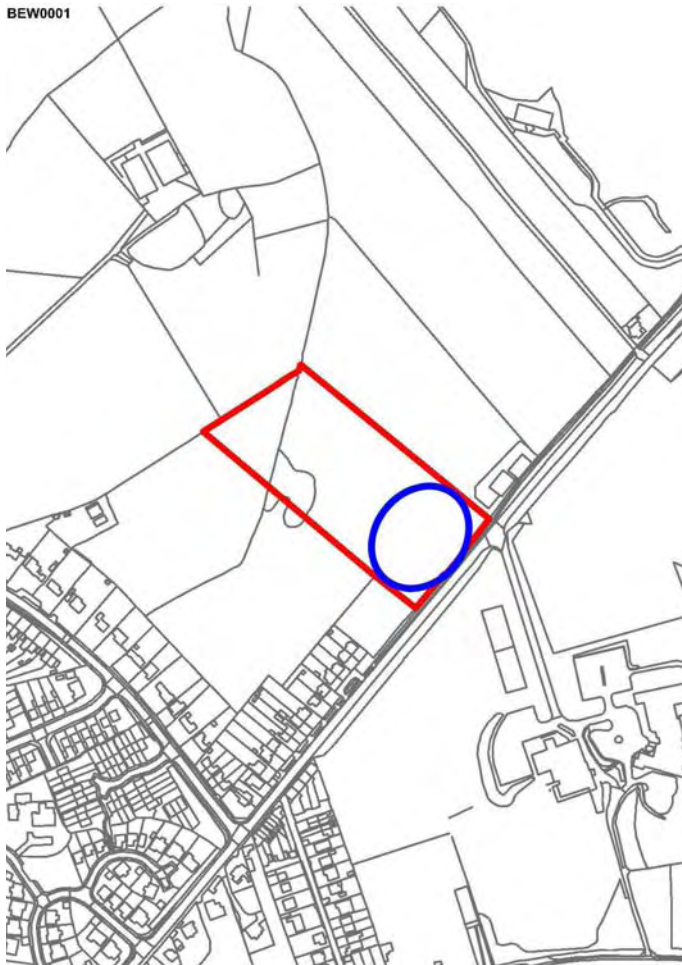
ACHIEVABILITY

There are costs relating to levelling the ground and mitigation measure relating to minimising landscape impact. There may also be costs associated with highway improvements.

Conclusion

The site is in the Green Belt and therefore special circumstances would be required to justify allocation. It is possible to accommodate a moderate size Gypsy and Traveller development in this site, located towards the south eastern side. A small Travelling Showpeople site could also be possible although it would bring more prominent elements into the site (which would take longer to assimilate through planting). Ground reshaping and mitigation measures relating to landscape impact and residential amenity would be required.

BEW0001



DELIVERY

Potential Yield

2013 - 2018	4
2018 - 2023	0
2023 - 2028	0

Potential occupants

Romany Gypsies or Travelling Showpeople

Type of use

Residential

Delivery model

- Privately owned traveller site requiring planning permission.
- Site available to be purchased and occupied by traveller family.
- Use of public grants to allow site to be purchased and managed by travellers.
- Existing public owned site to be developed for publicly managed traveller provision.
- Purchase of site by public bodies for publicly managed traveller provision.

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Site ref	Site name	Settlement	
BEW0002	Site at Stourport Road	Bewdley	
Site address			
Description of site			
The site comprises a broadly square level rough pasture field lying between a Blackstone car park/picnic area and water works just off the A456, which runs east and south of the site to cross the Severn, south of Bewdley. The boundaries are defined by hedgerows (the northern one of which is thin/gappy), with highway planting along the southern boundary. A permissive footpath provides access from the car park to the Severn Way, passing adjacent to the southern boundary.			
<input type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: SHLAA <input type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input checked="" type="checkbox"/> Source: call for sites <input type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: other			
Planning history			
There is no known relevant planning history.			
AVAILABILITY			
Travelling Showpeople have shown an interest in the land, but the initial asking price has been too expensive for the Travelling Showpeople at Long Bank. However, the site is available.			
SUITABILITY			
Policy constraints			
The site is within the Green Belt - Local Plan policy GB.1 Control of Development in the Green Belt. The site is partly within the area liable to flood - Local Plan policy NR.5. The site is within the Lorry Route Network - Local Plan policy TR.5. The site is within a Landscape Protection Area - Local Plan policy LA.2			
Physical constraints			
The site is within Flood Zone 2. A sequential test and exception test therefore would need to be passed to allow development.			
Accessibility to services: GP surgery (m)		Primary school	Shop
1850		1000	1600
			Bus stop
			350
Landscape Impacts			
The site is unremarkable in landscape terms, it being influenced by the proximity of development and infrastructure, and high level of traffic noise. Its relationship with the river to the east has been lost with the construction of the water works. It is reasonably well contained from wider aspects but locally quite visible due to the thin nature of some of the hedgerows, notably the northern hedgerow which allows views into the site from the A456 when travelling south. There are glimpses into the site through the hedgerow from the adjoining car park/picnic area, open views from the permissive right of way, the vicinity of the A456 roundabout beyond the south eastern corner of the site, and approach from the west where the road is slightly higher than the site and glimpsed in winter through intervening highway planting. There is scope to accommodate some development at this location although it would be inevitably apparent, at least to some degree, from the adjoining areas. Extensive mitigation would be required to achieve an acceptable solution with planted buffers and hedgerow reinforcement required, although some short term visual impact would arise. In particular development would be apparent from the vicinity of the roundabout and from the permissive path.			

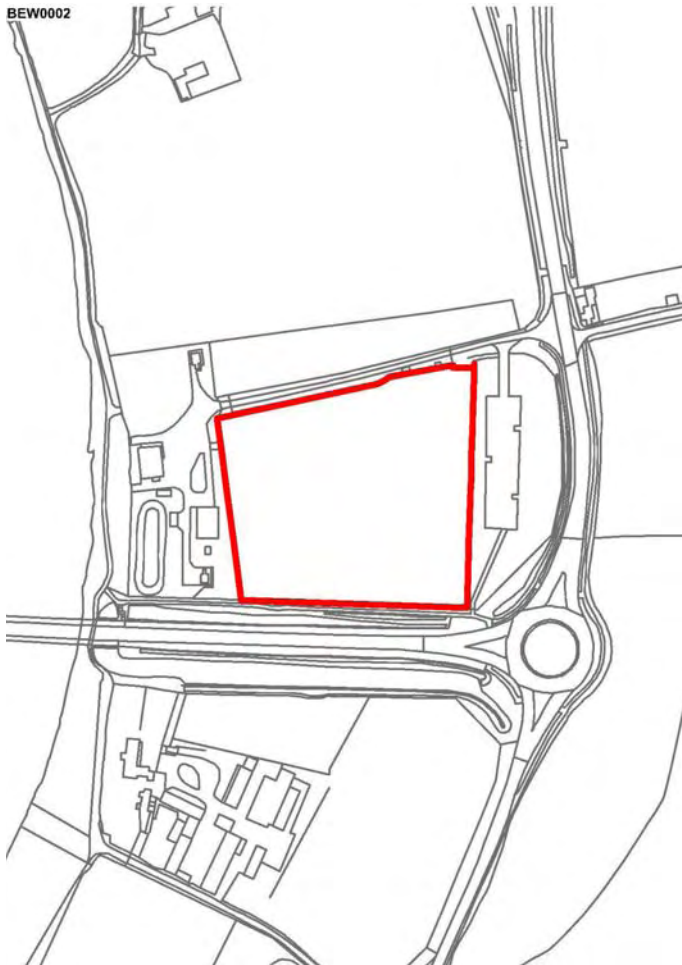
Other Potential Impacts

The site is within the Green Belt. The site is situated just within the edge of the Green Belt which is defined along the eastern bank of the river to the west. There is some scattered development within the vicinity and the site lies a relatively short distance from the southern periphery of the town. Development would reduce the openness of the site and is likely to be perceived, at least in the short term, as an encroachment into the countryside and Green Belt; the mitigation referred to above would reduce this perception over time. The site's location close to the junction of two main roads suggest that this location could be considered as a transit site; this approach would ensure that development would be of a temporary nature, perhaps limited to summer months when the screening effect of vegetation is most effective; the need for more permanent structures and additional lighting may therefore be reduced or possibly avoided. Proximity to a major road may cause some noise and disturbance to potential residents, but could be mitigated through siting, bunding and landscaping.

ACHIEVABILITY

Conclusion

The site is in the Green Belt and therefore special circumstances would be required to justify allocation. The site would need to pass the sequential test as it is located within Flood Zone 2. Otherwise, the site may have some future potential, subject to extensive landscaping mitigation. It is currently available.



DELIVERY

Potential Yield	
2013 - 2018	15
2018 - 2023	0
2023 - 2028	0

Potential occupants
Romany Gypsies or Travelling Showpeople

Type of use
Residential or Transit

Delivery model

- Privately owned traveller site requiring planning permission.
- Site available to be purchased and occupied by traveller family.
- Use of public grants to allow site to be purchased and managed by travellers.
- Existing public owned site to be developed for publicly managed traveller provision.
- Purchase of site by public bodies for publicly managed traveller provision.

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Site ref	Site name	Settlement	
BLA0001	Former Blakedown Nurseries	Blakedown	
Site address			
Belbroughton Lane			
Description of site			
Redundant Blakedown Nurseries site with large areas of hard standing and derelict greenhouses currently being cleared and boarded up, which forms part of the defined settlement. The boundaries are defined by strong hedgerows. Adjacent existing housing, playing fields and agricultural land.			
<input type="checkbox"/> Source: current unauthorised <input checked="" type="checkbox"/> Source: SHLAA <input type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: call for sites <input type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: other			
Planning history			
The site was promoted for housing to the Council for the SHLAA. The Panel concluded that the site may be suitable for up to 40 dwellings between 2016-21, and that a parish housing needs survey would be required.			
AVAILABILITY			
The agent has expressed an interest in the site for Gypsy and Traveller use, on behalf of the owner. It is understood that Barrett's are potentially interested in developing the site for housing. A needs survey for Blakedown for affordable housing has been completed, and any housing would need to be facilitated by market housing.			
SUITABILITY			
Policy constraints			
The site is allocated in the Local Plan under policy DR.1 as an Area of Development Restraint. This policy states that the land can be released in future reviews of the Local Plan. The site appeared in the Site Allocations and Policies Issues and Options paper as a site put forward by the landowner for residential development.			
Physical constraints			
There are no known physical constraints.			
Accessibility to services: GP surgery (m)		Primary school	Shop
3350		400	350
Bus stop			
300			
Landscape Impacts			
The site is previously developed land and there are no landscape constraints to its development other than the need to protect and perhaps reinforce the hedgerow boundaries and safeguard any significant trees.			

Other Potential Impacts

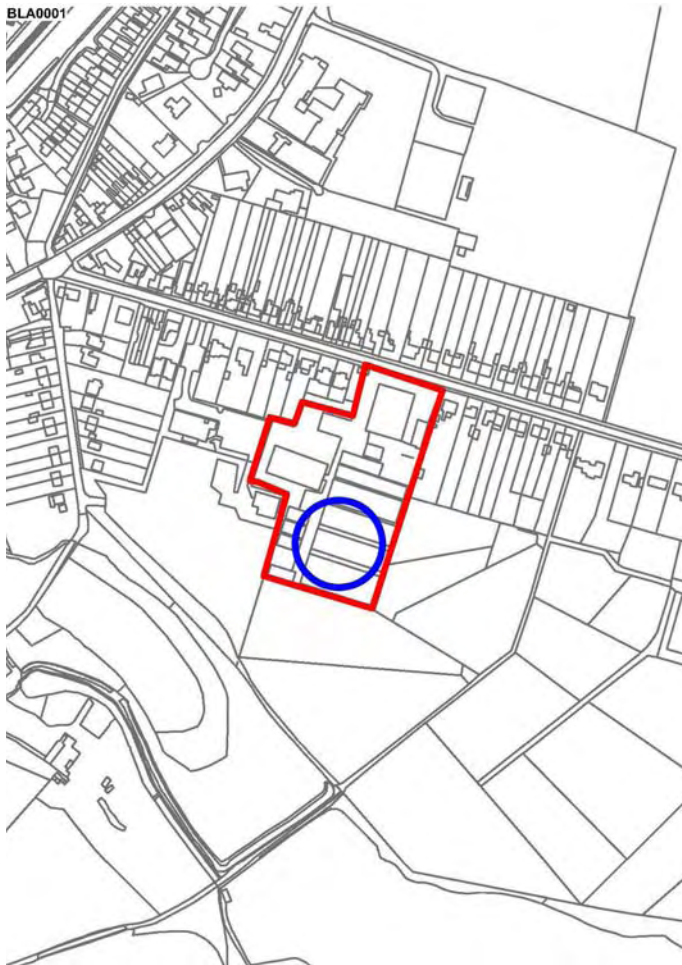
The site is adjacent residential properties and therefore any development would need to be carefully design and incorporate mitigation measures to protect residential amenity.

ACHIEVABILITY

The site has hope value for housing, but could be considered for a mixed-use development incorporating a small permanent Gypsy and Traveller site. Any Gypsy and Traveller development would need to be planned for alongside the market and affordable housing or any other development on site. This would need to include considering access arrangements for all land uses provided on site.

Conclusion

The site is currently identified as an Area of Development Restraint in the Local Plan. However, this policy can be reviewed through the production of a DPD and there may be a need for affordable housing in the area. If affordable housing were not to be progressed, a small permanent Gypsy and Traveller site could be accommodated to the south of the site as part of a mixed use development. Any site design would require consideration of access to both Gypsy and Traveller site and adjacent uses on the same site and careful site design to mitigate against any impact on adjacent properties.



DELIVERY

Potential Yield	
2013 - 2018	0
2018 - 2023	10
2023 - 2028	0

Potential occupants
Romany Gypsies

Type of use
Residential

Delivery model

- Privately owned traveller site requiring planning permission.
- Site available to be purchased and occupied by traveller family.
- Use of public grants to allow site to be purchased and managed by travellers.
- Existing public owned site to be developed for publicly managed traveller provision.
- Purchase of site by public bodies for publicly managed traveller provision.

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Site ref	Site name	Settlement	
CLO0001	Yard south of A456	Clows Top	
Site address			
Description of site			
An elongated area of land located to the rear of Clows Top Garage. The site is in use as a storage yard and contains many parked cars and trucks (a motor home was present at time of visit) arranged around an apparently surfaced area. A steep wooded bank runs just beyond the northern boundary with a public footpath along the base, which is in place impassable and the amenity of which is poor with scattered detritus along the bank which appears to have come from the site above. The southern and eastern edges of the site appear to be defined by woodland and a tree belt (possibly conifers) respectively.			
<input type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: SHLAA <input type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input checked="" type="checkbox"/> Source: call for sites <input type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: other			
Planning history			
Part of the site has a lapsed planning permission for 21 dwellings, for a mix of affordable and market housing. It involved a new access from the south west of the site. Current application 08/0500/FUL for 12 affordable dwellings on south west of site.			
AVAILABILITY			
The yard is currently for sale or lease. The current owner is looking to renew the planning permission for housing. If it is not granted planning permission for housing, then the site could potentially be available for Gypsy and Traveller use, either under lease or for sale.			
SUITABILITY			
Policy constraints			
Core Strategy policy CP12 Landscape Character states that applications for further mobile homes and caravan developments will be resisted due to the collective impact which existing sites have on the landscape. However, this is a brownfield site and already has an impact on the local landscape. Therefore redevelopment for Gypsy and Traveller use or for Travelling Showpeople could reduce the impact on the landscape, by providing a carefully designed and well managed site.			
Physical constraints			
There will be highway/access issues as the site is situated on the crest of a hill (A456). However, access is possible from the south east, as proposed in the lapsed permission. The site could be contaminated. The foul drainage connection is at some distance away in Rock but on-site cesspit may be possible for G&T or Travelling Showpeople use.			
Accessibility to services: GP surgery (m)		Primary school	Shop
7200		4000	50
Bus stop			
50			
Landscape Impacts			
The discrete nature and containment of the site, being located by existing roadside development indicates that this would be suitable location for a significant G&T or TS site. If development were to proceed boundary vegetation should be safeguarded and reinforced, particularly on the more exposed northern side; although off-site the amenity of the public footpath, which has been particularly affected by current activities, should be improved with rubbish being cleared and route being clearly defined. With appropriate measures there is the potential for significant environmental benefits to arise from well designed development at this site.			

Other Potential Impacts

Residential properties quite close by which could be impacted upon. There is a public footpath along the northern edge of the site, although it is overgrown and looks underused.

ACHIEVABILITY

Unknown costs for cleaning up potential contamination. Connection to foul drainage in Rock would cost £800,000 although Gypsy and Traveller use may not require this. The site has hope value for housing but Gypsy and Traveller or Travelling Showpeople uses could be delivered on the rear land if the frontage land were to be developed for market housing.

Conclusion

Unknown costs for cleaning up potential contamination and access onto the A456 is poor, although a lapsed permission identified access from the south east of the site. The site has hope value for housing but Gypsy and Traveller or Travelling Showpeople uses could be delivered on the rear land if the frontage land were to be developed for market housing.



DELIVERY

Potential Yield

2013 - 2018	15
2018 - 2023	0
2023 - 2028	0

Potential occupants

Travelling Showpeople or Romany Gypsies

Type of use

Residential

Delivery model

- Privately owned traveller site requiring planning permission.
- Site available to be purchased and occupied by traveller family.
- Use of public grants to allow site to be purchased and managed by travellers.
- Existing public owned site to be developed for publicly managed traveller provision.
- Purchase of site by public bodies for publicly managed traveller provision.

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Site ref	Site name	Settlement	
COOK0002	Land at Lawnswood	Cookley	
Site address			
Westhead Road			
Description of site			
A roughly triangular site comprising part of a larger area of developing woodland, interspersed with areas of rough grass and scrub, surrounding a house on the west side of Cookley. There is a very well worn path along a linear clearing just beyond the southern boundary of the site, with trees in the northern end of the site. Access to the site is good via Westhead Road North.			
<input type="checkbox"/> Source: current unauthorised <input checked="" type="checkbox"/> Source: SHLAA <input type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: call for sites <input type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: other			
Planning history			
The site was promoted for housing to the Council for the SHLAA and the Panel's view was that part of the site may be suitable for affordable housing if further sites are required within Cookley.			
AVAILABILITY			
The landowner has said that the site would ideally be developed for housing, but that the site could potentially be available for Gypsy and Traveller use. There may be potential for a mix of housing types including Gypsy and Traveller use.			
SUITABILITY			
Policy constraints			
The site is within the Green Belt - Local Plan policy GB.1 Control of Development in the Green Belt. Core Strategy policy CP12 Landscape Character states that applications for further mobile homes and caravan developments will be resisted due to the collective impact which existing sites have on the landscape. However, this site has housing development on 3 sides and is on the edge of an urban area.			
Physical constraints			
The site has good access. There may be ecological constraints to development and there are quite a few trees on site. The site could provide the opportunity to open access from adjacent residential properties to the local centre and facilities, by providing a footpath through the site.			
Accessibility to services: GP surgery (m)	Primary school	Shop	Bus stop
300	250	400	400
Landscape Impacts			
The vegetation within the site creates a noticeably discrete area within a clearing around the house. The southern eastern part is open to partial views from the rear of the houses to the east. There is scope to accommodate a very small number of units within this site, as long as these avoid incursions into the woodland; if well sited such development could be discrete although the south eastern boundary is more sensitive and screen planting may need to be introduced to protect the amenity of the adjoining properties. Access is likely to involve a slight widening of the existing access through the hedgerow at the end of Westhead Road North, a route shared with the unofficial path.			

Other Potential Impacts

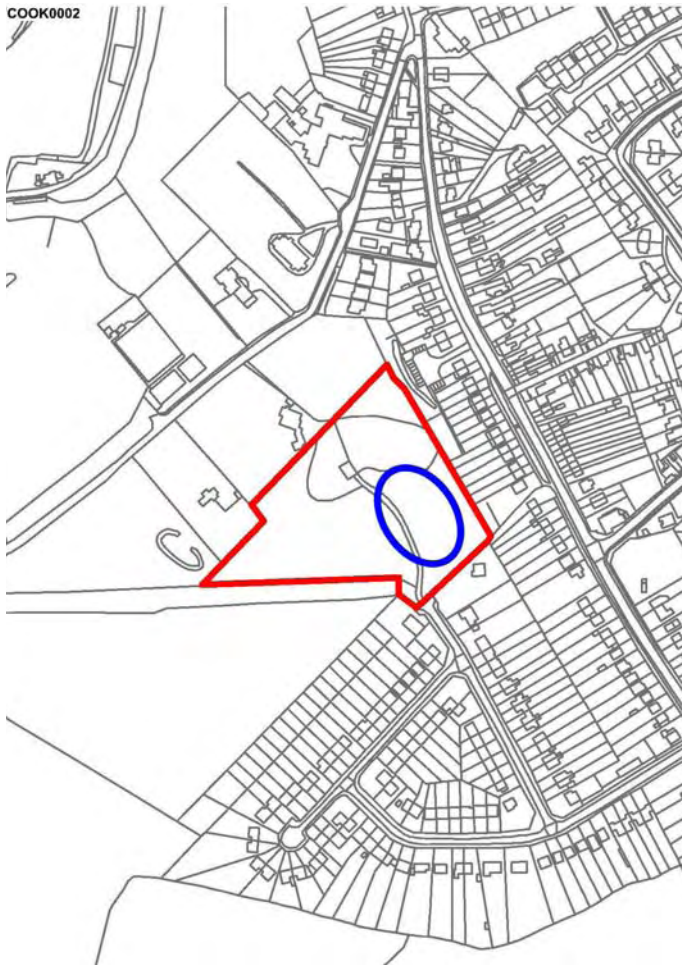
The site is located in the Green Belt. A small part of the site is already developed and therefore potentially suitable for redevelopment without harm to the Green Belt. However, a site for a number of units would extend development into undeveloped land. There is the potential for this to create pressure for development in the two adjoining residential plots which may be difficult to resist and which, cumulatively, could lead to an erosion of the Green Belt in this area.

ACHIEVABILITY

The site does have a hope value for housing. However, there are no other site constraints needing to be overcome.

Conclusion

The site is in the Green Belt and therefore special circumstances would be required to justify allocation. However, the site appears to otherwise be suitable if mitigation measures are undertaken, and subject to the site being assessed for potential ecological constraints and impact on residential amenity.



DELIVERY

Potential Yield	
2013 - 2018	5
2018 - 2023	0
2023 - 2028	0

Potential occupants
Romany Gypsies

Type of use
Residential

Delivery model

- Privately owned traveller site requiring planning permission.
- Site available to be purchased and occupied by traveller family.
- Use of public grants to allow site to be purchased and managed by travellers.
- Existing public owned site to be developed for publicly managed traveller provision.
- Purchase of site by public bodies for publicly managed traveller provision.

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Site ref	Site name	Settlement	
FAIR0001	Land off Lowe Lane	Fairfield	
Site address			
Fairfield Lane			
Description of site			
The site comprises two pasture fields located on the southern side of Fairfield. Another pasture field and a housing estate lie to the north. The southern most field is defined by a partial hedge. Fairfield Lane forms the southern boundary and is lined by a prominent belt of coniferous trees.			
<input type="checkbox"/> Source: current unauthorised <input checked="" type="checkbox"/> Source: SHLAA <input type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: call for sites <input type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: other			
Planning history			
The site was promoted for housing to the Council for the SHLAA, and the Panel's view was that the site may be suitable for up to a maximum of 90 dwellings. The pasture field to the north has planning permission for affordable housing.			
AVAILABILITY			
The larger pasture field is owned by the District Council and this part is deemed available for Gypsy and Traveller use. The availability for other parts of the site is unknown at present.			
SUITABILITY			
Policy constraints			
The site is allocated in the Local Plan under policy DR.1 as an Area of Development Restraint. This policy states that the land can be released in future reviews of the Local Plan.			
Physical constraints			
Access would be better served from the north of the site through the pasture field which currently has permission for affordable housing. Therefore the site needs to be planned with the site at the north. There are high voltage cables on site which need 8m clearance either side.			
Accessibility to services: GP surgery (m)		Primary school	Shop
950		900	150
Bus stop			
350			
Landscape Impacts			
The sites lie in the Sandstone Estatelands LCT. Adjoining undeveloped land lies within the Green Belt. The urban edge is prominent especially on higher ground to the north and this part of the site is more exposed to longer distance views as the ground falls away to the south east. The land has been excluded from Green Belt, presumably to allow for urban expansion suggesting that the principle of development is accepted in this location. However, the nature of G&T development would not sit comfortably in this landscape and conventional residential development would be more in character and could deliver a better urban edge. Suitable access appears to be only available from the estate road to the north; however, this part of the site is the most prominent, although associated with a backdrop of development. The south east corner of Site FAIR0001 forms a triangular plot of grassland associated with a large detached house to the east. This plot is much more contained and has the potential to accommodate a small development, where the adjoining road is slightly wider. The rest of the site is not considered to be a suitable location for G&T development.			

Other Potential Impacts

There are no other known potential impacts.

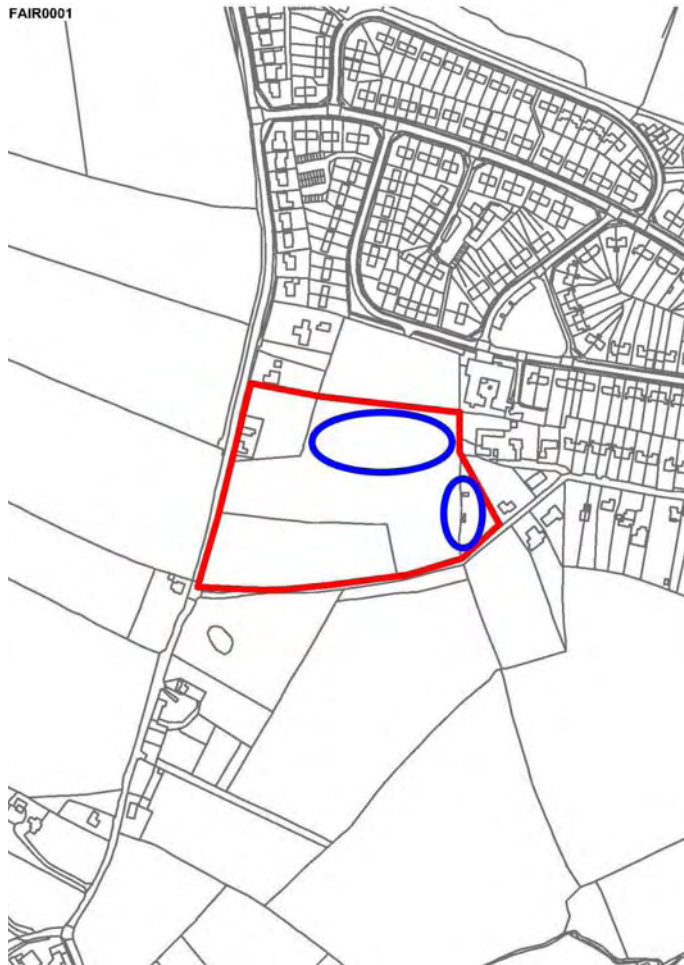
ACHIEVABILITY

No abnormal site constraints needing to be overcome, although access would best be achieved through the site to the north, which has planning permission for affordable housing.

Conclusion

Most of this site is available and suitable for Gypsy and Traveller use. If developed in isolation then the best location in relation to landscape impact, for Gypsy and Traveller use, is the small area within the south east corner of the site. However, the northern part of the larger pasture field could be developed in the medium term with access from the land to the north of the site which has planning permission for affordable homes. There are high voltage cables on site which need to be considered within any design.

FAIR0001



DELIVERY

Potential Yield

2013 - 2018	2
2018 - 2023	10
2023 - 2028	0

Potential occupants

Romany Gypsies

Type of use

Residential

Delivery model

- Privately owned traveller site requiring planning permission.
- Site available to be purchased and occupied by traveller family.
- Use of public grants to allow site to be purchased and managed by travellers.
- Existing public owned site to be developed for publicly managed traveller provision.
- Purchase of site by public bodies for publicly managed traveller provision.

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Site ref	Site name	Settlement	
GJAL	School site	Kidderminster	
Site address			
Sion Hill			
Description of site			
Site comprises a redundant school located on top of a broad ridge at the western end, with playing fields to the east located on the northern edge of Kidderminster. Residential development lies to the south, the edge of which is followed by a public footpath, with a tree belt and hedgerow defining the northern and eastern boundaries with countryside respectively.			
<input type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: SHLAA <input checked="" type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: call for sites <input type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: other			
Planning history			
Worcestershire County Council had permission to change the site into an adult education centre, but this has not been implemented due to a lack of funding.			
AVAILABILITY			
The site is owned by Worcestershire County Council. The playing fields are used by an adjacent primary school and potentially not available for development. The Council is now looking to level the site and redevelop it. As the site is publicly owned the site is deemed available for Gypsy and Traveller use, in principle.			
SUITABILITY			
Policy constraints			
The site is within the Green Belt - Local Plan policy GB.1 Control of Development in the Green Belt. Policy CP12 of the Adopted Core Strategy indicates that mobile home, caravan and chalet development will be resisted 'due to the collective impact which the existing sites have on the landscape. However, part of the site is brownfield and comprises existing school buildings which is larger in scale and probably has a bigger impact on the landscape than a small Gypsy and Traveller site.			
Physical constraints			
Sion Hill is steep, and there are also existing school buildings on site which may need to be cleared.			
Accessibility to services: GP surgery (m)	Primary school	Shop	Bus stop
1600	250	350	150
Landscape Impacts			
The site is within Sandstone Estatelands LCT. The existing school buildings constitute previously developed land and there is no constraint to development in this location, which has good access, subject to protecting the visual amenity of adjoining properties. The open playing field is much less suitable, forming an uninterrupted area of open grassland which is in an elevated position. It would be difficult to assimilate development in this context.			

Other Potential Impacts

The site is within the Green Belt. The site of the school buildings and associated surfaced areas constitutes previously developed land and, although within Green Belt, is suitable for redevelopment for Gypsy and Traveller use. The smaller scale buildings that are likely to be involved with development of this type, coupled with a robust landscape scheme, is likely to lead to a reduction in the impact of the existing large building complex on the perception of the openness of this part of the designated area. The playing fields are currently used by an adjacent primary school.

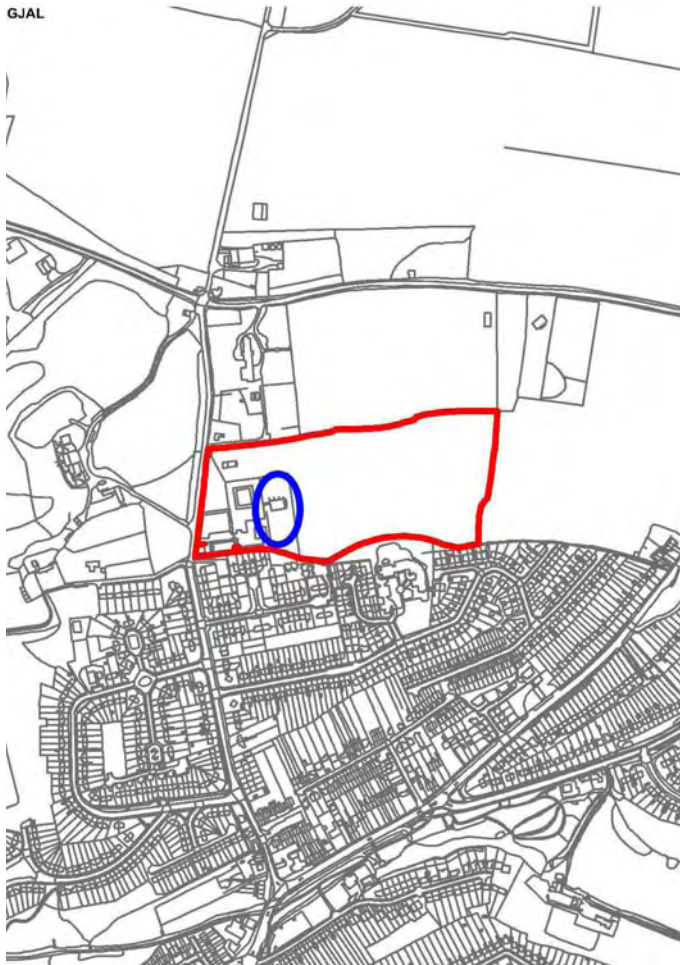
ACHIEVABILITY

The school buildings may need to be cleared although there are areas of hardstanding available. The costs of clearance could have a significant impact on the achievability of the site, unless higher value uses were also envisaged.

Conclusion

The site is in the Green Belt and therefore special circumstances would be required to justify allocation. The school buildings and hardstanding constitute previously developed land and this area is therefore potentially suitable for redevelopment. However, the costs associated with redevelopment may be significant and could have a significant impact on the achievability of the site unless a mixed use scheme including housing were to be considered.

GJAL



DELIVERY

Potential Yield	
2013 - 2018	10
2018 - 2023	0
2023 - 2028	0

Potential occupants
Romany Gypsies

Type of use
Residential

Delivery model

- Privately owned traveller site requiring planning permission.
- Site available to be purchased and occupied by traveller family.
- Use of public grants to allow site to be purchased and managed by travellers.
- Existing public owned site to be developed for publicly managed traveller provision.
- Purchase of site by public bodies for publicly managed traveller provision.

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Site ref	Site name	Settlement		
KID0011	Lea Castle Hospital site	Kidderminster		
Site address				
Park Gate Road				
Description of site				
This site comprises redundant buildings set within a parkland setting surrounded by trees, close to Kidderminster. There is more than one entrance to the site. Adjacent uses include mainly farmland and there are also a number of residential properties close to the site.				
<input type="checkbox"/> Source: current unauthorised <input checked="" type="checkbox"/> Source: SHLAA <input type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: call for sites <input type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: other				
Planning history				
The site was promoted for housing to the Council for the SHLAA, but was not considered suitable for housing as it was not considered a sustainable location and is currently allocated for business park.				
AVAILABILITY				
The site is publicly owned by HCA, and therefore deemed available, in principle, for Gypsy and Traveller or Travelling Showpeople use. HCA is looking to achieve 150-200 dwellings as part of a mixed use redevelopment.				
SUITABILITY				
Policy constraints				
The site is within the Green Belt - Local Plan policy GB.1 Control of Development in the Green Belt and GB.4 Major Developed Sites in the Green Belt. Policies do not exclude the potential for including Gypsy and Traveller use within a mixed use development. Policy GB.4 states that redevelopment should 'not occupy an area larger than the footprint of existing buildings, unless this would achieve a reduction in height, which would benefit visual amenity.' Policy E.4 Lea Castle Hospital Site sets out that proposals will 'include' B1 employment uses on this site.				
Physical constraints				
There are existing buildings on site, some or all of which may need to be cleared if developed for Gypsy and Traveller or Travelling Showpeople use.				
Accessibility to services: GP surgery (m)		Primary school	Shop	Bus stop
1850		1800	1900	1050
Landscape Impacts				
The site is very well screened, with numerous trees on site.				

Other Potential Impacts

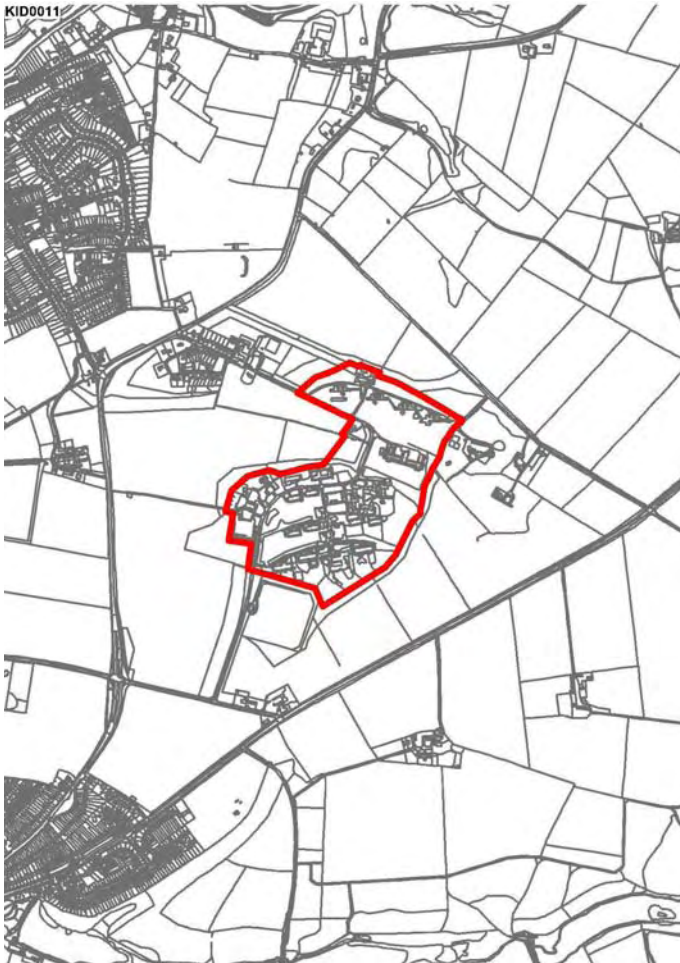
The site is within the Green Belt. Policy GB.4 states that development should 'not occupy an area larger than the footprint of existing buildings, unless this would achieve a reduction in height, which would benefit visual amenity.' There are trees on site which need to be protected.

ACHIEVABILITY

There are costs relating to clearing existing buildings. However, a site is possible if delivered within a comprehensive mixed use development.

Conclusion

The site is in the Green Belt and therefore special circumstances would be required to justify allocation. Any Gypsy or Traveller or Travelling Showpeople uses would need to be delivered within a comprehensive mixed use development to satisfy existing employment policy, wider sustainability and achievability issues. Green Belt issues and policies would also need to be met.



DELIVERY

Potential Yield	
2013 - 2018	0
2018 - 2023	15
2023 - 2028	0

Potential occupants
Romany Gypsies and Travelling Showpeople

Type of use
Residential

Delivery model

- Privately owned traveller site requiring planning permission.
- Site available to be purchased and occupied by traveller family.
- Use of public grants to allow site to be purchased and managed by travellers.
- Existing public owned site to be developed for publicly managed traveller provision.
- Purchase of site by public bodies for publicly managed traveller provision.

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Site ref	Site name	Settlement	
STO0004	Land adjacent to Nunn's Corner	Stourport-on-Severn	
Site address			
Sandy Lane			
Description of site			
The site is currently in Gypsy and Traveller use on a flat piece of hardstanding. It is adjacent another Gypsy and Traveller site and within the Sandy Lane employment area, which has a community of Gypsy and Traveller sites within the local area. There are currently 8 caravans on site, with one unoccupied.			
<input checked="" type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: SHLAA <input type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: call for sites <input type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: other			
Planning history			
There is a current planning application for the change of use of B1 for caravans for residential occupation. 6 caravans are currently tolerated on site.			
AVAILABILITY			
The site is available for Gypsy and Traveller use.			
SUITABILITY			
Policy constraints			
The site is within Flood zone 3. Caravans are highly vulnerable uses which should not be located within flood zone 3. It is allocated within the Local Plan under policy E.2i as land allocated for B1, B2, B8 uses. The site is within an area identified within the Employment Land Review as Sandy Lane Industrial Estate and as a 'site to be retained in employment use'. However, this area includes a number of sites already allocated for Gypsy and Traveller use in the Local Plan.			
Physical constraints			
The site is within flood zone 3 and subject to flooding. The Environment Agency have advised against the extension of 2 more caravans, due to flooding issues.			
Accessibility to services: GP surgery (m)	Primary school	Shop	Bus stop
2200	2350	500	450
Landscape Impacts			
The site does not have an impact on landscape character.			

Other Potential Impacts

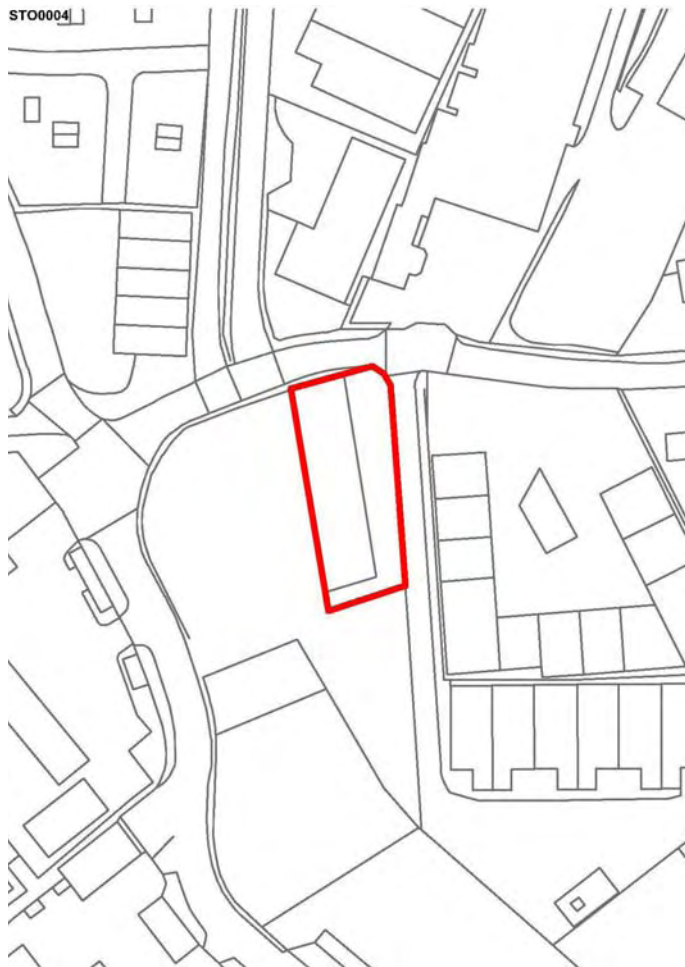
The site currently has families looking to live on the site from sites close by which are overcrowded at present. There would potentially be social and economic impact on these families if the site was not allocated and they had to remain on these overcrowded pitches or move to another area.

ACHIEVABILITY

No abnormal site constraints needing to be overcome

Conclusion

This is an existing Gypsy and Traveller site which has families looking to move in from overcrowded Gypsy and Traveller sites nearby. The site is within flood zone 3 and also allocated for employment use. However, it is an existing tolerated site and there would be social and economic impact on these families if they had to move to another area within Wyre Forest. Given this particular background the site should be further considered for potential allocation.



DELIVERY

Potential Yield	
2013 - 2018	4
2018 - 2023	0
2023 - 2028	0

Potential occupants
Romany Gypsies only

Type of use
Residential

Delivery model

- Privately owned traveller site requiring planning permission.
- Site available to be purchased and occupied by traveller family.
- Use of public grants to allow site to be purchased and managed by travellers.
- Existing public owned site to be developed for publicly managed traveller provision.
- Purchase of site by public bodies for publicly managed traveller provision.

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Site ref	Site name	Settlement	
STO0006	Land off Wilden Top Road	Wilden	
Site address			
Bigbury Lane			
Description of site			
An area of rough, apparently unmanaged grassland that is being gradually colonised by scrub, and which is criss-crossed by informal dog walking tracks; a right of way crosses the eastern end of the site to join the track on the southern edge which provides access to the cricket pitch/pavilion and associated car park. The northern edge adjoins Bigbury Lane, a minor road defined by a strong tree belt with an isolated housing estate to the north; this vegetation thickens at the western end to create an area of woodland extending over steep slopes falling away into the head of a small tributary valley, where an area of small fields, defined by fences, are located with housing beyond; some apparently redundant tin sheds lie towards the centre of this area.			
<input type="checkbox"/> Source: current unauthorised <input checked="" type="checkbox"/> Source: SHLAA <input type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: call for sites <input type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: other			
Planning history			
The site was promoted for housing to the Council for the SHLAA and was considered suitable for housing in the long term.			
AVAILABILITY			
The site was promoted in the SHLAA but there were no contact details available at the time of assessing the sites. Therefore availability is currently unknown at present for this site.			
SUITABILITY			
Policy constraints			
The site is allocated in the Local Plan under policy DR.1 as an Area of Development Restraint. This policy states that the land can be released in future reviews of the Local Plan.			
Physical constraints			
A right of way crosses the eastern end of the site on the southern edge which would need to be protected in any development of the site.			
Accessibility to services: GP surgery (m)		Primary school	Shop
2200		450	300
Bus stop			
300			
Landscape Impacts			
The central and eastern part of the site is an unsuitable location for development. It would relate poorly to the clustered form of the estate to the north, the extent of which is well defined by Bigbury Lane and associated vegetation. Development is likely to be quite apparent from the adjoining roads and would inevitably detract from the amenity of the right of way crossing the site and, potentially, detract from the quiet attractive rural setting of the nearby cricket pitch. However, the small area of fields at the western end of the site offers an opportunity to accommodate a small quite discrete development taking advantage of the enclosure provided by topography and tree cover. Development in this location would relate better to the houses that extend to the west. Access appears to be available via an existing gateway/surfaced apron (any other access location would impact on the rural quality of the attractive lane to the north and is likely to be unacceptable, particularly given the level difference). Mitigation would be required to protect the character of the lane; this should follow the landscape management guidelines for the area. Regard should be had for the amenity of the footpath which runs along the southern side of this area.			

Other Potential Impacts

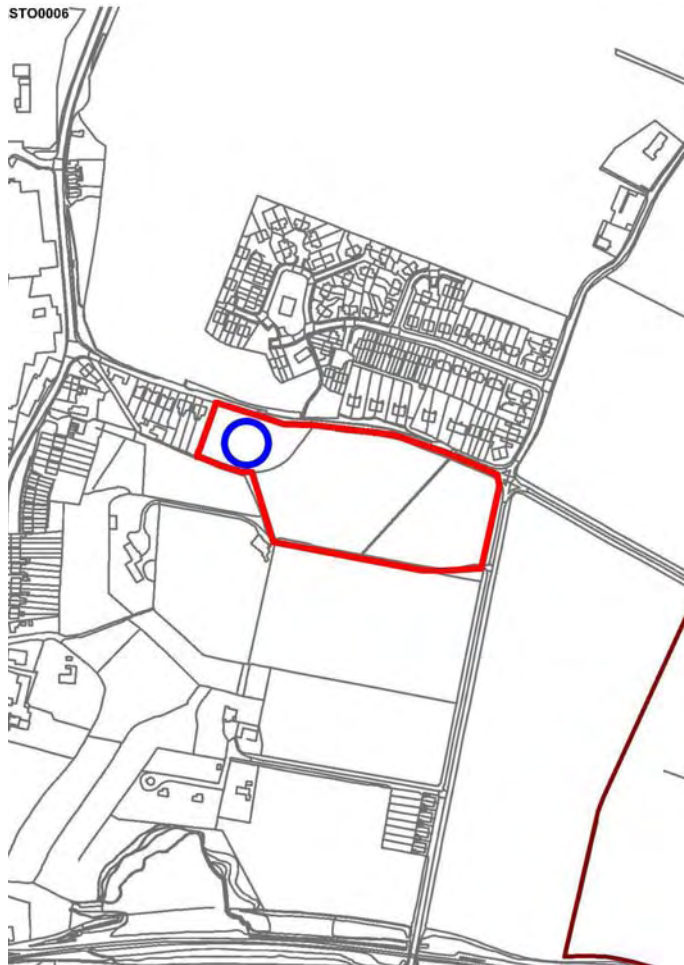
There could be impacts on adjoining properties to the north, which would need to be taken into account when considering the location and design of any development. Mitigation would be required to protect residential amenity.

ACHIEVABILITY

The site has been identified in the SHLAA as suitable for housing in the long term, therefore the site may have a hope value for housing. This will be established when the owner is identified and contacted and availability is confirmed.

Conclusion

The most suitable part of the site, for Gypsy and Traveller use, is at the western end of the site within the enclosure provided by topography and tree cover. This area is designated in the local plan as an Area of Restricted Development, but has been identified in the SHLAA as suitable for housing in the longer term. Therefore the site may have hope value for housing, but this is unconfirmed at present because the owner details are unknown. Part of the site is considered suitable for Gypsy and Traveller use, with mitigation measures undertaken to protect the amenity of housing to the north and to protect impact on the local landscape in line with landscape management guidelines for the area.



DELIVERY

Potential Yield	
2013 - 2018	4
2018 - 2023	0
2023 - 2028	0

Potential occupants
Romany Gypsies

Type of use
Residential

Delivery model

- Privately owned traveller site requiring planning permission.
- Site available to be purchased and occupied by traveller family.
- Use of public grants to allow site to be purchased and managed by travellers.
- Existing public owned site to be developed for publicly managed traveller provision.
- Purchase of site by public bodies for publicly managed traveller provision.

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Site ref	Site name	Settlement	
STO0018	Saiwen	Stourport-on-Severn	
Site address			
Sandy Lane			
Description of site			
This is an unauthorised Gypsy and Traveller site which has 6 caravans, situated within an area of employment and close to other Gypsy and Traveller sites.			
<input checked="" type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: SHLAA <input type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: call for sites <input type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: other			
Planning history			
1 static caravan is lawful. The remaining 5 caravans on site are currently unauthorised and not tolerated.			
AVAILABILITY			
The site is available for Gypsy and Traveller use.			
SUITABILITY			
Policy constraints			
The site is within Flood zone 2. As set out in PPS25, subject to the Sequential Test being applied, caravans are only appropriate in this zone if the Exception Test is passed. The site is allocated in the Local Plan under policy E.2(i) as an area allocated for employment Class B1, B2 and B8. It is within an area identified within the Employment Land Review as Sandy Lane Industrial Estate and as a 'site to be retained in employment use'. However, this area includes a number of sites already allocated for Gypsy and Traveller use in the Local Plan.			
Physical constraints			
The site is within flood zone 2 which could present a risk to Gypsy and Traveller use.			
Accessibility to services: GP surgery (m)		Primary school	Shop
2100		2250	400
Bus stop			
450			
Landscape Impacts			
There is no landscape impact as the site is developed and within a built up area.			

Other Potential Impacts

The site currently has families living in caravans. There would potentially be social and economic impact on these families if the site was not allocated and they had to move.

ACHIEVABILITY

There are no abnormal site constraints needing to be overcome.

Conclusion

This is an existing Gypsy and Traveller site which has families residing on site. The site is within flood zone 2 and allocated for employment use. However, further investigation into flooding issues may be resolvable and the site is well related to existing residential uses and there may be social and economic impact on these families if they had to move.



DELIVERY

Potential Yield	
2013 - 2018	3
2018 - 2023	0
2023 - 2028	0

Potential occupants
Romany Gypsies

Type of use
Residential

Delivery model

- Privately owned traveller site requiring planning permission.
- Site available to be purchased and occupied by traveller family.
- Use of public grants to allow site to be purchased and managed by travellers.
- Existing public owned site to be developed for publicly managed traveller provision.
- Purchase of site by public bodies for publicly managed traveller provision.

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Site ref	Site name	Settlement	
STO0019	The Gables Yard	Stourport-on-Severn	
Site address			
Broach Road			
Description of site			
This is an existing residential caravan site with 8 caravans on an area of flat hardstanding. It is adjacent another Gypsy and Traveller site and within the Sandy Lane employment area, which has a community of Gypsy and Traveller sites within the local area.			
<input checked="" type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: SHLAA <input type="checkbox"/> Source: public owned land <input checked="" type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: call for sites <input type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: other			
Planning history			
Planning permission (WF.956/87) was granted in 1987 for 5 residential caravans and storage of 2 touring caravans and the storage of building materials. A site licence (WFC/35) was granted for 5 caravans in 1996. There are currently 3 other caravans on site which are not tolerated.			
AVAILABILITY			
The site is currently occupied by families living in caravans and therefore deemed available for Gypsy and Traveller use.			
SUITABILITY			
Policy constraints			
The site is within Flood zone 2 and designated in the Local Plan under policy E.2(i) as an area allocated for employment Class B1, B2 and B8. However, the site has planning permission for residential caravan use, therefore Gypsy and Traveller use is appropriate in this location.			
Physical constraints			
The site is within flood zone 2 and is therefore within an area of flood risk, which would require mitigation measures.			
Accessibility to services: GP surgery (m)	Primary school	Shop	Bus stop
2100	2250	500	550
Landscape Impacts			
There is no landscape impact as the site is within a built up area.			

Other Potential Impacts

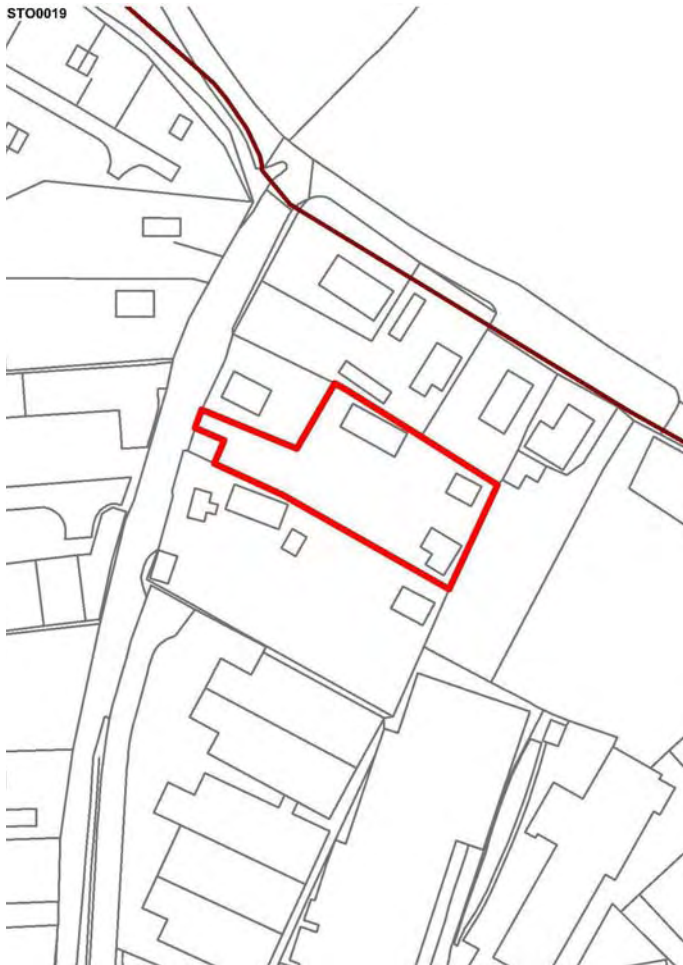
There are no known potential impacts.

ACHIEVABILITY

There are no abnormal site constraints needing to be overcome.

Conclusion

The site is within flood zone 2 and allocated in the Local Plan for employment use. However, the site has planning permission for 5 residential caravans and 2 touring caravans and therefore continued Gypsy and Traveller use is appropriate in this location. It is therefore appropriate to safeguard the site for future Gypsy and Traveller uses.



DELIVERY

Potential Yield	
2013 - 2018	3
2018 - 2023	0
2023 - 2028	0

Potential occupants
Romany Gypsies only

Type of use
Residential

Delivery model

- Privately owned traveller site requiring planning permission.
- Site available to be purchased and occupied by traveller family.
- Use of public grants to allow site to be purchased and managed by travellers.
- Existing public owned site to be developed for publicly managed traveller provision.
- Purchase of site by public bodies for publicly managed traveller provision.

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Site ref	Site name	Settlement	
STON0001	Former Depot	Stone	
Site address			
Butts Lane			
Description of site			
<p>The site is a mix of vacant agricultural buildings, partly cleared, and open land situated on a low ridge. The northern and western parts appear to contain a good number of trees, interspersed with areas of unmanaged land that is reverting to scrub. A house and grain silos lie in the south western part. Stanklyn Wood flanks the western side of the site and contains the site from the land beyond which falls away quite steeply. The central and southern parts of the site appear to have been cleared of buildings although trackways still appear to remain. There is a loose scattering of farms, dwellings and small hamlets in the area, associated with the minor road network.</p>			
<input type="checkbox"/> Source: current unauthorised <input checked="" type="checkbox"/> Source: SHLAA <input type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: call for sites <input type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: other			
Planning history			
<p>The site was granted permission for 21 live/work units, but has not been implemented. The site was promoted for housing to the Council for the SHLAA, and was considered suitable for mixed use conversion scheme with live-work units and affordable housing with 31 units in total.</p>			
AVAILABILITY			
<p>The previous owners knocked down buildings to build live/work units, but then went into receivership. Site was sold to an unknown individual(s) and availability is currently unknown. The Council believes that the new owner wishes to develop out the original permission.</p>			
SUITABILITY			
Policy constraints			
<p>The site is within the Green Belt - Local Plan policy GB.1 Control of Development in the Green Belt.</p>			
Physical constraints			
<p>There are a number of existing buildings on site which may constrain Gypsy and Traveller and Travelling Showpeople use.</p>			
Accessibility to services: GP surgery (m)	Primary school	Shop	Bus stop
4000	2200	2150	700
Landscape Impacts			
<p>The site lies within Estate Farmlands LCT. The site lies in a slightly prominent location on a low ridge. However, the tree cover within and adjoining the site appears to assimilate the site within the wider landscape. Being previously developed land the site, or at least parts of it, is suitable for development; however a detailed analysis is required to determine those areas that are more contained (particularly in winter months) and the most suitable for accommodating development.</p>			

Other Potential Impacts

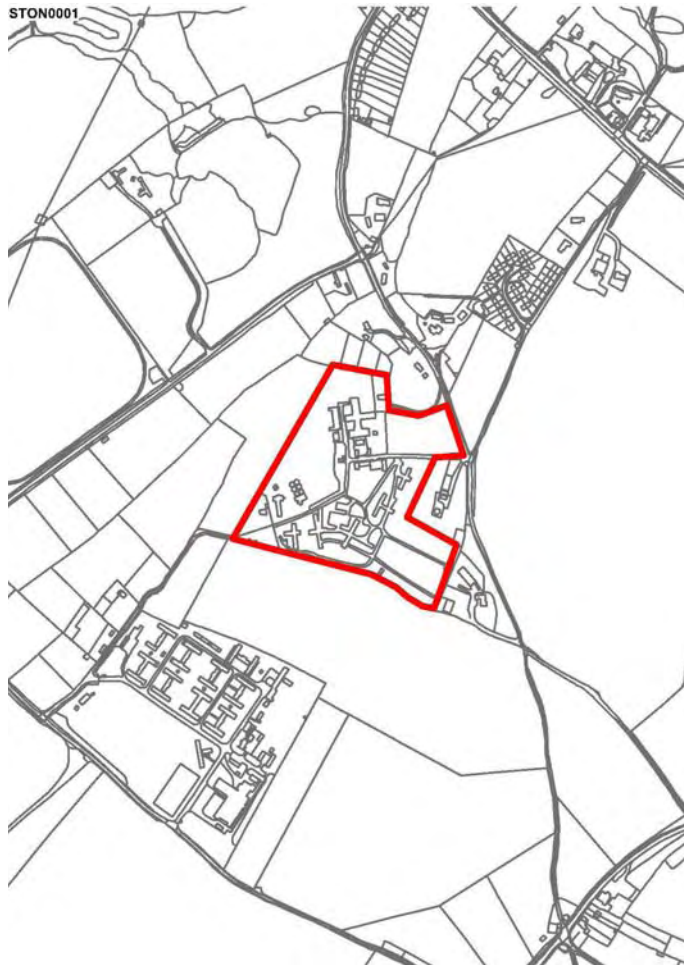
The site is within the Green Belt. Being previously developed land the site, or at least parts of it, is suitable for development subject to the provisions of PPS2, Annex C. Due to the extent of the existing development and the well vegetated nature of the site it should be possible to achieve a Gypsy and Traveller development within the site that would ensure, at least, that there is no net loss of 'openness'.

ACHIEVABILITY

The site has hope value for live/work units and affordable housing, which could limit the achievability of the site for Gypsy and Traveller use. Development may require extensive demolition.

Conclusion

The site is in the Green Belt and therefore special circumstances would be required to justify allocation. However, the site already has permission for live/work units and has a number of existing buildings on site. Therefore due to the extent of the existing development and the well vegetated nature of the site it should be possible to achieve a Gypsy and Traveller or Travelling Showpeople development as long as there is no net loss of 'openness'. However, availability is currently unknown and needs to be investigated further.



DELIVERY

Potential Yield	
2013 - 2018	0
2018 - 2023	15
2023 - 2028	0

Potential occupants
Romany Gypsies or Travelling Showpeople

Type of use
Residential

Delivery model

- Privately owned traveller site requiring planning permission.
- Site available to be purchased and occupied by traveller family.
- Use of public grants to allow site to be purchased and managed by travellers.
- Existing public owned site to be developed for publicly managed traveller provision.
- Purchase of site by public bodies for publicly managed traveller provision.

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Site ref	Site name	Settlement	
UUBE	Open land north of Sutton Park Rise	Kidderminster	
Site address			
Description of site			
The site contains two slightly sloping grassed areas used as informal open space, separated by a line of hedgerows. It is surrounded and overlooked on all sides by residential properties and access is via the housing estate at the end of Sutton Park Rise. There is a settled Gypsy and Travellers community within housing in the surrounding area.			
<input type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: SHLAA <input checked="" type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: call for sites <input type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: other			
Planning history			
There is no known planning history.			
AVAILABILITY			
The site is owned by Worcestershire County Council which is currently developing options for the site. As the site is owned by a public body the site is therefore deemed available for Gypsy and Traveller use, in principle.			
SUITABILITY			
Policy constraints			
The site is designated in the Local Plan under policies CY.5 and LR.9 for Educational Establishments and Grounds, but can be released if there is no longer a need to meet educational requirements or wider community needs or alternative or improved provision can be provided.			
Physical constraints			
There are no known physical constraints.			
Accessibility to services: GP surgery (m)		Primary school	Shop
1050		750	350
Bus stop			
150			
Landscape Impacts			
The site forms an open pocket of land but has little character, although it does provide a 'break' within the development. There is no landscape constraint to development. The section of hedgerow provides a screening element within the site.			

Other Potential Impacts

The site is close to housing and could impact on residential amenity. Therefore in any development there is a need to consider the location and layout of caravans to protect the residential amenity of adjoining residents and the privacy of potential occupants.

ACHIEVABILITY

The site is being considered for redevelopment for mixed uses including education and housing. The County Council may be assuming housing development on part of the site to subsidise new educational uses.

Conclusion

The site is designated for educational use but the County Council is currently developing options for the site. As it is publicly owned, part of the site is potentially available for Gypsy and Traveller use and is close to an existing Gypsy community in housing. In any development there will be a need to consider the location and layout of caravans to protect the residential amenity of adjoining residents and the privacy of potential occupants.



DELIVERY

Potential Yield	
2013 - 2018	15
2018 - 2023	0
2023 - 2028	0

Potential occupants
Romany Gypsies

Type of use
Residential

Delivery model

- Privately owned traveller site requiring planning permission.
- Site available to be purchased and occupied by traveller family.
- Use of public grants to allow site to be purchased and managed by travellers.
- Existing public owned site to be developed for publicly managed traveller provision.
- Purchase of site by public bodies for publicly managed traveller provision.

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Site ref	Site name	Settlement	
WR104458	Redundant farm and land	Stourport-on-Severn	
Site address			
St John's Road and Minster Road			
Description of site			
Site formed from rectangular grass field, rising southwards on to a moderately exposed broad ridge above the Stour valley to the east, and a smaller slightly more contained area of pasture in a slight depression to the south; the two areas are subdivided by fences to provide horse paddocks. The southern edge is formed by a hedgerow along St Johns Road which forms the northern edge of Stourport, with a complex of farm buildings to the east. The eastern edge is defined by a belt of woodland which follows the western side of the Staffs and Worcs canal.			
<input type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: SHLAA <input checked="" type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: call for sites <input type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: other			
Planning history			
There is no known planning history.			
AVAILABILITY			
The site is owned by the District Council and deemed available for Gypsy and Traveller use.			
SUITABILITY			
Policy constraints			
The site is within the Green Belt - Local Plan policy GB.1 Control of Development in the Green Belt. Stourport Relief Road (safeguarded route - policy TR.15) runs through the site, just north of the farm buildings from west to south/east. East of the site is designated for Conservation Area and Special Wildlife Site (policy NC.2).			
Physical constraints			
There are no known physical constraints.			
Accessibility to services: GP surgery (m)		Primary school	Shop
700		900	500
Bus stop			
150			
Landscape Impacts			
The site has a pronounced urban fringe character due to the prevalence of fences and over-grazed pasture and lies within a wider largely unsettled tract of land between Stourport and Kidderminster (although there are recreation-related buildings/facilities to the west). The traditional buildings associated with the farm appear to be falling into disrepair. Most of the site is exposed in views - the northern part from the adjoining bridleway; the southern part from the junction of St Johns Road and the A451, and partially from the adjoining houses in winter when the hedgerow is devoid of leaves. This road/hedgerow forms a well defined edge to the Green Belt. Development within almost the entire site would appear as an isolated development and is likely to be significantly prominent. The only potential that may exist is for a very small site located between the existing farm buildings although this may impact on existing uses. The construction of the Stourport Relief Road across the southern part of the site is likely to sever an area of land from the wider site area. It is possible that this may create an opportunity to accommodate a Gypsy and Traveller development in this severed area but this will depend upon the design of the road and associated mitigation requirements.			

Other Potential Impacts

The site is within the Green Belt. Development within this site would lead to an inappropriate development in the Green Belt on the southern edge of the quite narrow (1km wide) wedge of open land that separates the northern edge of Stourport on Severn from the southern edge of Kidderminster. The designation in this area fulfils an important purpose of 'preventing neighbouring towns from merging', whilst preventing encroachment into the countryside. Development, other than between the existing farm buildings, would represent a further small erosion of the gap that exists (such erosion of character and openness being notably evident to the west of the A451 where recreation-based development has already taken place). There are other sites around the fringes of the town where, in Green Belt terms, development could be accommodated more satisfactorily.

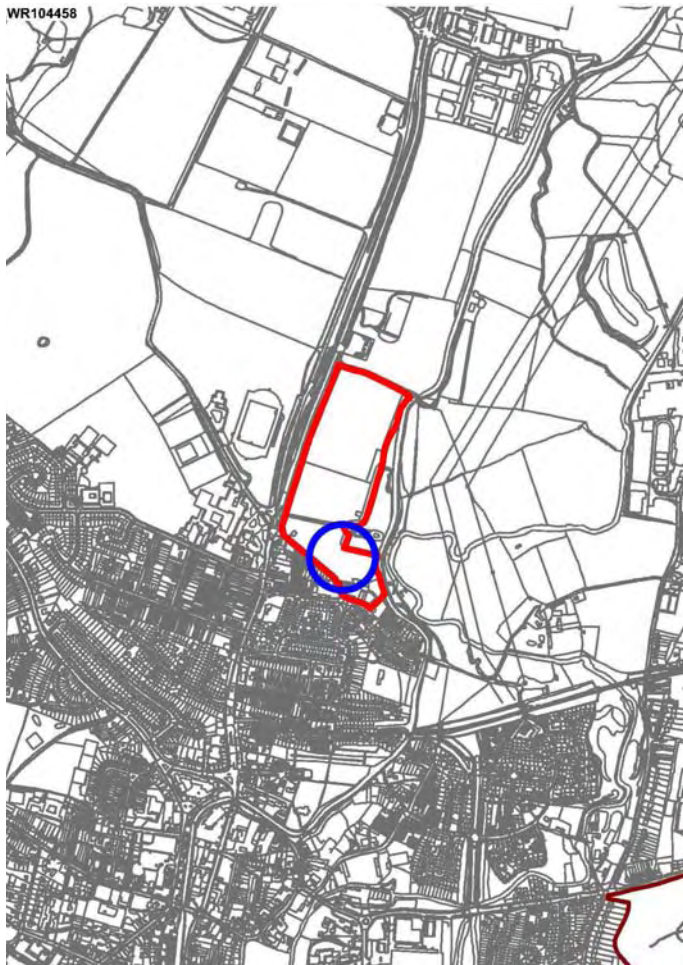
The relief road (during construction and when completed) could have an impact on Gypsy and Traveller use, if located close to the road.

ACHIEVABILITY

There are costs associated with clearing farm buildings which are unclear if this part of the site was developed for Gypsy and Traveller and Travelling Showpeople use.

Conclusion

The site is in the Green Belt and therefore special circumstances would be required to justify allocation. However, part of the site with existing farm buildings appears to be otherwise suitable if clearing the site can be achieved. If the Stourport Relief Road is developed, then further investigations should be taken relating to developing land for Gypsy and Traveller use south of the relief road towards the built up area of Stourport. If the relief road is built then in the longer term this site could potentially provide for a Gypsy site as well as a site for Travelling Showpeople, subject to satisfying Green Belt policies.



DELIVERY

Potential Yield	
2013 - 2018	0
2018 - 2023	0
2023 - 2028	15

Potential occupants
Romany Gypsies and/or Travelling Showpeople

Type of use
Residential or Transit

Delivery model

- Privately owned traveller site requiring planning permission.
- Site available to be purchased and occupied by traveller family.
- Use of public grants to allow site to be purchased and managed by travellers.
- Existing public owned site to be developed for publicly managed traveller provision.
- Purchase of site by public bodies for publicly managed traveller provision.

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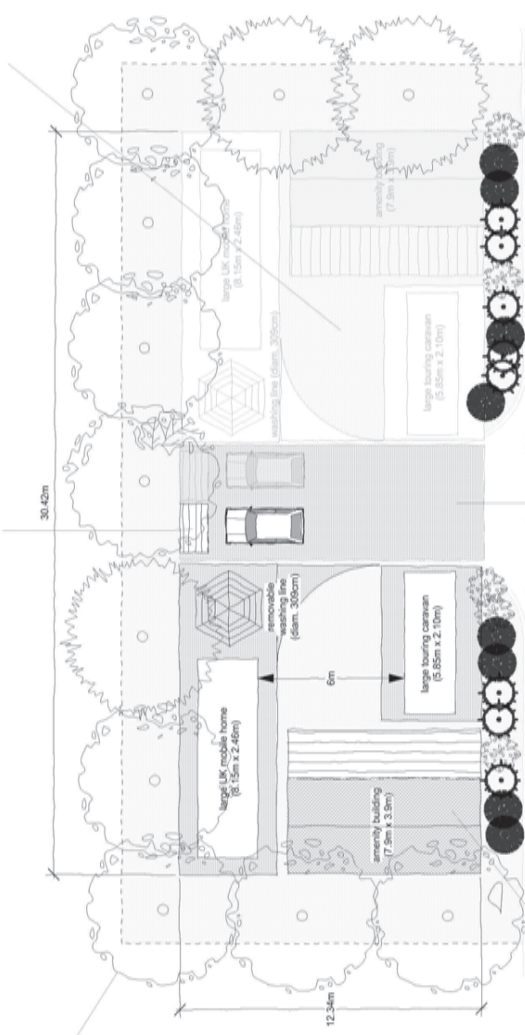
Appendix 5: Design templates

EXAMPLE OF 1-2 PITCH PRIVATE SITE (0.14 acres)

Use of existing landscaping (such as mature hedgerows) is desirable particularly if it encourages biodiversity (generally native species) and is low maintenance. It affords a good level of privacy and security without the defensive/hostile nature of gates, walls and fences. That said, each site will need to be designed with the appropriate security measures in mind as per the Police's 'Secure By Design' Principles. There will be considerable difference in these needs between urban and rural locations, for example.

A secure/lockable shed should be provided for storage of things like bicycles and other large but portable equipment. Size is dependent on needs, but there should be sufficient space for each member of the family to have a bicycle as well as any other gardening equipment.

Ideally sites would provide space play and/or food growing. In this instance this area of land could also accommodate a further pitch if necessary, though that would of course restrict the play and food growing to the small open space on each pitch.



There should be at least a 3m gap within the inside of all site perimeter boundaries and a 6m gap between combustible units, which includes caravans and mobile homes, though not amenity buildings if made out of non-combustible materials.

Government guidance suggests that amenity buildings should include:

- water closet (basin, toilet, bath/shower)
- (open plan) kitchen/dining/living area
- secure storage space for harmful substances/medicines
- enclosed storage for food, broom, washing/cleaning items
- space for cooker, fridge/freezer & washing machine

We suggest also that a large porch, veranda or other covered outdoor space would be useful given the limited indoor living space and the relatively high levels of cloud cover and precipitation in this country.

Some families will also have need of grazing land for their horse(s). Minimum spaces are for 1 horse to 1 acre (or 0.5 acre for ponies or horses under 14.2 hands)

Living quarters should generally not be overlooked by neighbours so some further hedging may be necessary

Access routes will need to accommodate all vehicles that need access to the site. In this case tracking would need to be carried out to ensure that there is sufficient turning space (on hard standing if regularly moved) for a large mobile home. Standards for refuse and fire truck access will need to be met too. Again, in this case space for safe stopping only is needed as the site is small enough to ensure that distance to refuse collection points and hose length standards are met. These standards and others can be found in Building Regulations and Manual for Streets.

No.		DATE	ADDF	REVISION NOTES
3				

No.	Date	Issue Note	Issue Notes
04	Jan 2011		

Baker Associates	
10 Queen Square	Bristol BS1 4NT
Wyre Forest	
1-2 Pitch Private Site	
Project No.	a524
Drawn By	1200 @ A3
Checked By	25/07/2011
Scale	Sheet No. 1
Rev	of 2

EXAMPLE: 5 PITCH PUBLIC SITE (0.72 acre)

Use of existing landscaping (such as mature hedgerows) is desirable particularly if it encourages biodiversity (generally native species) and is low maintenance. It affords a good level of privacy and security without the defensive/hostile nature of gates, walls and fences. That said, each site will need to be designed with the appropriate security measures in mind as per the Police's 'Secure by Design' Principles. There will be considerable difference in these needs between urban and rural locations, for example.

There should be at least a 3m gap within the inside of all site perimeter boundaries and a 6m gap between combustible units, which includes caravans and mobile homes, though not amenity buildings if made out of non-combustible materials.

Specific additional space available for scrap storage can be well used (e.g. Piddleshinon Gypsy Site)

A site manager's office is ideally located near the entrance for ease of access and is of a size to accommodate an office, a kitchenette, a bathroom and a storage room.

Government guidance suggests that amenity buildings should include:

- water closet (basin, toilet, bath/shower)
- (open plan) kitchen/dining/living area
- secure storage space for harmful substances/medicines
- enclosed storage for food, broom, washing/cleaning items
- space for cooker, fridge/freezer & washing machine

We suggest also that a large porch, veranda or other covered outdoor space would be useful given the limited indoor living space and the relatively high levels of cloud cover and precipitation in this country.

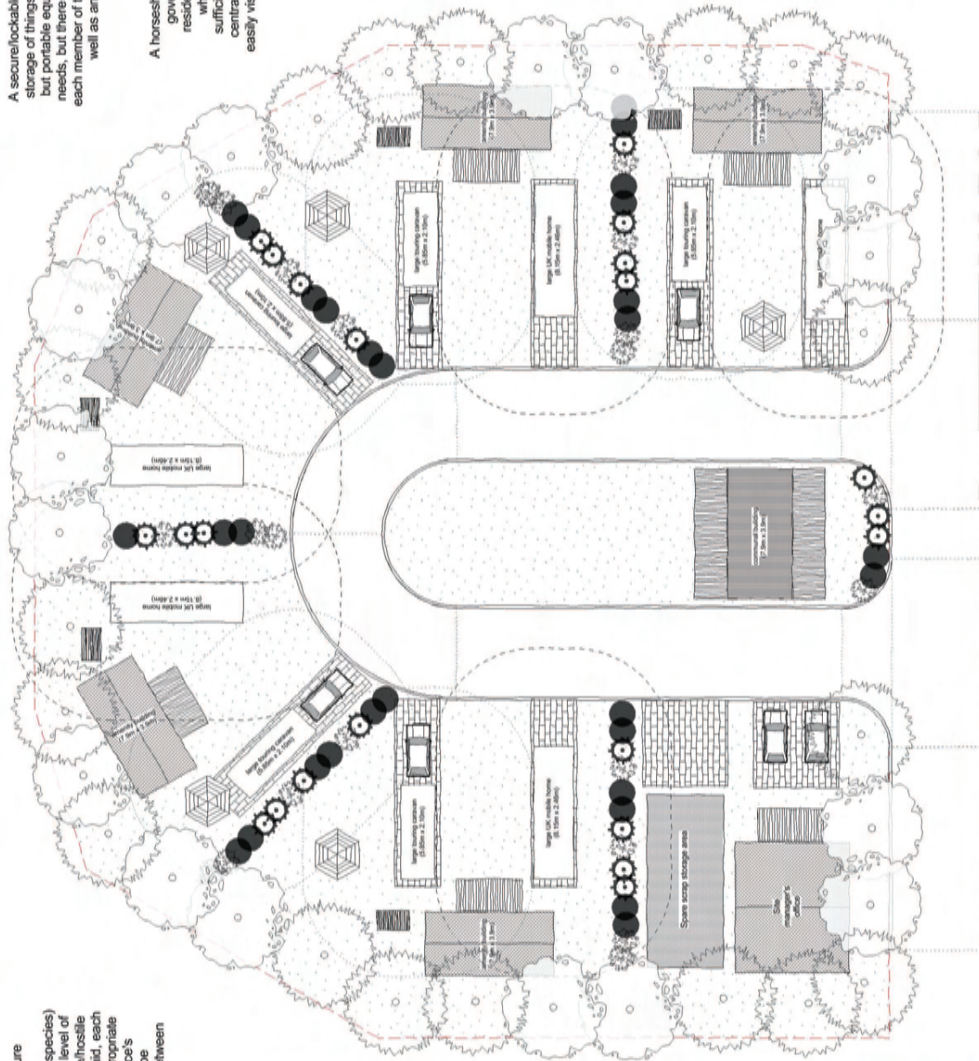
A secure/lockable shed should be provided for storage of things like bicycles and other large, but portable equipment. Size is dependent on needs, but there should be sufficient space for each member of the family to have a bicycle as well as any other gardening equipment.

A horseshoe layout is recommended in government guidance as it allows residents to look out for each other while at the same time affording sufficient privacy. It also provides a central play area/open space that is easily visible from each of the pitches.

Some families will also have need of grazing land for their horse(s). Minimum spaces are for 1 horse to 1 acre (or 0.5 acre for ponies or horses under 14.2 hands)

Living quarters should generally not be overlooked by neighbours so some further hedging may be necessary

A communal building may be needed where an existing building is inaccessible. This is particularly useful for larger sites. It can be an important resource in sustaining a more remote site, offering an opportunity for health visitors, youth workers and education services, as well as for use by residents and the site manager.



Access routes will need to accommodate all vehicles that need access to the site. In this case tracking would need to be carried out to ensure that there is sufficient turning space for a large mobile home. Standards for refuse and fire truck access will need to be met too. Again, in this case space for safe stopping only is needed as the site is small enough to ensure that distance to refuse collection points and hose length standards are met. These standards and others can be found in Building Regulations and Manual for Streets.

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No.	Date	Issue Note	Issue Notes
04	Jan 2011		
<p>Baker Associates</p> <p>10 Queen Square Bristol BS1 4NT</p> <p>Wyre Forest</p> <p>5 Pitch Public Site</p> <p>Project No: a524</p> <p>Scale: 1:300 @ A3</p> <p>Revision No: N/A</p> <p>Date: 25/07/2011</p> <p>Sheet No. 2 of 2</p>			



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