



# **Potential Site Allocations for Gypsies and Travellers**

## **Public Consultation Information Pack**

**February 7<sup>th</sup> – March 20<sup>th</sup> 2012**

## Background

The District Council has a duty to plan for the future development of the District. This includes planning for new homes, jobs, shops and leisure uses. The Council also needs to identify sites for Gypsies, Travellers which is the topic of this consultation paper.

The commitment to providing pitches to meet the needs of Gypsies and Travellers is clearly outlined in National Planning Policy as well as in Local Planning Policy.

## What is a Pitch?

Gypsy and Traveller 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' 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"* On average, usage is approximately 1.7 caravans per pitch.

## Understanding the District's Needs

The need for Pitches within the District has been assessed through a number of studies. The Gypsy & Traveller Accommodation Assessment (GTAA) set out an identified need for an additional 30 pitches for the period 2006-13. Since 2006 planning permission has been granted for 14 pitches, thus reducing the requirement to a net of 16 pitches. The Regional Spatial Strategy (RSS) Phase 3 identified the need for a further 5 pitches for the period 2013-17.

An indicative need (as established through the Regional Interim Statement) was set at 15 pitches for the longer-term post 2017 period. However, a new Worcestershire wide GTAA is currently scheduled for production during 2013/14 to update evidence of local needs. It is anticipated that the new assessment could introduce a higher level of need for pitches based on historical demand.

The table below provides a summary of the need for pitch provision within the District:

Time Frame	Number of Pitches	Source
2006 - 2013	30 (16 net of sites approved since 2006)	Adopted Core Strategy
2013 - 2017	5	RSS Phase 3 Interim Policy Statement Options Generation
2017 – 2022	15	Indicative target included within the Phase 3 Policy Statement

Please note that the Core Strategy is Adopted Local Policy and therefore the number of pitches identified by 2013 is required to be delivered.

For more detail on the requirement for pitches please visit the Council's website [www.wyreforestdc.gov.uk](http://www.wyreforestdc.gov.uk) and follow the links from the Home Page article titled "Gypsy and Traveller Consultation".

### **Pitches Delivered through the Development Management Process**

The Local Development Framework plan period runs from 2006 and it is important to ensure that any pitches that have been granted planning permission since this time are accounted for in the overall net remaining number of pitches to be found. As stated above 14 pitches have been approved since 2006 and these need to be taken account of when determining the up to date number of pitches that need to be allocated in the Site Allocations and Policies Development Plan Document. The table below sets out those pitches that have been granted permission through the Development Control process since 2006 and should therefore be removed from the total number of pitches to be provided.

<b>Site</b>	<b>Pitch Provision</b>	<b>Comments</b>
Meadow Park	7 pitches	Planning permission granted 2008
Nunn's Corner	Additional 2 pitches	Planning permission granted November 2011.
Saiwen	5 pitches	Planning permission granted December 2011.
<b>Total</b>	<b>14 pitches</b>	

A temporary two year planning permission was also granted in November 2011 for 8 pitches at land opposite The Gatehouse, Sandy Lane, Stourport.

The above table demonstrates that 14 pitches can be removed from the requirement, leaving a requirement of 16 pitches to be allocated for this first part of the plan period. A further 5 are still required between 2013-17 and a further indicative 15 pitches from 2017-22.

### **How we have gone about identifying sites?**

The District Council initially identified 7 sites based on a report undertaken by Baker Associates. A consultation was undertaken on these sites between 7<sup>th</sup> October and 18<sup>th</sup> November 2011. The consultation also invited alternative site suggestions. All of the consultation responses were reported to the members of the District Council's Local Development Framework Review Panel, Overview and Scrutiny Committee and Cabinet during January 2012. At their meeting on 31<sup>st</sup> January 2012, Cabinet decided to proceed with the allocation of 2 of the original seven sites, these being:

- Land adjacent Nunn's Corner, Stourport-on-Severn
- The Gables Yard, Stourport-on-Severn.

It should be noted that the site at Saiwen received planning permission in December 2011 as set out above.

Cabinet also decided to undertake a consultation on three of the alternative sites suggested through the consultation responses as follows:

- Land opposite the Gatehouse, Sandy Lane, Stourport-on-Severn
- 28/29 Sandy Lane, Stourport-on-Severn
- 1a Broach Road, Stourport-on-Severn

### **How could these sites meet the identified need?**

Following the consultation that has been undertaken, the Council is now in the following position:

- The number of pitches required, taking account of permanent planning permissions, is now 36 up to 2022 (net 16 up to 2013, 5 for 2013-17 and an indicative 15 for 2017-22).
- If the Council progresses the allocation of sites at Nunn's Corner and The Gables which were part of the consultation, then these sites will provide a further 7 pitches for the period up to 2013, leaving a figure of 9 still to be allocated.
- The three sites which are currently being consulted on may provide a further 16 possible pitches which would then fulfil the remaining requirement (9) for the period up to 2013 and the 5 pitches up to the 2017 period. As the post 2017 figure of 15 was an RSS Phase 3 projection, it would then enable the Council to more accurately predict the pitch requirement for this period after the Gypsy & Traveller Accommodation Assessment (GTAA) is undertaken in 2013/14 and rely on the planning application system to continue to deliver pitches that have not been specifically allocated.
- No suitable site within the District has been put forward through the consultation process to meet the immediate need of the travelling showpeople. Therefore it is likely that such a site would need to come through the Development Management process.

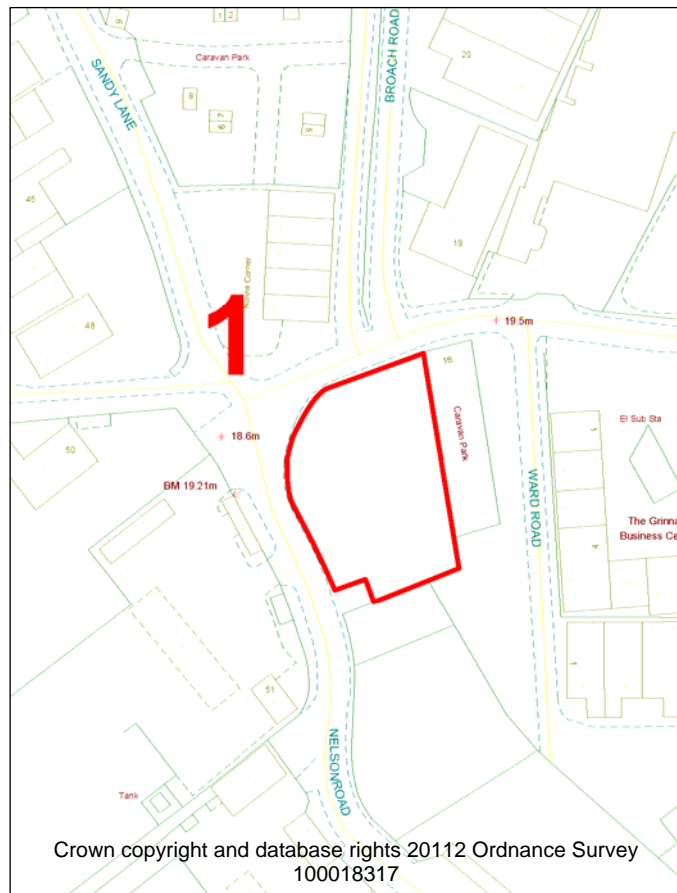
**The three sites which the District Council are currently consulting on are set out below. At this stage, the District Council is only seeking views on the three sites set out, The District Council is not looking for views on the principle of allocating sites, the methodology for establishing the numbers or suggestions for alternative sites as these elements were all part of the first consultation. This consultation is purely to seek views on the three additional sites which are considered to be potentially suitable alternative sites arising from the previous consultation.**

## CURRENT CONSULTATION - POTENTIAL SITES FOR GYPSY & TRAVELLER PITCH PROVISION

### SITE 1: Land opposite The Gatehouse, Sandy Lane, Stourport-on-Severn Potential Pitch Provision: 8 pitches

- The site is located within Sandy Lane Industrial Estate, opposite the area known as the Gatehouse and adjacent to an existing Travellers site. The site was previously used for the storage of heavy goods vehicles, which ceased use in 2008.
- The site currently has a 2 year temporary permission for 8 pitches and amenity block, which was granted in November 2011 (application 11/0110/FULL).
- The site is allocated in the Adopted Local Plan for employment purposes but the recent planning approval identifies that there do not appear to be any insurmountable policy constraints to delivering this site.
- There are concerns about flood risk within this area, which is why the Baker Study originally ruled it out. However, through the recent planning application the applicant was able to identify a solution for dealing with flood risk concerns that was supported by the Council's planning committee.
- There is considered to be no landscape impact as the site is located within a built up area and in active use.
- The site is considered to be achievable as it is currently being used for this purpose.

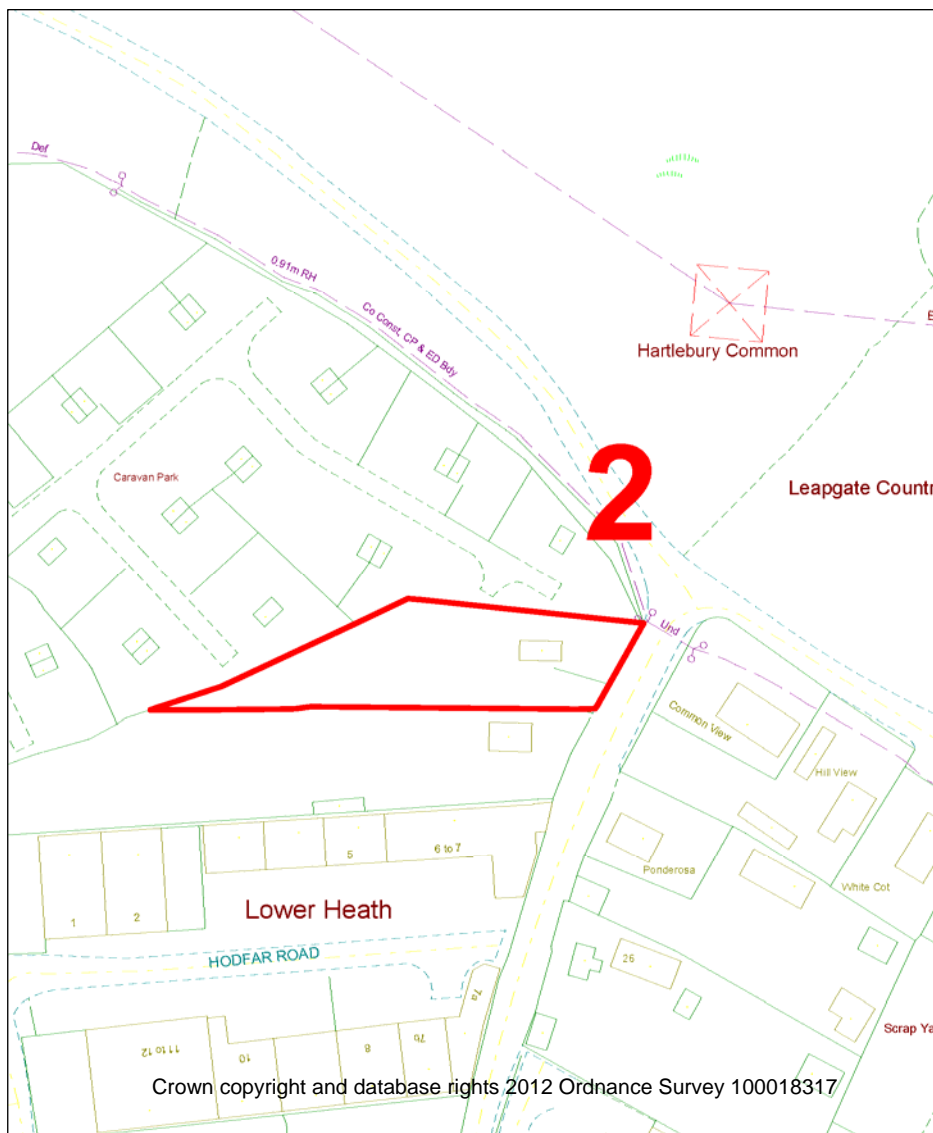
### Site Map



**SITE 2: 1a Broach Road, Stourport-on-Severn**  
**Potential Pitch Provision: 1-2 additional pitches**

- This is an existing permanent Gypsy Site located on Sandy Lane Industrial Estate which could be re-modelled based on an existing site licence to provide an additional 1-2 pitches.
- The site is available as it is a current Gypsy site.
- There is considered to be no landscape impact as the site is located within a built up area and in active use.
- Through the consultation the agent acting on behalf of the owner of the site has identified that through re-modelling based on the existing site licence, a further 1/2 pitches could be provided.

**Site Map**



**SITE 3: 28-29 Sandy Lane, Stourport-on-Severn**  
**Potential Pitch Provision: 6 pitches**

- The site is located within an existing employment site in Stourport-on-Severn. The site is a regularly shaped, vacant parcel of land that is fenced in and has access via the estate road. The site is bounded by employment uses to the north and a road to the east. The other extents of the site are flanked by existing Gypsy sites.
- There is currently a planning application on the site for change of use from B1 General Industrial land to Gypsy Caravan Site for 6 pitches which is yet to be determined (ref 11/0711/FULL).
- The site is considered to be available for Gypsy use by virtue of the recent planning application
- The site is located within flood zone 2. As set out in Planning Policy Statement 25, subject to the sequential test being applied, caravans are only appropriate in this zone if the exception test is passed. The site is currently allocated in the Local Plan as an area allocated for employment uses. It is within an area identified within the Employment Land Review as Sandy Lane Industrial Estate as a 'site to be retained in employment use'. However, this area includes a number of sites already allocated for Gypsy and Traveller use and therefore the potential to consider further plots is available.
- There is considered to be no landscape impact as the site is located within a built up area and is already in use.

