

APPENDIX 13



Local Plan Review

Publication Plan

Gypsy & Traveller Topic Paper

April 2024

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¹ Only includes letters sent by SSDC where responses from other authorities were received.

1. Introduction

1.1 A key element of the new Local Plan is to allocate sites for different uses where a need has been demonstrated, including for gypsy and traveller pitches, and travelling showperson plots. This topic paper sets out what we are required to consider when planning for gypsies, travellers and travelling showpeople, and the approach we have taken in gathering evidence of needs and how we have assessed the suitability and deliverability of site options. This paper also details the chronology of how our proposed gypsy and traveller allocations have evolved as plan preparation has progressed. As the Council is unable to meet its identified need for new gypsy and traveller pitches in full, this paper sets out the steps we have taken to explore additional sources of supply and will set out our strategy moving forward for addressing this unmet need as far as possible.

2. National Policy

2.1 In 2015 the Government published an updated 'Planning Policy for Traveller Sites' (PPTS) setting out Local Planning Authorities' requirements to plan for Gypsies and Travellers. This was updated in December 2023 to reintroduce those who have ceased to travel permanently under the definition. The PPTS sets out national planning policy on Gypsies and Travellers to be read in conjunction with the National Planning Policy Framework (NPPF), which was last updated in December 2023.

2.2 The PPTS confirms that Local Planning Authorities (LPAs) should set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople which address the likely permanent and transit accommodation needs of Gypsies and Travellers. To achieve this, LPAs should, in producing their Local Plan:

- identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets;
- identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11-15;
- consider production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites, particularly if a local planning authority has special or strict planning constraints across its area (local planning authorities have a Duty to Cooperate on planning issues that cross administrative boundaries);
- relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density; and
- protect local amenity and environment.

2.3 The PPTS sets out the definition of Gypsies and Travellers as follows:

"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.

“In determining whether persons are “Gypsy and Travellers” for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters

- (a) Whether they previously led a nomadic habit of life*
- (b) The reasons for ceasing their nomadic habit of life*
- (c) Whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances”*

2.4 The PPTS sets of the definition of travelling showpeople as follows:

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 own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above

2.5 The PPTS confirms that criteria should be set to guide land supply allocations where there is identified need, and plans should include criteria based policies to provide a basis for decisions should proposals for pitches/plots come forward through a planning application.

3. The current Development Plan

Core Strategy (2012)

3.1 In December 2012 the Council adopted its Core Strategy as the first part of its Local Plan. It was adopted after the introduction of the NPPF and PPTS and includes detailed criteria (see Core Strategy Policy H6) for determining planning applications for Gypsy and Traveller pitches, as well as for allocating sites in the subsequent Site Allocations Document (SAD) DPD. When allocating new Gypsy and Traveller sites through the SAD it had to be demonstrated that they are in accordance with the NPPF, the PPTS and Core Strategy Policy H6 criteria. Core Strategy Policy H6 also set the district’s pitch and plot requirements up until 2028 and was informed by the latest evidence at the time – the 2008 Gypsy and Traveller Accommodation Assessment (GTAA).

Site Allocations Document (2018)

3.2 In September 2018 the second part of the existing Local Plan was adopted – the Site Allocations Document (SAD). The SAD allocated the residual pitches required up to 2028 as set out in Core Strategy Policy H6. As a significant number of pitches had already come forward since the adoption of the Core Strategy through the Development Management process the residual requirement for allocation was for 20 pitches. These pitches are detailed in Policy SAD4 of the SAD which allocated

additional pitches within existing gypsy and traveller sites, but saw the sites remaining in the Green Belt. Policy SAD4 confirmed that *'as an exception to the planning policies relating to the location of Gypsy and Traveller pitch provision in the Green Belt, pitches identified in the Green Belt through the SAD will be acceptable in principle.'*

4. Gypsy and Traveller Accommodation Assessment 2021

- 4.1 In advance of proposing pitch allocations through the Local Plan, in 2021 the Council commissioned a [Gypsy and Traveller Accommodation Assessment \(GTAA\) 2021](#) in order to understand the latest position on need. This was undertaken by Opinion Research Services (ORS) who are one of the leading consultancy firms who prepare GTAAs and have had their needs assessment methodology endorsed through numerous appeals and examinations throughout the country.
- 4.2 At the time of the fieldwork the GTAA (2021) identified 35 sites/yards within the district with a total of 164 pitches/plots. The vast majority of these (20 sites, 129 pitches) are on private gypsy and traveller sites with these pitches having permanent planning permission. The 2021 GTAA was based on primary data gathering in the form of face to face interviews with Gypsy and Traveller families with 126 interviews, achieved representing a strong response rate of 79%.
- 4.3 Following the interviews, future needs were calculated derived from those households who met the planning definition of a gypsy and traveller as well as a separate need figure for those who did not meet the planning definition. In addition, an assumed need figure was derived for those undetermined households/individuals (i.e where an interview was not achieved). The need for gypsies and travellers who met the planning definition was for **121 pitches** as set out below:

| Years | 0-5 | 6-10 | 11-15 | 16-18 | TOTAL |
|-------|---------|---------|---------|---------|-------|
| | 2021-25 | 2036-30 | 2031-35 | 2036-38 | |
| | 72 | 11 | 24 | 14 | 121 |

- 4.4 The largest element of this need was a result of expected household formation, teenagers on sites who will require a pitch during the plan period and existing concealed/over-crowded households. Only a very small proportion of the need (3 pitches) was from in-migration.
- 4.5 The 2021 GTAA also identified a need for **24 pitches** from those households who did not meet the planning definition and potentially up to an additional **9 pitches** from undetermined households where interviews were not achieved.
- 4.6 For travelling showpeople, the GTAA identified a need solely based upon new household formation from the one existing travelling showperson site within the district. This identified a need for **3 additional plots** for travelling showpeople, however this need only starts to emerge from 2031 onwards.

5. Emerging approach to addressing needs

- 5.1 The 2021 GTAA concluded that needs from households that met the PPTS planning definition (121 pitches) be addressed through new pitch allocations and the intensification or expansion of existing sites. The GTAA recommends that need for those households who do not fall within the PPTS planning definition should be met as part of general housing need and through separate Local Plan housing policies. Meanwhile, meeting the need from undetermined households, those living in bricks and mortar and need arising from in-migration could be considered on their merits against a criteria-based policy.

Focus on meeting the 5 years need for households meeting the planning definition

- 5.2 The PPTS requires Local Plans to identify a 5 year supply of deliverable sites (site allocations) to meet identified needs (PPTS para. 10) . Meanwhile, the PPTS confirms that developable sites or broad locations for sites should be identified for years 6-10 and 11-15 where possible. Given this, and the approach to addressing the needs of households that do not meet the planning definition separately, or where their need was undetermined (at para 5.1 above) through a criteria based policy, **the initial focus was on identifying sites/pitches to allocate to meet the 5 year need of households who meet the planning definition of a gypsy and traveller**. In total the 2021 GTAA identified a 5 year need of **72 pitches** from these households who meet the planning definition.

Focus on expanding existing privately owned sites

- 5.3 Given that all the identified need comes from households on privately owned sites, the GTAA suggested that need is most likely to be addressed on private sites. As the vast majority of this need is from existing families already residing in the district (rather than in-migration) it is deemed appropriate that **the principal strategy to meet the needs is to intensify and/or expand existing sites where a need has been evidenced**, instead of allocating public sites. Equally, it is not deemed appropriate to allocate sites in third party landownership where there would be no guarantee that the households/individuals currently living in the district with an identified need would secure a pitch.

Pitch Deliverability Study (2021)

Alongside the 2021 GTAA a [Pitch Deliverability Study \(2021\)](#) (PDS) was prepared that examined if additional pitches could be accommodated on sites where the GTAA (2021) identified a need from households who met the planning definition and who's need for a pitch emerged in the first 5 years of the Plan. The purpose of the PDS was to assess the suitability and deliverability of these sites against key site assessment criteria (e.g impact of historic environment, highways access, site within flood zone etc). in addition to the assessment against key planning considerations, the PDS examined the sites capacity to accommodate additional pitches, including through potential reconfiguration, as well as confirming with the site owner a willingness to

deliver the allocation. The PDS assessments informed which of the sites with households with a 5 year need had capacity to accommodate this need.

5.4 Following an initial stage 1 assessment the PDS excluded the following 8 sites from the detailed stage 2 assessment:

- 59a Long Lane
- Hospital Lane
- Land of Malthouse Lane
- Land rear of Squirrels Rest
- New Stables
- Pool House Barn
- Rose Meadow Farm
- Teddesley Road

5.5 The reasons for exclusion included:

- That there are some significant highways concerns for some of the sites.
- That some lie on land that is located in flood zones 2 and 3.
- Further encroachment into the Green Belt or proximity to an AONB.
- A loss of brick clay mineral safeguarding.

5.6 A further 4 sites were not taken forward to stage 2 assessment (Fishponds Caravan Park, High House, Oak Tree Farm and St James Caravan Park) due to a combination of highways issues and the intensification of larger sites that could have a significant impact on surrounding areas.

5.7 This resulted in 18 sites being subject to the further detailed stage 2 assessment with the five-year requirement (2021-25) from households on these totalled 49 pitches. However, following the assessment of site capacity to accommodate additional pitches and after speaking to families about the deliverability of additional pitches, the PDS concluded that there was only capacity to deliver **42 pitches** for allocation towards the 5 year requirement. This is broken down on a site by site basis in Chapter 5 of the PDS. These 42 were then included with our pitch allocations policy (Policy SA4) in our Preferred Options consultation.

5.8 The approach of focusing on allocating the sites that were assessed as deliverable through the PDS is in line with the PDS conclusions which recommended that:

‘...the Council consider specific allocations for pitches on the sites that have been assessed in order to make a clear link between the need that has been identified and the sites that are in a position to potentially meet this need’.

5.9 This approach ensured that allocations were specifically focused on sites with known needs emerging within years 0-5, the household in need meets the planning definition, and there is capacity to deliver a pitch on site. This approach of directly tying the allocation to the household where the need emerges avoid a situation where

sites were proposed for allocation to meet a numeral target without any guarantee that an application for a pitch on the site will be forthcoming. This has been the case with our Site Allocations Document (2018) where Policy SAD4 allocated 20 pitches on 12 sites in order to meet our adopted Core Strategy requirement for pitches that had been based on a 2008 GTAA. However as of April 2024, only 5 pitches on 3 sites have come forward through a planning application despite engaging with families in advance of allocating the site to confirm that they required additional pitches. Equally, it is very unlikely that allocating new private sites within third party land ownership would meet the specific household need identified in the GTAA, as there would be no mechanism to ensure these sites were sold to the households with the identified need. In practice, this would likely result in these allocated sites remaining unoccupied, or being sold to the highest bidder, which could result in additional immigration of new families into the district and would not address the evidenced need and exacerbating future baseline need requirements. In contrast, publicly owned sites offer an element of control as to which families the pitches are provided to. As such, further exploration for identifying a publicly run site to meet unmet needs has been explored further, as set out in Chapter 7 of this topic paper.

6. Preferred Options (Regulation 18) consultation - November 2021

- 6.1 The 2021 Preferred Options consultation included a number of site allocations policies including a policy allocating 42 pitches Gypsy and Traveller pitches (Policy SA6 of that document). These were identified for households with a need within years 0-5 (2021-2025), who met the planning definition, and were on sites identified as suitable/deliverable in the 2021 PDS. An extract of Policy SA6 from the Preferred Options consultation is set out below:

SA6: Gypsy and Traveller Allocations

Gypsy and Traveller pitches are allocated at the locations set out in the table below to meet identified family needs.

The new pitch allocations must be located within the red line boundary of the site as shown in Appendix D.

| Site | Site ref no. | Total no. pitch allocations | Proforma page number |
|-------------------------------|--------------|-----------------------------|----------------------|
| New Acre Stables, Penkridge | GT01 | 4 | 160 |
| Granary Cottage, Slade Heath | GT05 | 1 | 155 |
| The Spinney, Slade Heath | GT06 | 2 | 157 |
| The Bungalow, Coven | GT07 | 3 | 156 |
| Brinsford Bridge, Coven Heath | GT08 | 7 | 153 |
| Brickyard Cottage, Essington | GT14 | 2 | 152 |
| The Stables, Upper Landywood | GT17 | 3 | 158 |
| Park Lodge, Wombourne | GT18 | 1 | 161 |
| Glenside, Slade Heath | GT23 | 1 | 154 |

| | | | |
|----------------------------------|------|---|-----|
| Kingswood Colliery, Great Wyrley | GT32 | 8 | 162 |
| Fair Haven, Cross Green | GT33 | 4 | 159 |
| Anvil Park, Essington | GT34 | 1 | 151 |
| 122 Streets Lane, Great Wyrley | GT35 | 5 | 163 |

All sites are existing established sites or direct extensions to these, and are often in remote rural locations and washed over by the West Midlands Green Belt. As an exception to the planning policies relating to the location of Gypsy and Traveller pitch provision in the Green Belt, pitches identified in the Green Belt through the Local Plan will be acceptable in principle where planning applications are submitted for the specified number of additional pitches allocated in the Local Plan.

Planning applications on these sites will need to be in accordance with the criteria in Policy HC8, any site-specific planning requirements set out in Appendix D, and any other mitigation which is deemed necessary through the development management process. Proposals should be consistent with other Development Management policies in the Local Plan.

- 6.2 In line with the approach that was deemed appropriate by the Planning Inspector examining our Site Allocations Document (2018), the draft policy confirmed the following:

‘As an exception to the planning policies relating to the location of Gypsy and Traveller pitch provision in the Green Belt, pitches identified in the Green Belt through the Local Plan will be acceptable in principle where planning applications are submitted for the specified number of additional pitches allocated in the Local Plan.’

- 6.3 This reflects that the vast majority of our sites are located in isolated rural locations and are washed over by Green Belt and is not considered necessary for the site to be removed from the Green Belt for the pitches to be delivered. This is demonstrated by the fact that all sites/pitches allocated in the SAD that subsequently came forward as planning applications have been recommended for approval and subsequently approved at Planning Committee.
- 6.4 As the Council was only able to identify suitable sites for 42 pitches against a 5 year requirement in the GTAA of 72 pitches, the Preferred Options consultation sought view on if there was another approach to meeting our gypsy and traveller needs and requested that other site suggestions were put forward for exploration. The results of this request and the steps we have taken to explore further supply options are set out in Chapter 7.

7. Changes to Policy SA6 prior to the 2022 Publication Plan consultation and exploring additional pitch supply

- 7.1 Through the Preferred Options consultation only a very limited number of representations received related to gypsies and travellers with key headline responses set out below.

- Amenity concerns raised relating to site GT35 (Streets Lane)
- Lack of ecology evidence to support the pitch allocations
- Highways impacts as a result of new pitches will require early engagement
- Concerns relating to the impact of expanding site GT08 on the Staffordshire and Worcestershire Canal without substantial screening
- A fairer distribution should be made across all 27 Parishes.
- Concerned about proposals to regularise unauthorised pitches to meet South Staffordshire's Gypsy and Traveller needs. Council need try to address the issue through Duty to Cooperate discussions.
- Local amenities should be easily accessed from selected sites.

New site suggestions

7.2 Through the Preferred Options consultation only one new site option was put forward for consideration as a Gypsy and Traveller site, on land off Queens Road, Calf Heath. This was not put forward by an existing traveller family, was not suggested as a public site and appeared to only have been suggested as part of a larger housing proposal, with it appearing conditional on the housing allocation being allocated. In addition, it is noted that part of the site is within flood Zone 2. Therefore, as Calf Heath is a Tier 5 settlement identified as unsuitable for housing growth and is not adjacent to or within the control of a family with an identified unmet pitch need the site has been scoped out and is not taken forward for further consideration.

122 Streets Lane (GT35)

7.3 The GTAA 2021 identified a 5 year need for 5 pitches from the residents of 122 Street Lane with the accompanying Pitch Deliverability Study 2021 concluding that this need could be met on a new traveller site to the rear of the property.

7.4 As part of the Regulation 18 Preferred Options consultation a number of objections were raised to its allocation as a permanent traveller site with concerns largely relating to the impact on amenity of local residents. This issue was flagged with an 'amber' score through the Pitch Deliverability Study but the Preferred Options consultation responses did raise a number of significant concerns relating to amenity, including existing noise and odour issue that allocating the site for an expanded traveller site could exasperate.

7.5 Concern was also raised through the representations that the site was being proposed even after a proposal for four traveller caravans on the sites were refused. Having subsequently reviewed the Inspectors decision and undertaken a planning history review of the site it has been concluded that the caravans on site are currently within the curtilage of the domestic dwelling and therefore it does not represent an option for an unauthorised site to be made permanent, but rather a wholly new site. The legal view is that the caravans on site are ancillary and unenforceable but allocating the site for 5 pitches as proposed in the Preferred Options consultation would not be ancillary and could lead to a greater level of development. The inspector's decision for the proposed four caravans noted that the proposal would have a demonstrably

harmful impact on the openness of the Green Belt and result in encroachment into the countryside and concluded that '...landscaping would not obscure or minimise the presence of the development in a way that the openness of the Green Belt could be said to be preserved'. The PDS did undertake a 'Stage 1 Initial Review' of sites and discounted some site options prior to be taken to a stage 2 assessment, including proposals that would see unacceptable encroachment into the Green Belt. After reflecting on the inspector's clear position on the impact on openness and encroachment into the Green Belt, it was concluded that this site should too be discounted due to its substantial harm to the Green Belt, and as such, was not proposed for allocation in subsequent consultations.

Exploring options on publicly owned land

- 7.6 Following the Preferred Options consultation further efforts were made to explore options to deliver publicly run sites within the district. The key focus was on trying to identify options for publicly run sites, as this would give the Council some control of who the pitches were allocated to, and as such, can help ensure that the pitches were meeting the identified family need.
- 7.7 First consideration was given to South Staffordshire District Council owned land with a review with the [Gypsy and Traveller Public Sites Search – November 2021](#), published alongside the Preferred Options consultation. This assessed 199 parcels of land in total however none were found as suitable for development due to key constraints on the land. The vast majority of these sites were public open space that have not been identified as surplus to requirements.
- 7.8 Following the review of district council owned land, consideration was given to land owned by Staffordshire County Council that had previously been suggested to housing through the Strategic Housing and Economic Land Availability Assessment (SHELAA) process. The [Gypsy and Traveller site assessment – Staffordshire County Council owned land \(September 2022\)](#) assessed large farmsteads which were broken down into 10 separate parcels for assessment. The assessment identified significant initial concerns for the vast majority of sites, often on access/connectivity grounds. Only one site, 'parcel 6 – Land south of Langley Road' was identified as potentially suitable for a public gypsy and traveller site. However, subsequent to the assessment taking place Staffordshire County Council confirmed that they do not consider that these sites would be acceptable or viable unless as part of a wider strategic development area / site allocation and comprehensive master-planning exercise (See Appendix G). As none of these parcels have been assessed as suitable for housing allocation through our site assessment process, and there is not a willing landowner to deliver them as a standalone gypsy and traveller site, **none of the parcels assessed (including parcel 6) are considered deliverable.**
- 7.9 The Council has also consulted with other public bodies through our Regulation 18 Preferred Options consultation and previous call for sites consultations. This process has not identified any sites suggestions from other public bodies (such as NHS/Integrate Care System) for a gypsy and traveller site.

Exploring options on housing site allocations

7.10 In addition to considering publicly owned land, the Council contacted site promoters for proposed housing allocations in March 2022 to confirm if in principle they would be willing to transfer a proportion of their site to be run as a public gypsy and traveller site. In total responses from 14 site promoters were received but none of them responded confirming they would be willing to transfer part of their existing proposed allocation for use as a public gypsy and traveller site. Miller Homes promoting 'land off Holly Lane, Great Wyrley' (Ref: 536a) were open to exploring if a gypsy and traveller site could be accommodated, although this was contingent on additional green belt release for housing on land they were promoting adjacent to their allocation. However, this wider land parcel had been assessed through our Housing Site Assessment Topic Paper as unsuitable. The email request and redacted responses can be found in Appendix D.

Exploring meeting needs on publicly owned sites in neighbouring authorities

7.11 In tandem with exploring supply options to meet (or reduce) our unmet need for Gypsy and Traveller pitches as set out above, we have also contacted neighbouring authorities to explore if they are able to assist us in meeting our unmet needs under the Duty to Cooperate. In January 2022 we wrote to all authorities either adjoining South Staffordshire and/or in our Housing Market Area (HMA). In the letter, dated 14th January 2022, we set out the position on our evidenced need as confirmed through our GTAA 2021 and confirmed how we had considered supply options through of PDS 2021, as well as providing our assessment of district council owned land. In the letter we asked if there were options to either accommodate some or all of these unmet needs on existing public sites within the administrative areas of Duty to Cooperate bodies or whether new public sites could be created. In total 14 authorities² were written to with 11 responses received from the following authorities:

- Association of Black Country Authorities
- Birmingham City Council
- Bromsgrove District Council
- Cannock District Council
- Lichfield District Council
- Redditch Borough Council
- Shropshire Council
- Stafford Borough Council
- Stratford-on-Avon District Council
- Tamworth Borough Council
- Wyre Forest District Council

² Association of Black Country Authorities counted as one authority

- 7.12 No respondents indicated that they were able to assist in supplying additional pitches to meet our unmet needs. The letter of 14th January 2022 and responses can be found in Appendix A.
- 7.13 Following on from our letter of 14th January 2022 and following further exploration of supply options on Staffordshire County Council land and proposed housing allocations, we were able to write to neighbouring authorities again on 8th August 2022 to update them on our position and to set out the further work undertaken to explore supply options. In the letter we provided a summary of previous responses and asked again if there were plots available on existing sites and sought clarification on the additional steps taken to explore supply, including on Green Belt sites, in order to understand if a consistent approach had been taken. In total we received 9 responses from the following authorities:
- Birmingham City Council
 - Bromsgrove District Council
 - Cannock District Council
 - Lichfield District Council
 - Shropshire Council
 - Stafford Borough Council
 - Stratford-on-Avon District Council
 - Tamworth Borough Council
 - Wyre Forest District Council
- 7.14 Again, no responses indicated that neighbouring authorities were in a position to assist with additional supply to reduce our unmet needs. The letter of 8th August 2022 and responses can be found in Appendix B.

8. Publication Plan (Regulation 19) consultation – November 2022

- 8.1 Having explored options for identifying additional supply through the Duty to Cooperate, assessing Council owned land and exploring options for gypsy and traveller sites as part of housing allocations, no additional available and suitable supply options were identified in advance of the November 2022 Publication Plan consultation.
- 8.2 In addition, having reviewed representations to the Preferred Option consultation and having reconsidered site GT35: 122 Streets Lane in light of a previous Inspector's decision on the site, the site was no longer considered suitable for allocation due to its encroaching effect on the Green Belt. This had the effect of reducing the suitable options from those detailed in the Preferred Options consultation to **37 pitches** against a 5 year need of 121 pitches up to 2038, and a five year need of 72 pitches.
- 8.3 The 37 pitches proposed for allocation in the 2022 Publication Plan were detailed in Policy SA6 of that document as can be seen below:

Policy SA6: Gypsy and Traveller Allocations

Gypsy and Traveller pitches are allocated at the locations set out in the table below to meet identified family needs.

The new pitch allocations must be located within the red line boundary of the site as shown in Appendix D.

| Site | Site ref no. | Total no. pitch allocations | Proforma page number |
|----------------------------------|--------------|-----------------------------|----------------------|
| New Acre Stables, Penkridge | GT01 | 4 | 224 |
| Granary Cottage, Slade Heath | GT05 | 1 | 225 |
| The Spinney, Slade Heath | GT06 | 2 | 226 |
| The Bungalow, Coven | GT07 | 3 | 227 |
| Brinsford Bridge, Coven Heath | GT08 | 7 | 228 |
| Brickyard Cottage, Essington | GT14 | 2 | 229 |
| The Stables, Upper Landywood | GT17 | 3 | 230 |
| Park Lodge, Wombourne | GT18 | 1 | 231 |
| Glenside, Slade Heath | GT23 | 1 | 232 |
| Kingswood Colliery, Great Wyrley | GT32 | 8 | 233 |
| Fair Haven, Cross Green | GT33 | 4 | 234 |
| Anvil Park, Essington | GT34 | 1 | 235 |

All sites are existing established sites or direct extensions to these and are often in remote rural locations and washed over by the West Midlands Green Belt. As an exception to the planning policies relating to the location of Gypsy and Traveller pitch provision in the Green Belt, pitches identified in the Green Belt through the Local Plan will be acceptable in principle where planning applications are submitted for the specified number of additional pitches allocated in the Local Plan.

Planning applications on these sites will need to be in accordance with the criteria in Policy HC8, any site-specific planning requirements set out in Appendix D, and any other mitigation which is deemed necessary through the development management process.

Proposals should be consistent with other policies in the Local Plan.

9. GTAA (2024) and updated site assessment

- 9.1 Following completion of the November 2022 Publication Plan consultation, In January 2023 the decision was taken by the Council to pause preparation of the Local Plan in order to consider the implications of proposed changes to the NPPF that the Government published in December 2022. This pause to the plan meant that it was no longer possible to submit the 2022 Publication Plan for examination and comply with national policy requirements for the plan to cover 15 years post adoption.

Furthermore, it was considered that a number of pieces of evidence that the 2022 Publication were based upon were now dated.

- 9.2 Following the pause to the plan and conscious of the need to progress a plan and in spite of not having a final revised NPPF, the Council decided to start work on updating some evidence in July 2023. In September 2023 a revised Local Development Scheme was published that committed to a further Regulation 19 Publication Plan consultation in April 2024 and submission of the plan in January 2025. The Council notified Duty to Cooperate partners of our intention to undertake a further Regulation 19 consultation in October 2023 and used this as opportunity to update authorities of our unmet need for pitches and again sought assistance with this, reconfirming the steps South Staffordshire Council had taken to exploring supply options (See Appendix C). Through responses to the letter and also authorities Local Plan consultations the Council were made aware that a number of neighbouring authorities are also unable to meet their needs, namely: Cannock Chase DC, Dudley MBC, Lichfield DC, Sandwell MBC, Walsall MBC and City of Wolverhampton. All these authorities are in the same housing market area as South Staffordshire and all directly adjoin the district with the exception of Lichfield. Clearly this situation means being able to export our unmet needs under the Duty to Cooperate is very challenging.

Gypsy and Traveller Accommodation Assessment (2024)

- 9.3 As part of the updates to the evidence to inform the April 2024 Publication Plan an update to the 2021 GTAA was commissioned in September 2023. The GTAA (2024) undertook a review of data gathered for the 2021 GTAA as well as further primary data gathering in the form of face to face interviews and proxy interviews with Gypsy and Traveller families with 143 interviews achieved representing a 85% response rate. The GTAA (2024) identifies 36 sites/yards within the district with a total of 167 pitches/plots. The vast majority of these (22 sites, 133 pitches) are on privately run sites with permanent planning permission.
- 9.4 As was the case with the 2021 GTAA, needs were broken down by those households who met the planning definition of a gypsy and traveller as well as a separate need figure for those who did not meet the planning definition. In addition, an assumed need figure was derived for those undetermined households/individuals (i.e where an interview was not achieved). The need for gypsies and travellers who met the planning definition was for **142 pitches** as set out below:

| Years | 0-5 | 6-10 | 11-15 | 16-18 | TOTAL |
|-------|---------|---------|---------|---------|-------|
| | 2024-28 | 2029-33 | 2034-38 | 2039-42 | |
| | 92 | 16 | 19 | 15 | 142 |

- 9.5 The large element of this need is as a result of expected household formation, teenagers on sites who will require a pitch during the plan period and existing concealed/over-crowded households. Only a very small proportion of the need (2 pitches) is from in-migration.

9.6 The 2024 GTAA also identified a need for **18 pitches** from those households who did not meet the planning definition and potentially up to an additional **20 pitches**³ from undetermined households where interviews were not achieved, resulting in a potential overall need figure of **162 pitches** up to 2042.

9.7 For travelling showpeople, the 2024 GTAA identified a need solely based upon new household formation from the one existing travelling showperson site within the district. This identified a need for **4 additional plots** for travelling showpeople, however this need only starts to emerge from 2029 onwards.

Determining updated allocations

9.8 The previous 2021 GTAA was undertaken alongside the 2021 PDS and therefore the 5 year need of both studies covered the period 2021-25, with the PDS informing the proposed Local Plan allocations. The pitches/sites proposed for allocation represented those sites assessed as suitable for intensification or expansion in the PDS and where the family members in need met the planning definition and had a need in the first 5 years. Given that this was the proposed approach to determining proposed allocations it was requested that the 2024 GTAA also provide a breakdown of the 5 year need by site covering the revised 5 year period of 2024-2028. This is set out in the table below:

| Site Name | Planning Status | Current Need ⁴ | 5-Year Need ⁵ | Unauthorised Pitches | Temporary Pitches |
|--------------------------------------|-----------------|---------------------------|--------------------------|----------------------|-------------------|
| Brickyard Cottage, Essington | Private | 1 | 3 | 0 | 0 |
| Brinsford Bridge, Coven Heath | Private | 4 | 2 | 0 | 0 |
| Clee Park, Newtown | Private | 5 | 5 | 0 | 0 |
| High House, Hatherton | Private | 0 | 2 | 0 | 0 |
| Hospital Lane Site, Cheslyn Hay | Private | 2 | 1 | 0 | 0 |
| Kingswood Colliery, Great Wyrley | Private | 8 | 1 | 0 | 0 |
| Long Lane, Newtown | Private | 1 | 3 | 0 | 0 |
| Oak Tree Caravan Park, Featherstone | Private | 5 | 3 | 0 | 0 |
| Rose Meadow Farm, Prestwood | Private | 0 | 1 | 0 | 0 |
| St. James Caravan Park, Featherstone | Private | 0 | 1 | 0 | 0 |
| The Bungalow, Coven | Private | 3 | 2 | 0 | 0 |
| The Stables, Upper Landywood | Private | 3 | 0 | 0 | 0 |
| New Acres Stables, Penkridge | Temporary | 2 | 0 | 0 | 2 |
| 59a Long Lane | Unauthorised | 4 | 2 | 1 | 0 |

³ When assuming 84% of undetermined households would meet the planning definition

⁴ Including concealed households and single adults, doubled-up households and single adults, and in-migration.

⁵ From teenagers.

| | | | | | |
|---|--------------|-----------|-----------|-----------|----------|
| Brinsford Bridge, Coven Heath [unauthorised pitch] | Unauthorised | 0 | 0 | 1 | 0 |
| Glenside, Cross Green [unauthorised pitch] | Unauthorised | 0 | 2 | 1 | 0 |
| High House, Hatherton [unauthorised pitch] | Unauthorised | 0 | 0 | 1 | 0 |
| New Stables, Hatherton [unauthorised pitches] | Unauthorised | 0 | 0 | 4 | 0 |
| Land off Micklewood Lane, Penkridge | Unauthorised | 0 | 0 | 4 | 0 |
| Land at Teddesley Road, Penkridge | Unauthorised | 0 | 1 | 2 | 0 |
| Pool House Road, Wombourne (Park Lodge) | Unauthorised | 1 | 0 | 1 | 0 |
| Rear of 122 Streets Lane, Great Wyrley | Unauthorised | 0 | 0 | 4 | 0 |
| Rear of Squirrels Rest | Unauthorised | 0 | 0 | 1 | 0 |
| The Spinney, Slade Heath [unauthorised pitches] | Unauthorised | 0 | 0 | 2 | 0 |
| TOTAL | | 39 | 29 | 22 | 2 |

Figure 1: -Year Need for Pitches by Site for Gypsies and Travellers Meeting the PPTS Planning Definition

9.9 The site assessments previously set out in the 2021 PDS have now been updated where necessary, based on similar criteria, to include any new sites and to reflect the updated 5 year need requirement (2024-28) for individual sites. These updated assessments are set out in Appendix H and inform the proposed allocations in the 2024 Publication Plan as set out in Chapter 10. Sites with a 5 year need that were not proposed for allocation of additional pitches were so for a number of reasons, including lack of capacity, highways concerns, risk of dominating the nearest settled community, and unacceptable impact on the Green Belt.

9.10 **It is still anticipated that needs emerging beyond the 5 year requirement would be met on as extensions to existing sites with an emerging need, and these sites, subject to conformity with our criteria based policy (Policy HC9), are the broad locations of this further growth and are identified on the policies map.**

10. Publication Plan (Regulation 19) consultation – April 2024

10.1 Following the 2024 GTAA update and the identification of the 5 year need for sites meeting the planning definition, and their subsequent assessment (Appendix H), the sites detailed in Policy SA4 below are proposed for allocation. Where sites that were previously proposed in the 2022 Publication plan are no longer proposed for allocation this is because their needs have been addressed through planning consents in the intervening time or the site is no longer occupied by Gypsies and Travellers.

Policy SA4: Gypsy and Traveller Allocations

Gypsy and Traveller pitches are allocated at the locations set out in the table below to meet identified family needs.

The new pitch allocations must be located within the red line boundary of the site as shown in Appendix D.

| Site | Site ref no. | Total no. pitch allocations | Proforma page number |
|----------------------------------|--------------|-----------------------------|----------------------|
| New Acre Stables, Penkridge | GT01 | 4 | 237 |
| The Spinney, Slade Heath | GT06 | 2 | 238 |
| The Bungalow, Coven | GT07 | 3 | 239 |
| Brinsford Bridge, Coven Heath | GT08 | 7 | 240 |
| Brickyard Cottage, Essington | GT14 | 4 | 241 |
| The Stables, Upper Landywood | GT17 | 3 | 242 |
| Park Lodge, Wombourne | GT18 | 2 | 243 |
| Glenside, Slade Heath | GT23 | 3 | 244 |
| Kingswood Colliery, Great Wyrley | GT32 | 9 | 245 |

All sites are existing established sites or direct extensions to these and are often in remote rural locations and washed over by the West Midlands Green Belt. As an exception to the planning policies relating to the location of Gypsy and Traveller pitch provision in the Green Belt, pitches identified in the Green Belt through the Local Plan will be acceptable in principle where planning applications are submitted for the specified number of additional pitches allocated in the Local Plan.

Planning applications on these sites will need to be in accordance with the criteria in Policy HC9, any site-specific planning requirements set out in Appendix D, and any other mitigation which is deemed necessary through the development management process.

Proposals should be consistent with other policies in the Local Plan.

11. Conclusions

- 11.1 The Council's strategy for meeting our Gypsy and Traveller needs is to allocate sites to meet identified needs for years 0-5 of those households who meet the planning definition of a gypsy and traveller as far as possible. The Council has assessed site options of those families who meet the planning definition and have need arising in years 0-5 and have been able to identify 37 pitches on 9 sites as set out in Policy SA4. This is against a 5 year need of 92 pitches and a need over the plan period of potentially 162 pitches. The Council has further sought to maximise pitch supply by

assessing other sites with a 5 year need (Appendix H) as well as assessing Council owned land and landholding in the district owned by Staffordshire County Council. Site promoters of proposed housing allocations were also approached to see if they were able to set aside part of their site to accommodate a public site, however there was no willing landowner for this. Repeated attempts have also been made through engagement with Duty to Cooperate bodies to request assistance with unmet need and to seek to ensure that neighbouring authorities have explored the same steps as the Council in exploring pitch options. To date no offers to assist with unmet need for pitches have been made with a number of other authorities confirming that they have a shortfall of pitches to meet their own needs.

- 11.2 Determining needs for years 6-15 can be less certain and therefore needs emerging in years 6-15 will be addressed through sites coming through the development management process and considered against a criteria-based policy (Policy HC9), or through a review of the Local Plan when commenced. It is expected that needs arising from years 6 onwards can be addressed through intensification and/or expansion of existing sites. These existing sites are the board locations for growth (as required by para 10 of the PPTS) and have been identified on the policies maps. The Council is confident that there is adequate scope for a supply of pitches to come forward through development management process against Policy HC9. When examining the past delivery of new pitches, a very significant proportion of our supply of permanent gypsy and traveller has come forward on un-allocated sites, coming forward through ad-hoc planning applications. This can be demonstrated in Appendix E which shows a recent track record of delivering traveller sites through the development management process.
- 11.3 Policy HC9 will also be used for addressing needs of households who do not meet the planning definition, any undermined need, and for needs for new travelling showperson plots where the need is generated from household growth on a single existing site, and do not emerge to years 6-10.
- 11.4 Policy DS4 of the Publication Plan (see Appendix F) acknowledges the Council's unmet needs for traveller sites set out in this paper and the steps taken to consider options to address it. The policy commits the Council to continue to work with Duty to Cooperate bodies to explore options for new or expanded public sites to meet our unmet need and confirms that the Council will respond positively to windfall proposals that accord with Policy HC9. The Council will continue to monitor the delivery of sites, including the delivery of windfall sites, to inform whether a review of the policy is needed.



Sent via email
FAO: Cabinet Members for Planning

Please ask for: [REDACTED]

Direct Dial: [REDACTED]

Email: [REDACTED]

14 January 2022

Dear Councillor,

South Staffordshire Council Gypsy and Traveller pitch provision

I'm writing to you in connection with South Staffordshire's recent 2021 Local Plan Review [Preferred Options](#) consultation. As you may have seen in the document itself the District Council is currently unable to meet its Gypsy and Traveller pitch needs identified through our [Gypsy and Traveller Accommodation Assessment \(GTAA\) 2021](#). The GTAA 2021 identifies that Gypsy and Traveller families within the District generate a need for 72 pitches within the 5 year period and 121 pitches over the 15 year period.

In tandem with our GTAA we have prepared a separate [Pitch Deliverability Study \(PDS\) 2021](#). This study was also undertaken by ORS and assessed the deliverability of all site options that had been suggested to us, including an assessment on the planning constraints of the site and an analysis of sites capacity to accommodate new pitches. Following this analysis, the PDS 2021 concluded that South Staffordshire is only able to accommodate 42 additional pitches through expanded or intensified existing sites. All of these pitches are within the Green Belt and reflect the District's attempts to maximise all suitable and deliverable Green Belt sites available to meet identified family needs. Policy SA6 of the 2021 Preferred Options consultation proposes to allocate all of these pitch options, but despite this the Council will still be unable to meet the high need figures given in the GTAA 2021, either in the 5 or 15 year period.

Given what appears to be an acute unmet need for the Gypsy and Traveller pitches to meet family needs, the Council has also examined its own land holdings to see if there is potential for a new public site to be created within the District, which could then be controlled to ensure it supplied pitches to the Gypsy and Traveller families which generate the District's pitch needs. The summary results of this work are set out in the [Gypsy and Traveller Public Sites Search November 2021](#). Despite reviewing all of the Council's own landholdings, all appear to have significant constraints that would prevent them from being delivered, such as open space or sports facilities which have not been identified as suitable for disposal, environmental





designations (e.g. Local Nature Reserves) or sites which are permitted/in use as other important functions (e.g. crematoria or employment land).

Given the need to plan for our Gypsy and Traveller pitch needs, **we are therefore seeking your assistance as a Duty to Co-operate body¹ to meet these unmet pitch needs. Specifically, we need to understand if there are options to either accommodate some or all of these unmet needs on existing public sites within your area, or whether new public sites could be created on available land in your area to address this cross-boundary issue.** If you are unable to assist the District in meeting these unmet needs on public sites we would appreciate a justified explanation of why this is not the case and the site typologies you have explored before reaching this conclusion, so that we can be sure that a consistent approach is being taken.

Given the pressing need to address this matter prior to our next local plan consultation, **we would appreciate a response to this letter no later than 25th February 2022.** If you wish to clarify any matters relating to this letter then please contact [REDACTED]

Yours faithfully,

[REDACTED]

[REDACTED]

Cabinet Member for Planning and Business Enterprise

¹ This letter has been sent to all Greater Birmingham Housing Market Area authorities and other local authorities that adjoin South Staffordshire. This recognises the functional housing market area geography already established over this area and the need to work with other adjoining local authorities prior to delivering otherwise inappropriate development within the District's Green Belt. As a key duty to co-operate body and public landowner Staffordshire County Council have also been copied into this correspondence.



Sent via email

20 October 2022

Dear [REDACTED]

South Staffordshire Council Gypsy and Traveller Pitch Provision

Thank you for your letter of 14 January 2022 concerning the above. This letter represents the response of the four Black Country authorities to that letter.

The 2016 Gypsy and Traveller Accommodation Assessment set out a level of need for new pitches in the Black Country in excess of current supply on identified sites. This Assessment is currently being updated and early indications are that this situation will not change.

No additional sites have been put forward to meet local need for new pitches through the draft Black Country Plan consultation, previous call for sites or site identification work.

Therefore, the Black Country authorities are unlikely to be able to meet pitch needs arising in neighbouring authorities, including South Staffordshire, through the Black Country Plan review. This position will be confirmed as the work outlined above progresses.

Notwithstanding the above, we remain committed to cooperation on issues of mutual / cross-boundary interest. We welcome the opportunity to continue to work with South Staffordshire District Council in a positive and constructive manner through the preparation of the Local Plan Review. This will include involvement in the preparation of Statements of Common Grounds to support both the South Staffordshire Local Plan and the Black Country Plan, at an appropriate stage.

We trust you find these comments helpful and look forward to further discussions with you.

If you would like to discuss our response please get in touch.

Yours sincerely

[REDACTED]
Lead Planning Manager (Sub-Regional Strategy)
City Planning
City of Wolverhampton Council
Email: [REDACTED]
Tel: [REDACTED]



[REDACTED]
LEADER OF THE COUNCIL
THE COUNCIL HOUSE
VICTORIA SQUARE
BIRMINGHAM
B1 1BB

[REDACTED]
Email: [REDACTED]

Our Ref: IW/1530tr

23 February 2022

SENT VIA E-MAIL ONLY TO: [REDACTED]

FAO: [REDACTED]
Cabinet Member for Planning and Business Enterprise

Dear Councillor [REDACTED]

Re: South Staffordshire Council Gypsy and Traveller pitch provision

Thank you for your letter dated 14 January 2022 seeking assistance to help meet unmet Gypsy and Traveller pitch needs in South Staffs as part of your 2021 Local Plan Review.

Birmingham Development Plan (2020-2042)

As you may be aware, Birmingham City Council itself has recently commenced an update of the Birmingham Development Plan as well as updating the evidence base that underpinned the existing Plan. As part of that evidence base, the needs of Gypsies and Travellers is being considered as part of the overall need for housing across the City.

To this effect, evidence has recently been commissioned to carry out a Housing and Employment Development Needs Assessment (HEDNA) as well as a Housing and Employment Land Availability Assessment (HELAA) and urban capacity work. The HEDNA, as part of its remit, has undertaken an estimate of Gypsy and Traveller requirements across the City based on the most recent Gypsy and Traveller Needs Assessment (GTAA) which was completed in February 2019. On this basis, the HEDNA estimates that the projected need for Gypsy and Traveller pitches for the new plan period up to 2042 would be 30 permanent pitches. This figure will be verified though a more detailed needs assessment to be carried out in the near future.

Since the 2019 GTAA was carried out, site searches have been regularly undertaken to identify suitable sites to accommodate the projected shortfall in gypsy and traveller pitches in Birmingham. Unfortunately, such sites have yet to be identified and this is compounded by the fact that the vast majority of potential sites have also been earmarked for other housing types due to a significant shortfall in housing need across the whole of Birmingham.

The shortfall in general housing need was first established when the Birmingham Development Plan was adopted confirming a shortfall of 37,900 homes primarily to be met by other authorities in the Greater Birmingham and Black Country Housing Market Area. Given that recent changes to the methodology for housing need could result in significant increases in Birmingham's housing requirement, along with the fact that Birmingham has always been a net exporter of housing for a number of decades, it is envisaged that significant housing shortfalls will continue to be experienced in the City once all of the latest evidence is established and applied to a new timeframe for the new Birmingham Plan up to 2042. It is therefore anticipated that the new Birmingham Plan will also identify significant shortfalls in the capacity to accommodate its general housing need.


Meeting Unmet Gypsy and Traveller Pitch Needs in South Staffs

Given that Birmingham has an unmet housing need in its current Plan (BDP) and that early evidence strongly suggests that this will continue, or be further exacerbated in the new Birmingham Plan, the City is likely to continue facing capacity issues over the new plan period. This situation will make it challenging to find appropriate sites for Gypsy and Traveller provision to meet Birmingham's own needs, notwithstanding the needs of neighbouring local authorities, given the likely pressures to find sites for all housing needs across the City. For these reasons, it is therefore unlikely that Birmingham will be able to assist in meeting any unmet Gypsy and Traveller pitch needs in South Staffs.

Birmingham City Council has been instrumental in ensuring that the 14 local authorities that make up the Greater Birmingham and Black Country Housing Market Area (HMA), which includes South Staffs, continue to work together to ensure that strategic plan requirements are met. Although, on this occasion Birmingham is unlikely to be able to assist, the City Council is still committed to continuing to work with South Staffs District Council, alongside other local authorities making up the HMA, to ensure that strategic issues can be addressed as much as possible.

In the meantime, if you require any other information or input from Birmingham City Council in support of your approach to the Local Plan Review, please do not hesitate to contact us.

Yours sincerely



Leader of Birmingham City Council

Bromsgrove District Council

Parkside, Market Street, Bromsgrove,
Worcestershire, B61 8DA

tel: 01527 881288



Bromsgrove
District Council

www.bromsgrove.gov.uk

██████████
South Staffordshire Council

██████████
Lead Planning Manager
Strategic Planning

25th February 2022

Re: South Staffordshire Council Gypsy and Traveller pitch provision

Dear Councillor ██████████

I write in response to your letter dated 14th January 2022 regarding gypsy and traveller pitch provision in South Staffordshire. In considering the request in your letter, we note the findings of both the 2021 South Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA) and Pitch Deliverability Study. Please note that this letter represents the views of officers only at this stage and are not binding on the Council.

Bromsgrove District Council is in the process of finalising its own GTAA. Draft findings indicate that there is a need for a further 11 traveller pitches and 3 travelling showperson plots to be provided within the Bromsgrove District Plan Review period to 2040. Within the district there is currently only one publicly owned site comprising of 23 pitches. This site is at capacity and there is no scope for this to be extended. All other sites are in private ownership and provide for a maximum of 3 pitches each.

Given the Green Belt designation covering the majority of Bromsgrove District, the Council does not have an extensive land portfolio in order to assist in meeting our own needs or those of other authorities.


The GTAA consultants were also tasked to look at a variety of sources to find potential sites in the District where any future need identified through the assessment could be accommodated. To date, this process has not resulted in any sites being identified. Unless some or all of our need can be met by one of our neighbouring authorities through the Duty to Cooperate, we are in the position where it is likely we will have to release land from the Green Belt to allocate sites in private ownership for traveller provision. Given the need to evidence and justify exceptional circumstances in order to alter Green Belt boundaries (2021 NPPF - Para 140 and 2015 PPTS – Policy E), we will first focus on demonstrating exceptional circumstances in order to meet our own locally derived needs for traveller pitches and travelling showperson plots.

I note that para 7.26 of the South Staffordshire GTAA concludes that net pitch requirements are driven by locally identifiable need (and by inference not in-migration). There is also no reference to the movement patterns of travellers residing in South Staffordshire to suggest there is a strong connection with Bromsgrove District, and this was not found in our own GTAA either. We would therefore also question the evidence for and sustainability of providing pitches in Bromsgrove District to meet locally arising needs.

Therefore we must unfortunately conclude in this instance that we are unable to assist South Staffordshire Council in meeting your unmet need for gypsy and traveller provision. However we look forward to engaging with you on other Duty to Cooperate matters as both of our plans progress.

Yours sincerely,




Strategic Planning and Conservation Manager
Bromsgrove District Council

22 February 2022

Apologies for the delay in responding.

We published a Gypsy and Traveller Accommodation Assessment in 2019 that identified an 'Area of Search' based on existing provision and known travelling corridors . This area included the majority of existing sites and identified need. Interviews carried out showed a clear preference for sites on or near to existing sites.

The Draft Site Selection Methodology is contained with the May 2019 Local Plan Issues and Options Consultation, Section 5 from page 120.

We are progressing the next stage of the Local Plan review and more information will be available in due course but I am not able to share anything further at this time. I will be happy to revisit this in the very near future.

Kind regards



Interim Planning Services Manager
Cannock Chase Council | Civic Centre | Beecroft Road | Cannock | WS11 1BG
01543 464326 | [REDACTED] | www.cannockchasedc.gov.uk

Your ref
Our ref SSCGTPP
Ask for [REDACTED]
Email [REDACTED]



District Council House, Frog Lane
Lichfield, Staffordshire WS13 6YU

Direct Line 01543 308147
Customer Services 01543 308000

Strategic Planning Team
South Staffordshire Council
Wolverhampton Road
Codsall
South Staffordshire
WV8 1PX

03 February 2022

Dear [REDACTED]

RE: South Staffordshire Council Gypsy and Traveller pitch provision

Thank you for your letter dated 14 January 2022 regarding Gypsy and Traveller pitch provision in South Staffordshire in connection with your Local Plan and its recent Preferred Options consultation. As you are aware Lichfield District Council provided formal representation to this consultation on a range of matters including housing and employment need. Lichfield District Council welcomes the further opportunity to provide comments on the South Staffordshire Local Plan in respect of Gypsy and Traveller pitch provision. Lichfield District Council welcomes the continuing, positive dialogue with South Staffordshire Council through the Duty to Co-operate process as the authority's respective local plans progress.

Lichfield District Council notes that South Staffordshire Council has identified a need of 121 pitches through its plan making process and associated evidence base and that to date sufficient sites to meet all of this need has not been identified. As such South Staffordshire Council have contacted authorities to ascertain if neighbouring authorities can assist in meeting this unmet need.

Lichfield District Council are also in the position that it has not been able to identify sufficient sites to meet its own Gypsy and Traveller pitch requirements within its adopted Local Plan nor in the review of its Local Plan. The adopted Local Plan identified a need for 14 residential pitches and 5 transit pitches within the district to 2029. The Council was not able to identify sufficient sites to meet this need.

In support of the review of the Lichfield Local Plan (known as the Local Plan 2040) Lichfield District Council undertook a [Gypsy and Traveller Accommodation Assessment](#) (GTAA) published in November 2019. This identified a seven residential pitches by to 2040 with four of these to be needed by 2024. This need was expressed within Local Plan 2040 publication document which was consulted upon during summer 2021. The document acknowledges that Lichfield District Council is currently unable to identify sufficient sites to meet its own Gypsy and Traveller site requirements.



The Council also prepared a [Gypsy and Traveller site paper](#) to consider the potential supply of sites to meet gypsy and traveller needs. The study concluded that there were insufficient deliverable sites to meet identified needs at the time it was undertaken. Since the time of the study no further sites for potential gypsy and traveller accommodation have been promoted or identified through the plan-making process.

Further to this Lichfield District Council wrote to neighbouring authorities, including South Staffordshire Council in 2019 to ascertain if authorities were able to assist Lichfield District Council in meeting its unmet need in relation to accommodation for Gypsies and Travellers. South Staffordshire Council confirmed they were unable to assist in meeting this unmet need.

As such, and as is evidenced by the above chronology, Lichfield District Council is not able to assist South Staffordshire Council in meeting its unmet Gypsy and Traveller Pitch need.

Lichfield District Council welcomes continuing a positive dialogue with South Staffordshire Council through the Duty to Co-operate process as the South Staffordshire Local Plan progresses.

Yours faithfully

[Redacted]

[Redacted]

Spatial Policy and Delivery Manager

[Redacted]



Town Hall, Walter Stranz Square,
Redditch, Worcestershire B98 8AH

tel: (01527) 64252

fax: (01527) 65216



[REDACTED]
South Staffordshire Council

[REDACTED]
Lead Planning Manager
Strategic Planning

21st February 2022

Re: South Staffordshire Council Gypsy and Traveller pitch provision

Dear [REDACTED]

I write in response to your letter dated 14th January 2022 regarding Gypsy and Traveller pitch provision in South Staffordshire. We have considered the request in your letter and have noted the findings of both the 2021 South Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA) and Pitch Deliverability Study. Please note that the comments set out in this letter represent Officer views only and should be regarded as non-binding on the Council.

Redditch Borough Council has recently commissioned consultants Lambert Smith Hampton to undertake a HEDNA to establish the housing needs for the Borough to inform the Local Plan review. This has also included a high-level consideration of the need for new pitch provision for Gypsies and Travellers. The draft report has established that given the very small gypsy and traveller population in Redditch, it is recommended that there is a requirement for zero permanent pitches over the assessment period and a need for 2 temporary pitches.

We note that Section 5 of the latest GTAA report commissioned by South Staffordshire Council confirms that most of the existing pitches are located in the north of the District including the area near the Cannock border and main highway infrastructure. It also states that most of the need derives from the family growth of the existing population and there are few applications from new families. Furthermore, Paragraph 5.14 suggests that South Staffordshire should prioritise creating small family sites for families local to the area.

The evidence suggests that pitch requirements within South Staffordshire are therefore very localised to the area and not driven by in migration. It also does not include any evidence on the movement patterns of travellers who reside in the area to suggest that there is a strong connection with Redditch Borough.

Paragraph 13h of the National Planning Policy on Gypsy and Traveller Pitch Provision states that pitch provision should reflect the extent to which traditional lifestyles (whereby some travellers

live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability.

Redditch Borough Council therefore considers that there is insufficient evidence to conclude that we should be enabled to assist South Staffordshire Council in meeting their unmet need for gypsy and traveller provision. This would not provide a sustainable solution to meeting the specific needs of the Gypsy and Traveller population within the South Staffordshire area, who currently have no evidenced links with Redditch Borough.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.

Head of Planning, Regeneration and Leisure Services

Bromsgrove District and Redditch Borough Councils

██████████
Strategic Planning Team Manager
South Staffordshire Council

Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
Shropshire SY2 6ND

3 March 2022

Dear ██████████

South Staffordshire Council Gypsy and Traveller pitch provision

Thank you for your Duty to Cooperate communication of 14th January 2022 which highlights that your Gypsy and Traveller Accommodation Assessment 2021 evidence and supporting work has identified likely insufficient capacity to meet Gypsy and traveller pitch needs within South Staffordshire District over your proposed Local Plan period. I apologise for the delay in response. For clarity, this response has been agreed by Shropshire Council's Deputy Leader and Portfolio Holder for Economic Growth, Regeneration & Planning, ██████████

We note that you are formally exploring the scope for Shropshire Council, as an adjoining local authority, to help in addressing the forecast unmet Gypsy and travellers pitch need which has been identified by your evidence. You ask specifically whether Shropshire could, *'accommodate some or all of these unmet needs on existing public sites within your area, or whether new public sites could be created on available land in your area to address this cross-boundary issue'*.

As you are aware the review of the Local Plan in Shropshire is at an advanced stage of preparation with the Draft Shropshire Local Plan 2016- 2038 having been submitted for examination on the 3 September 2021. Planning Inspectors have been appointed and we are currently waiting for confirmation of hearing dates.

As part of this process Shropshire Council and South Staffordshire District Council have engaged constructively via the Duty to Cooperate, captured within an agreed Statement of Common Ground (SoCG) between the authorities dated 26th May 2021.

The SoCG between Shropshire Council and South Staffordshire District Council sets out Shropshire Council's position regarding Gypsy and Traveller matters, summarising the outcome of the Gypsy and Traveller Accommodation Assessment (GTAA) update 2019.

This update evidence concluded that there was no current strategic requirement for general pitch allocation, although a need to address requirements for travelling showpeople and potential for public transit capacity to support private provision was identified.

The GTAA update took into account the extended Plan period of 2016 to 2038 and was informed by detailed site management data, supplied by the Councils Gypsy Liaison team who manage Council sites, together with a range of other information. This approach to the update of the GTAA has allowed the Council to re-examine findings within the earlier GTAA and confirm assumptions, remained appropriate. It is therefore considered to be a proportionate and robust evidence base document.


As well as evidence review, Shropshire Council had carried out a 'Call for Gypsy and Traveller sites' alongside the 'Regulation 18' Plan making consultation on 'Preferred Sites' (29 November 2018 - 08 February 2019) for potential locations that could be available to meet the potential accommodation needs of Gypsies and Travellers. There was limited response. There have also been reviews of Council land, in particular with regard to specific identified Travelling Showpeople needs and a potential transit site. Subsequently a permanent site for Travelling Showpeople in Oswestry was granted planning permission in May 2020 and therefore no allocation is proposed for this purpose in the Draft Local Plan.

Significant work has been carried out by the Council in expanding and improving its existing sites and facilities in order to deliver a better offer of accommodation for the Gypsy and Traveller community in Shropshire. This has included redevelopment of sites to make additional pitch provision as well as the aforementioned provision for Travelling Showpeople. The Council as a landowner is continuing to consider requirements for additional and enhanced pitch provision. Shropshire Council does not however manage any existing Gypsy and Traveller sites in reasonable proximity to South Staffordshire, with its sites being located in Craven Arms and near Oswestry, Shrewsbury and Whitchurch. The Council is also mindful of the impact of Green Belt designation in considering sites for development, as well as the influence of main gypsy and traveller transit routes and the concentration of gypsy and traveller sites in northern Shropshire locations.

On the basis of the above there is a notable mismatch in both the timing of our local plan preparation cycles and the geography of Shropshire Council's gypsy and traveller provision and main areas of demand that would not facilitate provision in Shropshire to meet need identified for South Staffordshire District. Thus, with these constraints in mind, we consider that we are not in a position to offer any cross boundary assistance at this time.

I hope that the information set out above sufficiently addresses the questions raised in your correspondence but please do contact me to discuss this matter if required. We look forward to continuing constructive conversations to discuss strategic cross boundary issues as part of your continued plan making process.

Yours sincerely,


Planning Policy and Strategy Manager
Shropshire Council

██████████
Cabinet Member for Planning & Business Enterprise
South Staffordshire Council
Council Offices
CODSALL
South Staffordshire
WV8 1PX

CONTACT ██████████
DIRECT DIAL ██████████
FAX ██████████
EMAIL ██████████
OUR REF ██████████
YOUR REF ██████████
DATE 8 February 2022

By e-mail

Dear Councillor ██████████

Re: South Staffordshire Council Gypsy and Traveller pitch provision

Thank you for your letter dated 14 January 2022 to my Cabinet Member, under the Duty to Co-operate, asking about the position of Stafford Borough Council concerning gypsy and travellers. I have been asked to respond on behalf of Cllr Mrs Frances Beatty.

The Plan for Stafford Borough 2011-2031 (adopted in June 2014) includes Policy C6 – Provision for Gypsies, Travellers & Travelling Show-people setting out policy criteria for considering development proposals. Subsequently a Gypsy and Traveller Accommodation Needs Assessment (GTAA) was jointly published with the City of Stoke-on-Trent, Newcastle-under-Lyme Borough and Staffordshire Moorlands, which demonstrated a need for 43 new pitches in Stafford Borough up to 2027. Whilst planning permissions have been granted for new pitches in the Borough, there remains an outstanding requirement for new pitches to meet the identified need.

The Borough Council is progressing with the New Local Plan 2020-2040 to replace the adopted Plan for Stafford Borough and the Part 2 Plan (adopted in January 2017) which will include meeting the future gypsy and traveller needs in our administrative area. This evidence base and call for sites identification process is still on-going, with further information being made available when the Preferred Options consultation is published in June & July 2022. Nevertheless at this stage I can confirm that Stafford Borough Council are not in a position to help the unmet need for new gypsy and traveller pitches in South Staffordshire District Council.

If you have any further queries, please do not hesitate to get back in contact.

Yours sincerely,

██████████

██████████

Strategic Planning & Placemaking Manager

2 March 2022

Informal officer response only:

In view of the weak links between the two authorities and the likelihood that any provision made in Stratford-on-Avon would not in reality meet actual needs arising in South Staffs, SDC does not consider it appropriate to take unmet needs from South Staffs.

Notwithstanding the above, as you know SDC is keen to investigate existing migration patterns across the region to better understand how needs can be accommodated moving forwards.

Head of Place and Economy
Stratford-on-Avon and Warwick District Councils

Assistant Director – Growth & Regeneration

Please ask for:
Telephone:
E-mail:

Councillor

Strategic Planning Team Manager
Strategic Planning
South Staffordshire Council
By email only

27 January 2022

Dear Councillor

RE: South Staffordshire Council Gypsy and Traveller pitch provision

Thank you for your letter dated 14th January 2022 concerning the above. I note that your recent Gypsy and Traveller Accommodation Assessment (GTAA) identified a significant need for pitches within both the 5 and 15 year periods and that you have been unable to identify sufficient sites to accommodate the full identified need. I also note your request for assistance in meeting your unmet need on existing public sites or potential new public sites.

Unfortunately there are currently no public sites or pitches within Tamworth Borough and so Tamworth would not be able to accommodate any unmet need through existing sites.

In 2019 the Council, jointly with Lichfield District Council and North Warwickshire Borough Council, commissioned ORS to carry out its own GTAA. The result of the assessment was that there was no identified need for pitches within Tamworth Borough. As a result of this, the Council has not currently identified any potential sites within the Borough that would be suitable for accommodating pitches.

However, Tamworth has recently seen a number of visits from Gypsy and Traveller groups and, as a result, is currently considering its approach, which may involve an assessment of the Council's own landholdings as a source of potentially suitable sites.

Therefore, whilst there may be potential opportunities in the future, at this time Tamworth Borough Council is unfortunately not in a position to be able to offer assistance.

Yours sincerely,

pp.

Councillor
Portfolio Holder for Skills, Planning, Economy & Waste



Wyre Forest District Council

Councillor [REDACTED]
Cabinet Member for Planning and Business Enterprise
South Staffordshire Council
Council Offices
Codsall
South Staffordshire
WV8 1PX

Ref: HD/SFP
Date: 17 March 2022

Dear Councillor [REDACTED]

South Staffordshire Council Gypsy and Traveller Pitch Provision

Thank you for your letter dated 14 January.

Wyre Forest District Council, as a Duty to Cooperate partner, has considered your request for assistance with meeting the unmet need for gypsy pitches in South Staffordshire. Unfortunately, we are not able to assist with this request.

There is only one public gypsy and traveller site in our District on the Sandy Lane Industrial Estate in Stourport-on-Severn. This site has already been redesigned to increase its capacity and there is no further scope for expansion.

The Council undertook its own Gypsy and Traveller accommodation assessment in 2021 and this identified a total need for 35 pitches over the period (2020/21-2035/36), with 13 of the required pitches falling within the definition set out in the Planning Policy for Traveller Sites.

The Council identified the potential to provide 4 more pitches by expansion/intensification of 3 small private existing sites together with the regularisation of an existing site for 4 pitches and one new site at Zortech Avenue, Kidderminster which is now included in the Local Plan. However, there were no other sites identified that could meet any further need.

We received the inspector's final report on the Wyre Forest District Local Plan 2016-2036 on 11 March and it is now too late to consider further changes to it. The site proposed in the plan is in the Council's ownership on the southern edge of Kidderminster. This will entail removing land from the Green Belt. This site, along with the others mentioned above, will

satisfy the plan requirement shown by our GTAA 2020. The site is considered suitable for allocation as it is adjacent to the main employment area and within easy reach by foot of schools, shops, and other facilities and is close to where the majority of our Gypsy and Traveller population are located, which is important for family networks.

Much of Wyre Forest District is also within the West Midlands Green Belt and for this reason we were also constrained in our search for suitable sites to fulfil the pitch requirement.

While your letter mentioned that you had examined sites in the District Council's ownership, you did not provide any information on whether you had examined other potential sites in public ownership (such as land owned by Staffordshire County Council or the NHS) or indeed previously developed land in private ownership and so it isn't clear whether you have also pursued these options.

Yours sincerely,



Councillor [REDACTED]
Leader of the Council

Wyre Forest House, Finepoint Way, Kidderminster DY11 7WF



Sent via email
FAO: Cabinet Members for Planning

Please ask for: [REDACTED]

Direct Dial: [REDACTED]
[REDACTED] [REDACTED]

08 August 2022

Dear Councillor,

South Staffordshire Council Gypsy and Traveller pitch provision

Further to my previous letter dated 14 January 2022 (reattached), I'm writing to you in relation to South Staffordshire's emerging Local Plan and specifically our unmet needs for Gypsy and Traveller pitches.

As set out in my previous letter, ORS have prepared a Gypsy and Traveller Accommodation Assessment that has identified a need for 72 pitches within the 5-year period and 121 pitches over the 15-year period. Having then assessed the deliverability of site options to meet the identified family need, it was concluded that South Staffordshire is only able to accommodate 42 additional pitches through expanded or intensified existing sites. Further consideration was given to council landholdings at this time, but our assessment of these concluded that all had significant constraints that would prevent them from being delivered, such as open space or sports facilities. All 42 site options proposed through the Preferred Options consultation are in the Green Belt.

The Council received responses to my letter of 14 January from a total of 13 authorities (some within our Housing Market Area and some from other neighbouring authorities), however none of these responses indicated that pitches could be delivered on an existing public site or that a new public site could be delivered. In summary, responses included the following points:

- Authorities unable to meet their own needs due to lack of suggested sites for traveller pitches through call for sites consultations or other site identification processes
- Site identification process still ongoing so unable to help with unmet needs at this stage
- Land supply constraints including unmet needs for general housing, meaning suitable sites may be earmarked for other housing types due to the significant shortfall
- Existing public site(s) at capacity with no scope to extend
- Questioning whether exporting unmet needs to [REDACTED] MA would be appropriate given the lack of need in our GTAA that is driven by in-migration
- Mismatch in local plan preparation cycles and the geography of existing provision to meet South Staffordshire unmet needs
- [REDACTED] Green Belt
- [REDACTED] Staffordshire have considered other public sector land (e.g Staffordshire County [REDACTED] land) or privately owned Previously Developed Land (PDL)



Having considered these responses, we have taken further steps [redacted] if additional supply for gypsy and traveller pitches is available and deliverable. Firstly, we contacted all the site promoters for proposed allocations within our emerging plan to enquire if they [redacted] a proportion of their site for a public gypsy and traveller site. However [redacted] of the site [redacted] with confirmation that part of their site would be available for this use.

We are also in the process of undertaking a further assessment of Staffordshire County Council owned farms, all of which are washed over by Green Belt or designated open countryside. This assessment is currently being finalised however early indications suggest that any potentially suitable sites are limited and that a shortfall, even against our five-year requirement of 72 pitches, will remain.

In light of the further steps we have taken, we are now contacting all HMA and neighbouring authorities for an updated position on this issue and to understand if a consistent approach has been taken to explore supply options. Whilst we appreciate that some authorities may have less of a functional relationship with South Staffordshire than others, the purpose of this request is to explore if there is availability within an existing public site, or suitable site options to create a new public site to meet the needs of specific family members with an identified need. We cannot assume that they would be unwilling to relocate to a public site in other authorities if this secured them a permanent pitch, so we must explore this option to export unmet needs further.

We therefore request confirmation of the following:

- 1) Are there any plots available on existing public sites within your area that are available for contributing towards meeting our unmet needs?
- 2) Can you confirm if you have considered site options for a new publicly run site, including on site options within the Green Belt? If no, is this something you intend to do, and if so, can you provide indicative timescales for this?
- 3) Can you confirm if you have engaged with site promoters/proposed allocation sites to explore if they are willing to make part of their site available for a publicly run site? If no, is this something you intend to do, and if so, can you provide indicative timescales for this?
- 4) Can you confirm if you have considered publicly owned land as part of your site identification process? If no, is this something you intend to do, and if so, can you provide indicative timescales for this?

Given the pressing need to address this matter prior to our next local plan consultation, **we would appreciate a response to this letter no later than 2nd September 2022**. If you wish to clarify any matters relating to this letter, then please contact [redacted]

Yours faithfully,

[redacted signature]

Cabinet Member for Planning and Business Enterprise

South Staffordshire Council • Council Offices • Codsall • South Staffordshire • WV8 1PX

Tel: **(01902) 696000** • Email: **info@sstaffs.gov.uk** • **www.sstaffs.gov.uk**

Twitter: **@south_staffs** • Facebook: **South Staffordshire Council**

Sent via email

[REDACTED]
Cabinet Member for Planning and Business Enterprise

05 September 2022

Email: [REDACTED]

Dear Councillor [REDACTED]

South Staffordshire Council Gypsy and Traveller pitch provision

Thank you for your letter dated 8 August, 2022 further to your previous letter dated 14 January 2022 and our response dated 16 February 2022 concerning assistance to help meet unmet Gypsy and Traveller pitch needs in South Staffs as part of your 2021 Local Plan Review.

Birmingham City Council's previous response concluded that it was unlikely that we would be able to assist in meeting any unmet Gypsy and Traveller pitch needs in South Staffs as part of your Local Plan. This is mainly due to the City Council experiencing significant unmet housing need due to land supply constraints, (including unmet needs for general housing), meaning that potential sites for Gypsy and Traveller pitches to assist South Staffs are likely to be earmarked for other housing types due to the significant shortfall being experienced. Birmingham City Council are currently preparing to replace the Birmingham Development Plan (2017) with a new local plan, the Birmingham Plan, and early evidence gathering suggests that this housing shortfall will, potentially, be at least as large as last time.

In addition, as part of that evidence base, the needs of Gypsies and Travellers is being considered as part of the overall need for housing across the City. As set out previously, early evidence suggests that it is likely that the City Council will need to identify further sites to meet their own needs for Gypsy and Traveller accommodation in addition to the likely significant requirements to meet general housing needs.

In answer to your specific questions, I would therefore confirm the following on behalf of Birmingham City Council;

1) Are there any plots available on existing public sites within your area that are available for contributing towards meeting our unmet needs?

As set out above, evidence work towards the new Birmingham Plan is currently underway and indications are that the City Council will not be able to identify sufficient land to meet its own requirements for general housing need due to significant land supply constraints. It is likely that the City Council will also need to identify further sites to meet its own gypsy and traveller needs in addition to general housing needs and it is therefore unlikely that any plots could be identified to meet the Gypsy and Traveller Needs for South Staffs in addition to those identified to meet Birmingham's likely Gypsy and Traveller needs.

2) Can you confirm if you have considered site options for a new publicly run site, including on site options within the Green Belt? If no, is this something you intend to do, and if so, can you provide indicative timescales for this?

Preparation for the new Birmingham Plan is still in its early stages with adoption scheduled for 2026. As part of that process, the City Council will be considering all options for the delivery of Gypsy and Traveller requirements across the City to meet its own needs including site options within the Green Belt if considered appropriate following the gathering of further evidence. This will be carried out during 2023 when the Preferred Options document for the Birmingham Plan is being prepared.

3) Can you confirm if you have engaged with site promoters/proposed allocation sites to explore if they are willing to make part of their site available for a publicly run site? If no, is this something you intend to do, and if so, can you provide indicative timescales for this?
This is something which the City Council has not yet done. The City Council is looking at site options on publicly owned sites first and foremost, preferably within Council control. If sufficient publicly owned sites cannot be identified, the Council will then consider approaching and engaging with site promoters to see if any further sites can be identified. Again, this is something which will be considered in the lead-up to the publication of the Preferred Options document towards the end of 2023.

4) Can you confirm if you have considered publicly owned land as part of your site identification process? If no, is this something you intend to do, and if so, can you provide indicative timescales for this?
As set out in the answer to question 3, the City Council have only considered publicly owned sites so far, preferably those within the control of the Council. Further work in identifying such sites is ongoing and will continue into the near future in preparation for the Preferred Options document for the new Birmingham Plan.

I trust that this answers the questions raised by you at this stage in relation to Birmingham. As stated in the previous letter, the City Council supports the approach taken by South Staffs Council to your Local Plan Review and is committed to continuing to work with you, alongside other local authorities making up the HMA, to ensure that strategic issues can be addressed as much as possible.

Yours sincerely,




Director - Planning, Transport & Sustainability

Bromsgrove District Council

Parkside, Market Street, Bromsgrove,
Worcestershire, B61 8DA



Bromsgrove
District Council

www.bromsgrove.gov.uk

██████████
South Staffordshire Council

██████████
Lead Planning Manager
Strategic Planning

1st September 2022

Re: South Staffordshire Council Gypsy and Traveller pitch provision – August 2022

Dear Councillor ██████████

I write in response to your letter dated 8th August 2022 regarding unmet needs of Gypsies and Travellers in South Staffordshire. Please note that this letter represents the views of officers only at this stage and are not binding on the Council.

Specifically, your letter asked for confirmation of the four following points:

- 1) Are there any plots available on existing public sites within your area that are available for contributing towards meeting our unmet needs?**
As detailed in our response to you in February 2022, there is one public traveller site in Bromsgrove District which has a capacity of 23 pitches. The site is very popular and there are currently no free pitches.
- 2) Can you confirm if you have considered site options for a new publicly run site, including on site options within the Green Belt? If no, is this something you intend to do, and if so, can you provide indicative timescales for this?**
We are currently continuing to explore options as to how we will meet our own identified need of 11 traveller pitches and 3 travelling showperson plots. As set out in our previous response, given the Green Belt designation covering the vast majority of the District, it is very likely that this need will be accommodated within the Green Belt. We can confirm that we are considering both publicly run and privately run sites.
- 3) Can you confirm if you have engaged with site promoters/proposed allocation sites to explore if they are willing to make part of their site available for a publicly run site? If no, is this something you intend to do, and if so, can you provide indicative timescales for this?**
At this stage we believe we may be able to accommodate our requirement without approaching privately owned sites. However if our favoured options prove undeliverable, we would consider other options, which could include a publicly run site as part of a wider allocation.
- 4) Can you confirm if you have considered publicly owned land as part of your site identification process? If no, is this something you intend to do, and if so, can you provide indicative timescales for this?**

We can confirm that we have considered all publicly owned land that was either promoted to us through the Call for Sites process or that we were aware of, as possible locations for meeting traveller needs.

I trust this evidences the thorough process that has been taken Bromsgrove District in identifying potential sites for Gypsies and Travellers and demonstrates consistency with your own approach. Furthermore, I hope this letter satisfies the need for futher dialogue between our Local Authority areas raised by [REDACTED] in recent correspondence regarding the Bromsgrove District Plan Review (Duty to Cooperate letter dated 29 July 2022), specifically in relation to the Question 3 response.

Yours sincerely,



[REDACTED]
Strategic Planning and Conservation Manager
Bromsgrove District Council

1 September 2022

Further to your letter of 8th August I can set out our position in relation to the 4 questions that are raised at the bottom of the letter.

1. There are no public sites within the District and therefore no plots available to meet our needs or unmet needs from elsewhere on such sites.
2. Green Belt sites have been considered for new gypsy and traveller provision although a new publicly run site has not been an option that has been considered. This is not something that we intend to explore further.
3. No engagement has taken place with site owners in respect of potential to allocate part of their site for a publicly run site. Again, there are no plans to investigate this further.
4. Publicly owned sites have been considered for potential new sites but these options were very limited when considered against our assessment criteria.

Please come back to me should you need any further clarification.



Planning Services Manager
Cannock Chase Council | Civic Centre | Beecroft Road | Cannock | WS11 1BG
01543 464326 | | www.cannockchasedc.gov.uk

14 September 2022

I can advise that in the run up to our submission we re-contacted other authorities to establish if any of them could provide sites as we appear to have no additional a sites available to meet our current more modest need.

It may be the case looking at the initial questions from the Planning Inspectorate in response to the Local Plan submission that there may be a need to revisit site assessments done previous to see if any further capacity can be found, but it is not possible at this stage to advise on that point.

Spatial Policy & Delivery Manager
Lichfield District Council
District Council House, Frog Lane, Lichfield, Staffordshire WS13 6YZ



FAO

██████████ Lead Planning Manager
██████████ Strategic Planning Team ManagerShropshire Council
Shirehall
Abbey Foregate
Shrewsbury
Shropshire SY2 6ND

Date: 7 October 2022

My Ref:

Your Ref

Dear ██████████

South Staffordshire Council Gypsy and Traveller pitch provision

I hope you are well. This letter is in response to the letter from ██████████ on 8th August 2022 addressed to our Portfolio holder for Planning, and addressing the issue of Gypsy and Traveller accommodation.

Firstly, can I apologise for the delay in responding to this letter. As a result of recent changes to our Cabinet, Planning related services, including those relating to Local Plan issues, now comes under the remit of Cllr ██████████. I can confirm that Cllr ██████████ has agreed this response.

As indicated in your letter, Shropshire Council responded to your earlier Duty to Cooperate correspondence on this issue on 3rd March 2022. We concluded that Shropshire would not be in a position to accommodate any identified unmet Gypsy and Traveller accommodation needs from South Staffordshire, due to a notable mismatch in both timing of our Local Plan preparation cycles and having regard to the geography of Shropshire's gypsy and traveller provision and main areas of demand. It is considered these conclusions remain valid, and therefore the Council's position regarding any unmet need has not changed.

Notwithstanding, we recognise the importance of continuing to engage constructively in relevant cross boundary discussions and acknowledge your 8th August letter raises further specific questions. Our response to these is captured below:

1) *Are there any plots available on existing public sites within your area that are available for contributing towards meeting our unmet needs?*

Clearly the level of occupancy on plots is a fluid position. Currently, whilst there are vacant plots, these are factored into the Council's evidence as turnover based supply based upon the identified needs of Shropshire. As such we do not consider there are any available plots on public sector sites that are capable of meeting any unmet needs.

2) Can you confirm if you have considered site options for a new publicly run site, including on site options within the Green Belt? If no, is this something you intend to do, and if so, can you provide indicative timescales for this?

In response to specific evidence contained in our Gypsy and Traveller Accommodation Assessment (GTAA), the Council is considering options for additional transit site provision, with a planning application on Council land expected to be submitted shortly. In addition, provision for a specific travelling showpersons need has been met. Neither of these sites are located in the Green Belt.

Significant work has been carried out by the Council in expanding and improving its existing sites and facilities in order to deliver a better offer of accommodation for the [REDACTED] Traveller community. This has included redevelopment of sites to make additional pitch provision at the Council's sites in both Park Hall and Craven Arms (Long Lane); improvements at the sites in Craven Arms (Long Lane) and Higher Heath (Manor House Lane); as well as the aforementioned provision for Travelling Showpeople.

As such no new publicly owned run sites are being considered at this stage.

3) Can you confirm if you have engaged with site promoters/proposed allocation sites to explore if they are willing to make part of their site available for a publicly run site? If no, is this something you intend to do, and if so, can you provide indicative timescales for this?

The Council's evidence, contained in the GTAA, has not identified the need for the provision of additional gypsy and traveller accommodation, aside from specific provision for a new transit site and for the accommodation of a specific travelling showperson's need, as outlined in response to Q2. As such the Council has not engaged in specific discussions with site promoters of proposed allocations in the emerging Local Plan to explore the option along the lines described, and this is something we do not intend to do.


4) Can you confirm if you have considered publicly owned land as part of your site identification process? If no, is this something you intend to do, and if so, can you provide indicative timescales for this?

Shropshire Council issued a 'Call for sites' to identify potential locations that could be available to meet the potential accommodation needs of Gypsies and Travellers alongside the 'Regulation 18' Plan-Making Consultation on 'Preferred Sites' (29 November 2018 - 08 February 2019). However, as both the 2017 and 2019 iterations of the GTAA arrived at similar conclusions, it has been concluded there was no strategic need for additional general sites to be allocated. Thus, sites promoted through the 'call for sites' process and other avenues for bringing forward general sites for allocation were not progressed as part of the Local Plan Review process.



I hope that the information set out above sufficiently addresses the questions raised in your correspondence but please do contact me to discuss this matter if required. We look forward to continuing constructive conversations to discuss strategic cross boundary issues as part of your continued plan making process.

Yours sincerely,


Planning Policy and Strategy Manager
Shropshire Council



██████████
Cabinet Member for Planning & Business Enterprise
South Staffordshire Council
Council Offices
CODSALL
South Staffordshire
WV8 1PX

CONTACT ██████████
DIRECT DIAL ██████████
FAX ██████████
EMAIL ██████████
OUR REF AY/766
YOUR REF
DATE 19 August 2022

By e-mail

Dear Councillor ██████████

Re: South Staffordshire Council Gypsy and Traveller pitch provision

Thank you for your letter dated 8 August 2022 directed to my Cabinet Member, under the Duty to Co-operate, asking about the position of Stafford Borough Council concerning gypsy and travellers. I have been asked to respond on behalf of Cllr ██████████

The Plan for Stafford Borough 2011-2031 (adopted in June 2014) includes Policy C6 – Provision for Gypsies, Travellers & Travelling Show-people setting out policy criteria for considering development proposals. Subsequently a Gypsy and Traveller Accommodation Needs Assessment (GTAA) was jointly published with the City of Stoke-on-Trent, Newcastle-under-Lyme Borough and Staffordshire Moorlands, which demonstrated a need for 43 new pitches in Stafford Borough up to 2027. Whilst planning permissions have been granted for new pitches in the Borough, there remains an outstanding requirement for new pitches to meet the identified need.

The Borough Council is progressing with the New Local Plan 2020-2040 to replace the adopted Plan for Stafford Borough and the Part 2 Plan (adopted in January 2017) which will include meeting the future gypsy and traveller needs in our administrative area. In March 2022 the Borough Council published an updated Gypsy and Traveller Accommodation Assessment (GTAA) which demonstrated a Planning Policy for Traveller Sites (PPTS) need for 22 new pitches in Stafford Borough up to 2040. The call for sites identification process is still on-going, with relevant policy context being made available when the Preferred Options consultation takes place in October to December 2022. Nevertheless at this stage I can confirm that Stafford Borough Council are not in a position to help the unmet need for new gypsy and traveller pitches in South Staffordshire District Council.

Turning to your specific questions I can confirm that all of the plots on existing public sites are occupied and therefore are unable to support South Staffordshire's unmet need. In addition we hold a waiting list for plots for when any become available. This unfortunately is rare as we have recently had to reduce the number of pitches during a refurbishment and most of the residents on the site have lived there for long periods of time and are not considering moving.

Based on current market conditions and available resources for effective delivery within Stafford Borough all potential site delivery options, both public and private, have been considered through submissions from landowners / developers. At this stage the Borough Council are not aware of any publicly owned land which is available to deliver new gypsy sites despite reviewing Stafford Borough Council's land and working with Staffordshire County Council over a number of years in an attempt to identify new gypsy sites.

If you have any further queries, please do not hesitate to get back in contact.

Yours sincerely,

[Redacted Signature]

[Redacted Name]
Strategic Planning & Placemaking Manager

14 September 2022

I apologise for the delay in responding to the letter from Cllr regarding Gypsies and Travellers dated 8th August 2022.

Planning for Gypsies and Travellers is being dealt with through the preparation of the South Warwickshire Local Plan and we have commissioned a GTAA to help inform that process. No decisions have yet been made about how needs will be met so I cannot provide a response to questions 2, 3 and 4.

In respect of question 1, I respectfully reiterate the officer response to your previous letter:

In view of the weak links between the two authorities and the likelihood that any provision made in Stratford-on-Avon would not in reality meet actual needs arising in South Staffs, SDC does not consider it appropriate to take unmet needs from South Staffs. Notwithstanding the above, as you know SDC is keen to investigate existing migration patterns across the region to better understand how needs can be accommodated moving forwards.

If you wanted to progress any regional technical work to your timescales, I would be keen to support you in that activity.

I trust that this response is helpful and I apologise again for missing your September deadline.

Regards,

Head of Development
Stratford-on-Avon District Council

[REDACTED]
Assistant Director – Growth & Regeneration

[REDACTED]
[REDACTED]
Strategic Planning Team Manager
Strategic Planning
South Staffordshire Council
By email only

21 September 2022

Dear [REDACTED]

RE: South Staffordshire Council Gypsy and Traveller pitch provision

Thank you for your letter dated 08 August 2022 concerning the above. I have provided answers to the specific questions posed below.

1) Are there any plots available on existing public sites within your area that are available for contributing towards meeting our unmet needs?

There are no existing public sites within Tamworth, so we are currently unable to contribute any pitches from that source.

2) Can you confirm if you have considered site options for a new publicly run site, including on site options within the Green Belt? If no, is this something you intend to do, and if so, can you provide indicative timescales for this?

As you will recall from our response to your letter of 14 January, in 2019 the Council, jointly with Lichfield District Council and North Warwickshire Borough Council, commissioned ORS to carry out its own Gypsy and Traveller Accommodation Assessment (GTAA). The result of the assessment was that there was no identified need for pitches within Tamworth Borough. As a result of this, the Council has not currently identified any potential sites within the Borough that would be suitable for accommodating pitches.

3) Can you confirm if you have engaged with site promoters/proposed allocation sites to explore if they are willing to make part of their site available for a publicly run site? If no, is this something you intend to do, and if so, can you provide indicative timescales for this?

For the reasons set out above, the Council has not engaged with site promoters/proposed allocation sites to explore if they are willing to make part of their site available at this time.

4) Can you confirm if you have considered publicly owned land as part of your site identification process? If no, is this something you intend to do, and if so, can you provide indicative timescales for this?

For the reasons set out above, the Council has not at this time considered publicly owned land for the provision of Gypsy and Traveller pitches.

The Council is currently at the beginning of the process of developing a new local plan for Tamworth, and part of this will likely involve an update to the 2019 GTAA. However, given the lack of identified need for pitches at this time, we are unfortunately still not in a position to be able to offer assistance with your unmet need.

Yours sincerely,

A large black rectangular redaction box covers the signature and name of the official.

Portfolio Holder for Skills, Planning, Economy & Waste

12 September 2022

Thank you for consulting Wyre Forest District Council and I apologise for the delay in responding.

The Wyre Forest District Local Plan (2016-2036) was adopted on 26th April 2022. It allocates 2 new sites (one already in use) and one new site on land in District Council ownership which has been removed from the Green Belt through the Local Plan process. This requirement comes from the 2020 Wyre Forest District Gypsy and Traveller Accommodation Assessment. As set out in Policy SP.14 at table 7.0.4, an additional 4 plots have also been proposed through expansion/intensification of existing sites. The new allocated site has the potential to meet our outstanding requirement for 13 pitches as shown in Table 7.0.4.

Thus, I can confirm that:

- 1) There are no plots available on existing public sites within Wyre Forest District that are available for contributing towards meeting the unmet needs of South Staffordshire.
- 2) We have no plans for a further publicly run site within Wyre Forest District. There is currently one site managed by Worcestershire County Council.
- 3) The allocation of gypsy pitches on the proposed allocations was discussed through the Local Plan Inquiry and was not considered feasible
- 4) The site which we have allocated for pitches is in public ownership and will be able to meet the requirement for pitches in Wyre Forest. It is a tightly constrained site which will need to be carefully designed to minimise any adverse impact on the neighbouring nature reserve.

Principal Planning Policy Officer
Wyre Forest District Council

Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire, DY11 7WF

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18 February 2022

Advance Planning

You should note that I also act for [redacted] and I have submitted representations in respect of the land off Saredon Road, Cheslyn Hay (119a and 119b), although Cameron Homes have also submitted reps as a housebuilder. For the record, this land is not available as Gypsy site.

With regards to Site 139 at Pool View, my client has been busy collating various reports to support a full planning application for residential development, that will be submitted in conjunction with a housebuilder.

So I can confirm that the site is not available as a Gypsy site. We intend to promote residential development and I fully expect a planning application will be submitted sometime this year.

18 March 2022

Avison Young

My client has given consideration to the email below and is unable to progress a conversation with South Staffs Council on gypsy and traveller pitches in relation to its land at White Hill, Kinver.

Whilst the land is being promoted by Trebor it is owned by Enville Estates. The Estate own land within Dudley MBC that may have potential for gypsy/ traveller pitches. Land at Caledonia/Bagleys Road is available, just under 6 acres and which has previously experienced trespass and fly grazing. A location plan is attached. The site has a Linear Open Space and SINC designations and also has TPOs. I believe that adjacent land is subject to a current planning application for housing (ref. P21/0734).

Whilst not in South Staffs, it is reasonably close and might be suitable under the Duty to Co-Operate.

If this is of interest as an opportunity for exploration under the Duty to Cooperate please do get in touch as to how this might be taken forward.

18 February 2022

Bloor Homes

I can confirm that no site or part thereof that Bloor Homes Ltd is promoting, either proposed for allocation or otherwise, is available for Gypsy or Traveller Pitches.

Planning Director

Bloor Homes Midlands

23 February 2022

DBA Estates

Further to your email, I assume that you are referring to the Loades Business Park site in Great Wyrley.

However, having consulted with my client, I have to advise you that they would not be willing to see / transfer part of their site for use as a gypsy and traveller site. In addition, given the site's surroundings, I would expect that such a proposal would generate significant local opposition.

Planning & Development Manager



28 February 2022

Gladman

Thanks for your email.

With reference to Site 036c (Land at Weeping Cross) being promoted by Gladman Developments Ltd, I confirm we are **not offering** any part of the site to be provided for gypsy and traveller pitches.

The site is promoted solely for residential dwellings.

Planning Director



21 February 2022

Lichfields

I write to confirm that Taylor Wimpey would **not** be willing to transfer a proportion of its site for this purpose. This position applies to the draft allocation at Poolhouse Road, Wombourne (Site 285) and land at Clent View Road, Stourbridge that Lichfields is promoting on behalf of Taylor Wimpey through the emerging Local Plan process.

Kind regards

Senior Planner

Lichfields, Ship Canal House, 98 King Street, Manchester M2 4WU

lichfields.uk

28 February 2022

Pegasus Group

Thank you for approaching us on this matter, which Miller are keen to understand better and assist with if possible, as we understand Gypsy and Traveller accommodation is a hugely challenging element of development planning work.

That said, we do not feel that the current proposed residential allocation at 'land off Holly Lane' (Ref: 536a) would be appropriate or practical to meet any of this unmet G&T need. This is largely due to the existing expectation for the site to deliver an element of on-site specialist elderly provision and a drop-off parking area for the school alongside regular market and affordable housing, on a relatively compact 4 Ha site. As such introducing a further land use on this site would be likely to generate operational conflicts and viability issues.

What's more, as emphasised in our representations to date, it is our strong view that the proposed plan will not meet regular housing needs in full, and that additional land will need to be identified to achieve this, including within Great Wyrley/ Cheslyn Hay which is still underprovided for in the latest draft, relative to its size and function as one of the district's 3 main settlements. As such we would not support any further uses on the current allocation site that would reduce its capacity for market and affordable housing.

However, if the Council were to consider additional Green Belt release to meet this G&T need, which must be an option given that most other sources of land seem to have been exhausted, then Miller would be keen to explore how some or all of their wider ownership (i.e. the 23 Ha site south of Holly Lane, including land to the west and south of the current allocation, as promoted in the Local Plan) could contribute to G&T needs as part of a comprehensive development, alongside regular market and affordable housing, and identified local needs for elderly housing and school parking.

As such we would welcome your thoughts and a further discussion on this matter.

Kind regards

Senior Director - Planning

Pegasus Group

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | HERITAGE

Queens House | Queen Street | Manchester | M2 5HT

18 February 2022

Persimmon Homes

I can confirm we are not willing to transfer a proportion of our site or any site we are promoting.

Kind regards,

Planning Manager

Persimmon Homes West Midlands

16 March 2022

Richborough Estates

In terms of the three sites we are promoting that are currently preferred options – we don't feel that any of these are particularly suitable for the delivery given their size and layouts. There are potentially other sites in our portfolio which have distinct parcels that could lend themselves more suitably but we wouldn't be able to promote these solely for traveller pitch use as we're contractually obliged to pursue residential led development.

Apologies we can't be of any more use.



Regional Manager



2nd Floor, Waterloo House, 20 Waterloo Street, Birmingham B2 5TB
Registered in England - 04773745

21 February 2022

RPS

Unfortunately the site is not available for G&T provision.

Senior Director - Planning
RPS | Consulting UK & Ireland
321 Bradford Street
Birmingham, West Midlands B5 6ET, United Kingdom



[rpsgroup.com](https://www.rpsgroup.com)

[LinkedIn](#) | [Facebook](#) | [Instagram](#) | [YouTube](#)

24 February 2022

St Philips

Given the land we are already proposing to dedicate to community infrastructure provision on the site – school/local centre/country park – we would not be keen to give up further developable area for Gypsy and traveller pitches.

Development Manager
St Philips

15 March 2022

Stansgate

I respond in respect of your email about sites for Gypsy and Traveller Pitches with specific reference to preferred option housing allocation Billy Buns Lane/Gilbert Lane, Wombourne (site 463b,c,d/284). The inference is that the allocated site would provide new dwellings alongside gypsy and traveller pitches. My client who owns the land does not support this in principle for the reasons as below.

Having regard to need, the District Council Gypsy and Traveller Accommodation Assessment evidences a need that exceeds the number of new pitches that can be made available from suitable extension to existing sites. The Assessment however does not identify where in the district the need arises and as such, technically the need could be met anywhere. It is not related to Wombourne and there is no requirement that it has to be met in Wombourne.

Whilst there may be a need to find additional pitches for gypsies and travellers as evidenced in the study carried out by the council, this site is inappropriate irrespective of need.

Impact of pitches on local character and amenity – the allocated site is adjacent to the existing development of Wombourne characterised by residential areas and the site itself includes an existing characterful farmstead that the proposed development aims to retain. Gypsy and traveller pitches would contrast with the established character of the residential areas and farmstead on site to the detriment of the local character. Whilst the open landscape character will change as a result of the development of dwellings, that will reflect the established character of the adjoining residential areas with similar built development in keeping.

Impact of pitches on amenity of local residents – experience generally has shown that gypsies and travellers pitches can cause conflicts and careful management is needed to ensure that tensions are not created with the nearby ‘settled community’ as such pitches do not always coexist peacefully with the settled community. Therefore, to respect both existing and proposed community relations and mitigate potential issues from a social perspective, pitches are better located outside of settlements. Furthermore, as part of a new development, delivery of the housing site might be prejudiced.

Potential noise from Stourbridge Road – The eastern edge of the site is defined by A449 Stourbridge Road which is dualled alongside the site. Pitches would be adversely affected by noise in the vicinity of the road that it would be difficult to address given the lightweight noise insulation of caravans. Built development is capable of being laid out to provide a noise shield and can be built with noise insulation and double glazing which makes the site suitable for built dwellings but not gypsy and traveller pitches.

Housing need – the site is allocated to meet an identified housing need and gypsy and traveller pitches on site might prejudice delivery of dwellings hence leading to a shortfall and under delivery of housing.

For these reasons, my client who owns the land respectfully cannot support gypsy and traveller pitches on this site.

*Principal Planner
Stansgate Planning*

21 February 2022

Taylor Wimpey

I write to confirm that Taylor Wimpey would **not** be willing to transfer a proportion of its site for this purpose. This position applies to the draft allocation at Poolhouse Road, Wombourne (Site 285) and land at Clent View Road, Stourbridge that Lichfields is promoting on behalf of Taylor Wimpey through the emerging Local Plan process.

Kind regards

Senior Planner

Lichfields, Ship Canal House, 98 King Street, Manchester M2 4WU

lichfields.uk

18 February 2022

Email to Site Promoters

Good Afternoon,

As you will be aware, a housing site you are promoting was identified as a preferred site in our [Preferred Options](#) document, which we consulted on in late 2021. We are now in the process of considering whether there is a prospect for part of our proposed residential allocations to meet our outstanding unmet need for gypsy and traveller pitches.

Our Preferred Options proposed to allocate new traveller pitches following a full consideration of the suitability to extend/expand existing traveller sites through our [Pitch Deliverability Study \(PDS\) 2021](#). The PDS identified sites for expansion to accommodate 40 new traveller pitches all in the Green Belt which we proposed for allocation through the Preferred Options, however this is against a need of 72 pitches over the next 5 years and a need for 121 pitches over the 15 year plan period, as determined through our [Gypsy and Traveller Accommodation Assessment \(2021\)](#). The need identified was to meet the current and/or emerging needs of existing families within the District.

Through our Preferred Options consultation we also asked for site suggestions for new traveller sites to be put forward for consideration, however unfortunately this did not result in any new site suggestions being put forward; and neither did a [review of Council owned land](#).

We are also currently exploring if there is an option for some of our neighbouring authorities to meet some of our unmet need for pitches through agreement under the Duty to Cooperate. However, in light of the above, **we are asking you to confirm if you would in principle be willing to transfer a proportion of your site to be run by either the Council or a Registered Provider as a public gypsy and traveller site.**

Please could I ask that you confirm your position on this matter to me no later than 18th March 2022, but if you have any queries in the meantime, please get in touch.

Strategic Planning Team Manager
Strategic Planning
South Staffordshire Council

24 February 2022

Turley

Given the size of the sites we are promoting in Kinver on behalf of Bellway (i.e Hyde Lane and Dunsley Drive), gypsy and traveller provision on either site would not represent a viable proposition.

Please let me know if there are any queries.

Director

Turley

Appendix E: Past delivery of Gypsy and Traveller sites

Permanent pitches consented since 2007/08

| Application Number | Site | Additional pitches | date pitches consented |
|--------------------|--|--------------------|----------------------------|
| 06/00783/COU | Brinsford Bridge, Coven Heath | 1 | November 2007 (on appeal) |
| 06/00005/COU | Hospital Lane, Cheslyn Hay | 6 | July 2007 (on appeal) |
| 07/01059/COU | St James Park, Featherstone | 9 | June 2008 (on appeal) |
| 09/00522/FUL | Poolhouse Barn, Old Stafford Road, Slade Heath | 4 | August 2010 (on appeal) |
| 09/00686/VAR | The Bungalow, Rock Bank, Coven | 2 | August 2010 (on appeal) |
| 09/00692/COU | Oak Tree Caravan Park, Featherstone | 8 | May 2010 (on appeal) |
| 10/00027/FUL | Malthouse Lane, Calf Heath | 6 | June 2011 (allowed by SoS) |
| 11/00125/FUL | Brinsford Bridge, Coven Heath | 2 | June 2011 |
| 11/00234/VAR | Hospital Lane, Cheslyn Hay | 6 | July 2011 |
| 11/00810/VAR | The Stables, Old Landywood Lane, Essington | 3 | February 2012 |
| 11/00957/VAR | The Bungalow, Rock Bank, Coven | 2 | February 2012 |
| 12/00679/COU | Hospital Lane, Cheslyn Hay | 4 | February 2013 |
| 12/00884/COU | High House, Hatherton | 1 | March 2013 |
| 14/00480/LUE | New Stables Poplar Lane | 2 | October 2014 |
| 14/00601/LUE | Glenside, Dark Lane | 2 | May 2015 |
| 15/00009/COU | Poolhouse Barn, Old Stafford Road | 1 | April 2015 |
| 09/00107/UNCOU | Kingswood Colliery | 14 | March 2016 (on appeal) |
| 16/00147/FUL | Poolhouse Barn, Old Stafford Road | 2 | August 2016 |
| 18/00606/VAR | The Bungalow, Rock Bank, Coven | 2 | October 2018 |
| 18/00618/FUL | Land Rear of Hordern Lodge Ball Lane | 1 | April 2019 |
| 18/00789/COU | Brickyard Cottage | 2 | March 2020 |
| 20/00601/COU | Land Rear of Hordern Lodge Ball Lane | 1 | November 2020 |
| 20/00613/FUL | The Paddock, Anvil Park, Essington | 2 | December 2020 |
| 22/00082/COU | Land Rear of Hordern Lodge Ball Lane | 2 | July 2022 |

South Staffordshire Council Publication Plan 2024

| | | | |
|--------------|--|---|----------------------------|
| 20/0404/COU | The Willows, Land west of Dark Lane, Cross Green | 1 | September 2022 (on appeal) |
| 22/00670/VAR | Fair Haven, Shaw Hall Lane, Coven | 4 | April 2023 |
| 20/00275/VAR | Rose Meadow Farm, Wolverhampton Road, Prestwood | 2 | February 2024 (on appeal) |

Appendix F: Extract of Policy HC9 and Policy DS4 from Publication Plan 2024

Policy HC9: Gypsies Travellers and Traveling Showpeople

Applications for Gypsy, Traveller and Travelling Showpeople pitches or plots will only be supported where all of the following criteria are met:

- a) Essential services such as power, water, drainage, sewage disposal and refuse/waste disposal are provided on site.
- b) The site is well designed and landscaped with clearly demarcated site and pitch boundaries using appropriate boundary treatment and landscaping sympathetic to, and in keeping with, the surrounding area. Where tree and hedgerow boundaries border the site these should be retained and where possible strengthened.
- c) A minimum 10% biodiversity net gain is demonstrated in accordance with Policy NB2.
- d) The amenity of the site's occupiers and neighbouring residential properties is protected in accordance with Policy HC11. Sites must be designed to ensure privacy between pitches and between the site and adjacent users, including residential canal side moorings. Proposals for caravans in residential gardens will be refused where they have an adverse impact on the amenity of neighbouring properties.
- e) The site can be safely and adequately accessed by vehicles towing caravans, is well related to the highway network, and provides adequate space within the site to accommodate vehicle parking and turning space to accommodate the occupants of the site.
- f) The proposal, either in itself or cumulatively having regard to existing neighbouring sites, is of an appropriate scale so as to not put unacceptable strain on infrastructure or dominate the nearest settled communities, to avoid problems of community safety arising from poor social cohesion with existing families.
- g) Pitches are of an appropriate scale for the size and number of caravans to be accommodated, without over-crowding or unnecessary sprawl. Site intensification or extensions resulting in additional pitches may be considered acceptable in principle, subject to it being for a proven existing local family need, and acceptable in terms of other planning policies and licencing requirements. A single pitch to accommodate immediate family should only consist of one static caravan and one tourer caravan unless it can be demonstrated that additional caravans are necessary on the pitch to avoid overcrowding.
- h) Built development in the countryside outside the development boundaries is kept to the minimum required, in order to minimise the visual impact on the surrounding area. Where proposals are in the Green Belt, proposals will only be acceptable where they conform to Policy DS1. The proposed allocations of new pitches in the Green Belt set out

in Policy SA4 will be acceptable in principle, subject to conformity with Policy SA4 and all criteria in this policy.

- i) Any amenity buildings proposed are of an appropriate scale and reasonably related to the size of the pitch or pitches they serve.
- j) Proposals are not located in areas at high risk of flooding.
- k) Where the proposal is for travelling showperson provision, the site is large enough for the storage, maintenance and testing of items of mobile equipment, and does not have an unacceptable impact on the amenity of neighbouring residential properties, including canal side residential moorings.
- l) Where the proposal is for a transit site, proposals avoid locations that are accessed via narrow country lanes and are in locations with good access to the strategic highway network.

Applications for pitches from individuals that do not meet the planning definition set out in Annex 1 of Planning Policy for Traveller Sites will also be considered in line with this criteria-based policy and other relevant policies on a case-by-case basis.

Development proposals should be consistent with other Local Plan policies.

Policy DS4: Development Needs

During the plan period up to 2041, the council will promote the delivery of a minimum of:

- a) 4,726 homes over the period 2023-2041 to meet the district's housing target, whilst providing approximately 10% additional homes to ensure plan flexibility. This housing target includes the district's own housing requirement of 4,086 homes, plus a 640-home contribution towards unmet housing needs of the Greater Birmingham and Black Country Housing Market Area. The council will seek to demonstrate a 5 year housing land supply upon adoption of the plan.
- b) 107.45ha of employment land over the period 2023-2041 to ensure that South Staffordshire's identified need for employment land of 62.4ha is met, as well as making available a potential contribution of 45.2ha to the unmet employment land needs of the Black Country authorities.

18.8ha of West Midlands Interchange will contribute towards South Staffordshire's employment land supply with an additional minimum 67ha available towards the unmet employment land needs of the Black Country authorities, and which may increase depending on the employment land position of other local authorities in the site's market area. 10ha at WMI will also contribute towards Cannock Chase council meeting their employment land needs. The remaining land supply of West Midlands

Interchange (WMI) will be considered with related authorities through the Duty to Co-operate.

- c) 37 new Gypsy and Traveller pitches. This is the number of pitch options that have been assessed as deliverable against a larger need of 162 pitches, primarily to meet the future needs of existing families within the district. The council has explored numerous options to meet this unmet need, including through ongoing Duty to Co-operate engagement with neighbouring authorities and promoters of residential site allocations, as well as assessing the suitability of publicly owned land. The council will continue to work with Duty to Cooperate bodies to explore options for new or expanded public sites to meet this unmet need and will respond positively to windfall proposals that accord with Policy HC9.

Policies DS5, MA1, SA1, SA2, SA3, SA4 and SA5 set out how the above development needs will be delivered in a sustainable way that enhances the vitality of communities across South Staffordshire, supports economic growth, and which conserves and enhances the district's environmental assets. Delivery of new development will be monitored in line with the monitoring framework and the development needs set out above will be kept under review to inform whether a review of the Local Plan is required.

Appendix G

From: Head of Planning Policy and Enabling Staffordshire County Council
Sent: 08 September 2022 14:38
To: Corporate Director Infrastructure and Business Growth
Subject: County Land - Gypsy and Travellers Sites

Dear

In response to your enquiry around the potential release of County Farm Estate for the purpose of Gypsy and Travellers sites/pitches; the County Council do not consider that these sites would be acceptable or viable unless as part of a wider strategic development area / site allocation and comprehensive master-planning exercise.

Regards



Head of Planning Policy and Enabling
Economy, Infrastructure & Skills
Third Floor, Staffordshire Place 1
Tipping Street, Stafford, ST16 2DH

www.staffordshire.gov.uk



From: Corporate Director Infrastructure and Business Growth
Sent: 08 August 2022 08:28
To: Staffordshire County Council
Subject: County Land - Gypsy Sites

As you will be aware, further to our conversation a week or two back, Staffordshire County Council has previously submitted a number of its farm holdings to the district council (as set out in the attached) through our 'call for sites' process, indicating that it was willing to make these available for housing development. As part of our site assessment process for the Local Plan, we have also proactively started to assess these sites as potential options for gypsy and traveller sites, owing to the fact that we have a shortfall of traveller pitches against our needs requirement. Our focus has been to explore if there are site options specifically that could be publicly run so we could have control over who the pitches are rented to, in order to ensure those families with an identified need are allocated a pitch. As part of this process we have already assessed all South Staffordshire District Council land but have concluded that these are all unsuitable, in most instances due to an existing use already on site (e.g public open space).

Please find attached details of the county farm sites we are in the process of assessing. Please could you confirm, if through our assessment process, sites are identified as suitable, would Staffordshire County Council either:

- a) Be willing to make any of these sites available as a gypsy and traveller site and run them as a publicly run traveller sites?;or
- b) Be willing to make any of these sites available as a gypsy and traveller site and gift the land to the District Council or other public organisation to be run as a public traveller site?

As we are aiming to consult on our draft Local Plan in the Autumn, clarification on your position relating to the above would be welcomed as soon as possible.

Corporate Director Infrastructure and Business Growth
Corporate Leadership Team
South Staffordshire Council

Appendix H – Site Assessment Proformas

Gypsy and traveller sites with an identified need

| | |
|--|---|
| Site ref. | GT01 |
| Site name and address | New Acres Stable, Penkridge |
| Planning Status | Temporary (to April 2025) |
| Planning History | <p>09/00809/FUL - REFUSED - allowed on appeal for 7 temporary plots - APP/C3430/A/10/2127110</p> <p>15/00001/FUL - REFUSED - allowed on appeal for 5 plots for 3-year period (personal permission). APP/C3430/W/15/3033377 (Expired 12/04/2020)</p> <p>15/00008/FUL – (Plots 10-12) Change of use of land to use as a residential caravan site for one gypsy family with up to 4 caravans: laying of hardstanding, erection of amenity building and formation of new access. (4 caravans)- REFUSED - Appeal APP/C3430/W/15/3081132 – Dismissed</p> <p>17/00435/VAR - For variation of condition 4 - to substitute name in personal condition - REFUSED - Allowed on Appeal APP/C3430/W/18/3214818</p> <p>20/00243/VAR - Variation of conditions 1, 4 and 9 - APPROVED</p> |
| 5 Year need (2024-2028) | 4 pitches |
| Site Area (excluding flood zone) | 8,280m ² |
| Site ownership | Private |
| Development constraints | |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |

| | |
|--|--|
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designations | |
| AONB | No |
| HLA | No |
| HESA scoring | HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | Major negative effects are predicted against education and employment |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | No |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | Ok in principle subject to minor pedestrian access improvements |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | No |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity of local residnets | No major impact |
| Constraints on design and layout of the site | Previous history of problems with social cohesion between Gypsy and Traveller families and therefore allocation should be limited existing family living on site |
| Can the site accommodate the 5 year need? | Yes |

Proposed for allocation?

Yes, suitable for allocation of 4 pitches.

| | |
|--|---|
| Site ref. | GT02 |
| Site name and address | High House, Poplar Lane, Hatherton |
| Planning Status | Authorised and unauthorised |
| Planning History | 86/00898 - permission for 4 pitches - REFUSED - allowed on appeal REF APP T/APP/C3430/C/86/4156 & REF T/APP/C3430/A/87/063270/P6; 12/00884/COU - permission for 1 permanent pitch and 1 temporary pitch (personal permission) - APPROVED. Temporary permission has been unauthorised since 31st March 2014 and was allocated in SAD, although application to regularise this has not been submitted to date. |
| 5 Year need (2024-2028) | 3 pitches |
| Site Area (excluding flood zone) | 3610m2 |
| Site ownership | Private |
| Development constraints | |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |

| | |
|--|--|
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designations | |
| AONB | No |
| HLA | No |
| HESA scoring | HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | Major negative effects are predicted against landscape and townscape, employment, and education |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | No |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | Ok in principle - ok with current level of pitches, but further intensification could present highways concerns |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | No |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity of local residents | No major impact |

| | |
|---|---|
| Constraints on design and layout of the site | Options to intensify the site seem limited. |
| Green Belt considerations | Site is an authorised site in the Green Belt and therefore intensification of an established site would result in less impact on the Green Belt than a site extension or wholly new site in the Green Belt. |
| Can the site accommodate the 5 year need? | No |
| Proposed for allocation? | No. County highways concerns expressed about intensifying the site further, and there appears limited scope to add further pitches. |

| | |
|--|--|
| Site ref. | GT03 |
| Site name and address | New Stables, Poplar Lane, Hatherton |
| Planning Status | Authorised and unauthorised |
| Planning History | 02/00021/COU - REFUSED - application allowed on appeal REF APP/C3430/C/02/1097571 for 2 temporary pitches until November 2014.; 14/00480/LUE - Certificate of Lawfulness for residential gypsy site (2 pitches) - APPROVED.; 20/00326/COU - permission for 4 pitches – REFUSED |
| 5 Year need (2024-2028) | 4 pitches |
| Site Area (excluding flood zone) | 9100m2 |
| Site ownership | Private |
| Development constraints | |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |

| | |
|--|--|
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designations | |
| AONB | In close proximity to the Cannock Chase AONB to the north. |
| HLA | No |
| HESA scoring | HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | Major negative effects are predicted against education and employment |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | No |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | OK in principle - only if direct family already on site. |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | No |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity of local residents | Potential impact on the landscape setting and Cannock Chase AONB. |

| | |
|---|--|
| Constraints on design and layout of the site | Impact on landscape setting and Cannock Chase AONB is constraint on design. Meeting identified needs would lead to further encroachment into the Green Belt through a site extension on land adjacent to the existing consented site boundary. |
| Green Belt considerations | Part of the site is an authorised site in the Green Belt and therefore intensification within the boundary of the consented site would likely result in less impact on the Green Belt, however there does not appear capacity for additional pitches within the boundary of the consented site. Further pitches on the unauthorised element of the site to the north would see the site encroaching further into the Green Belt and therefore would result in demonstrable harm upon the openness of the Green Belt. |
| Can the site accommodate the 5 year need? | Yes – only by placing pitches on the non-consented part of the site to the north. |
| Proposed for allocation? | <p>No. Detracts from the character and appearance of the landscape setting further heightened by its close proximity to Cannock Chase AONB and the linking footways and bridlepaths.</p> <p>This was one of the reasons for refusal when an application for 4 pitches was refused previously (20/00326/COU), alongside harm upon the openness of the Green Belt.</p> |

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| Site ref. | GT06 |
| Site name and address | The Spinney, Old Stafford Road, Slade Heath |
| Planning Status | Authorised and unauthorised |
| Planning History | 87/00007 - renewal of permission for caravan - REFUSED - allowed on appeal limiting use to one residential caravan |
| 5 Year need (2024-2028) | 2 |
| Site Area (excluding flood zone) | 1,365m2 |
| Site ownership | Private |
| Development constraints | |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designations | |
| AONB | No |

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| HLA | No |
| HESA scoring | HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | Major negative effects are predicted against education |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | Very small part of the site along the northern edge is in flood zone 2 |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | Ok in principle- limited space for turning on site |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | No |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity of local residents | No major impact |
| Constraints on design and layout of the site | A very small part of the site is Flood Zone 2 therefore the site should be designed so pitches are located outside the flood zone. The site is small, which limits space for turning of vehicles and may limit number of pitches that can be accommodated. |

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| Green Belt considerations | Site is an authorised site in the Green Belt and therefore intensification of an established site would result in less impact on the Green Belt than a site extension or wholly new site in the Green Belt. |
| Can the site accommodate the 5 year need? | Yes |
| Proposed for allocation? | Yes, suitable for allocation of 2 pitches |

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| Site ref. | GT07 |
| Site name and address | The Bungalow, Rockbank, Coven |
| Planning Status | Authorised |
| Planning History | 11/00957/VAR - variation of condition 5 of 09/00686/VAR to allow no more than 5 caravans (4 pitches) - APPROVED (personal permission) 13/00448/FUL - one additional pitch and amenity building -REFUSED. 18/00606/VAR - variation of 11/00957/VAR - To allow site to be used by non-family member (Condition 3), to allow site to be used in perpetuity (Condition 4), to allow site to be occupied by 7 caravans/mobile homes (Condition 5) - APPROVED |
| 5 Year need (2024-2028) | 5 |
| Site Area (excluding flood zone) | 3,895m2 |
| Site ownership | Private |
| Development constraints | |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |

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| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designations | |
| AONB | No |
| HLA | No |
| HESA scoring | HESA scores the site an amber for both direct and indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | Major negative effects are predicted against education and employment |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | No |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | Ok in principle - further additional intensification could present an issue |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | No |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity of local residents | Additional pitches may impact the residential property adjacent to the site. |

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| Constraints on design and layout of the site | Site capacity may influence layout. |
| Green Belt considerations | Site is an authorised site in the Green Belt and therefore intensification of an established site would result in less impact on the Green Belt than a site extension or wholly new site in the Green Belt. |
| Can the site accommodate the 5 year need? | Only 3 of the 5 pitches needed can be accommodated on the site due site capacity |
| Proposed for allocation? | Suitable for allocation of 3 pitches. Owner already has permission for 6 pitches, 2 of which are unimplemented, and it is likely that the site can only be configured to accommodate one additional pitch in addition to these two. |

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| Site ref. | GT08 |
| Site name and address | Brinsford Bridge, Stafford Road, Coven Heath |
| Planning Status | Authorised and unauthorised |
| Planning History | 11/00125/FUL - Use of land for 2 residential pitches and 1 transit - APPROVED 16/00562/FUL - 3 gypsy pitches together with formation of hardstanding and utility/dayrooms ancillary to that use. -REFUSED 17/00834/FUL - The use of land for additional 3 gypsy pitches and 3 transit pitches, together with the formation of hardstanding and utility/dayrooms ancillary to that use and conversion of the existing stable (ref: 13/00838/FUL) to the toilet block for the use of the transit pitches. - REFUSED |
| 5 Year need (2024-2028) | 7 pitches (1 currently unauthorised) |
| Site Area (excluding flood zone) | 8,695m2 (authorised), 2,870m2 (unauthorised) |
| Site ownership | Private |
| Development constraints | |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |

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| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designations | |
| AONB | No |
| HLA | No |
| HESA scoring | HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | No |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | No |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | Acceptability subject to confirmation from Highways England |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | No |
| FINAL APPRAISAL | |

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| Impact of site on local character and amenity of local residents | The site is adjacent to a canal conservation area, and further pitch allocation could have an impact on the character. There should be a buffer between any additional pitches and the canal to avoid any impact on the character of the conservation area. |
| Constraints on design and layout of the site | Meeting identified needs would lead to further encroachment into the Green Belt through a site extension on land adjacent to the existing consented site boundary. |
| Green Belt considerations | Part of the site is an authorised site in the Green Belt and therefore intensification within the boundary of the consented site would likely result in less impact on the Green Belt, however there does not appear capacity to meet the 5 year need for additional pitches within the boundary of the consented site. Further pitches on the unauthorised element of the site to the south would see the site encroaching further into the Green Belt however is still fairly well contained by the canal, A449 and strong tree belt to the south. |
| Can the site accommodate the 5 year need? | Yes |
| Proposed for allocation? | Yes. Site suitable for the allocation of 7 pitches to meet families 5-year need and can be accommodated whilst mitigating impact on the character of the conservation area. |

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|---|---|
| Site ref. | GT09 |
| Site name and address | Oak Tree Carvan Park, New Road, Brinsford |
| Planning Status | Authorised |
| Planning History | 01/00837/VAR - variation of condition 3 of 811/87 to permit siting of 15 pitches (3 permanent pitches, 12 transit) APPROVED 09/00692/COU - REFUSED - appeal APP/C3430/A/10/2119907 allowed for 8 additional permanent pitches |
| 5 Year need (2024-2028) | 8 pitches |
| Site Area (excluding flood zone) | 6600m2 |
| Site ownership | Private |
| Development constraints | |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |

| Landscape Designations | |
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| AONB | No |
| HLA | No |
| HESA scoring | HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | Major negative effects are predicted against education |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | No |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | Ok in principle - although limited space for vehicle turning |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | Yes |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity of local residents | Cumulative impact of this site alongside the adjacent St James' and Fishponds mean that there are already a significant number of pitches along this part of New Road. Additional pitches beyond what is already consented significantly risks dominating the nearest settlement (Brinsford) further. |

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| Constraints on design and layout of the site | No further capacity on the site for additional pitches with reconfiguration of the site unlikely to be feasible. |
| Green Belt considerations | Site is an authorised site in the Green Belt and therefore intensification of an established site would result in less impact on the Green Belt than a site extension or wholly new site in the Green Belt. |
| Can the site accommodate the 5 year need? | No |
| Proposed for allocation? | No. Additional pitches likely to dominate nearest settlement (Brinsford). No further capacity for additional pitches. |

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|---|--|
| Site ref. | GT10 |
| Site name and address | St James Caravan Park, New Road, Brinsford |
| Planning Status | Authorised |
| Planning History | 07/01059/COU - for use of part of the site for a permanent caravan site - restricted to 11 caravans (9 permanent and 2 transit) - APPROVED |
| 5 Year need (2024-2028) | 1 pitch |
| Site Area (excluding flood zone) | 3700m2 |
| Site ownership | Private |
| Development constraints | |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designations | |
| AONB | No |

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| HLA | No |
| HESA scoring | HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | Major negative effects are predicted against education |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | No |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | Ok in principle |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | Yes |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity of local residents | Cumulative impact of this site alongside the adjacent Oak Tree and Fishponds sites mean that there are already a significant number of pitches along this part of New Road. Additional pitches beyond what is already consented significantly risks dominating the nearest settlement (Brinsford) further. |
| Constraints on design and layout of the site | None |

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| Green Belt considerations | Site is an authorised site in the Green Belt and therefore intensification of an established site would result in less impact on the Green Belt than a site extension or wholly new site in the Green Belt. |
| Can the site accommodate the 5 year need? | Yes |
| Proposed for allocation? | No. Additional pitches likely to dominate nearest settlement (Brinsford). |

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|---|---|
| Site ref. | GT13 |
| Site name and address | Hospital Lane, Cheslyn Hay |
| Planning Status | Authorised |
| Planning History | 06/00005/COU- change of use as residential caravan site for 6 gypsy families - REFUSED - allowed on appeal; 12/00679/COU - Extension of existing caravan site to site an additional 4 pitches - APPROVED |
| 5 Year need (2024-2028) | 3 pitches |
| Site Area (excluding flood zone) | 2300m2 |
| Site ownership | Private |
| Development constraints | |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |

| Landscape Designations | |
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| AONB | No |
| HLA | No |
| HESA scoring | HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | Major negative effects are predicted against landscape and townscape and employment, and major positive effects are predicted for education |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | No |
| Within an area of brick clay mineral safeguarding? | Yes – whole site |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | Ok in principle - road quality to site poor |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | No |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity of local residents | No major impact |
| Constraints on design and layout of the site | No further capacity on the site for additional pitches with reconfiguration of the site unlikely to be feasible. |

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| Green Belt considerations | Site is an authorised site in the Green Belt and therefore intensification of an established site would result in less impact on the Green Belt than a site extension or wholly new site in the Green Belt. |
| Can the site accommodate the 5 year need? | No |
| Proposed for allocation? | No. Would result in loss of mineral safeguarding area for brick clay. There does not appear to be capacity in site boundary for additional pitches to the meet 5 year need. |

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| Site ref. | GT14 |
| Site name and address | Brickyard Cottage, Bursnips Road, Essington |
| Planning Status | Authorised |
| Planning History | 87/00305 - application for 8 Gypsy and Traveller pitches REFUSED - allowed on appeal REF APP/C3430/A/075434 16/00631/FUL - Change of Use of Land at a private traveller site to allow 3 additional pitches – REFUSED 18/00789/COU - Change of use of land to provide 2 additional pitches adjacent to existing gypsy & traveller site - APPROVED (with conditions) |
| 5 Year need (2024-2028) | 4 pitches |
| Site Area (excluding flood zone) | 17,395m2 |
| Site ownership | Private |
| Development constraints | |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |

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| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designations | |
| AONB | No |
| HLA | No |
| HESA scoring | HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | Major negative effects are predicted against landscape and townscape and education |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | No |
| Within an area of brick clay mineral safeguarding? | Yes (Around 1/3 of the site extension land to the north) |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | Ok in principle - subject to access through main Paddock site entrance |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | No |
| FINAL APPRAISAL | |

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| Impact of site on local character and amenity of local residents | No major impact |
| Constraints on design and layout of the site | Meeting identified needs would lead to further encroachment into the Green Belt through a site extension on land adjacent to the existing site boundary. |
| Green Belt considerations | Part of the site is an authorised site in the Green Belt and therefore intensification within the boundary of the consented site would likely result in less impact on the Green Belt, however there does not appear capacity to meet the 5 year need for additional pitches within the boundary of the consented site. Further pitches can be accommodated by land owned by the family to the north of the current site which would see the site encroaching further into the Green Belt, however is still a logical extension to the site and fairly well contained by Bursnips Road and Hobnock Road. |
| Can the site accommodate the 5 year need? | Yes, by extending the site to the north and avoiding area of brick clay safeguarding. |
| Proposed for allocation? | Yes. Site suitable for the allocation of 7 pitches to meet families 5-year need. |

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|---|---|
| Site ref. | GT15 |
| Site name and address | Walsall Road, Newtown (also known as Long Lane) |
| Planning Status | Authorised |
| Planning History | 0500/91 - permission for 4 caravans - APPROVED |
| 5 Year need (2024-2028) | 4 pitches |
| Site Area (excluding flood zone) | 1,535m2 |
| Site ownership | Private |
| Development constraints | |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designations | |
| AONB | No |

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| HLA | No |
| HESA scoring | HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | None |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | No |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | Ok in principle |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | Yes, cumulatively with neighbouring Clee Park |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity of local residents | The site, along with the adjacent traveller site, is in close proximity to the small settlement of Newtown and therefore cumulatively is at risk of dominating the settlement. |
| Constraints on design and layout of the site | The site is small, which limits space for turning of vehicles and may limit number of pitches that can be accommodated. |

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| Green Belt considerations | Site is an authorised site in the Green Belt and therefore intensification of an established site would result in less impact on the Green Belt than a site extension or wholly new site in the Green Belt. |
| Can the site accommodate the 5 year need? | No, site is currently at capacity with no scope to reconfigure to add additional pitches. |
| Proposed for allocation? | No. Site not proposed for additional pitches due to lack of capacity for additional pitches. Additional pitches likely to dominate nearest settlement (Newtown). |

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|---|---|
| Site ref. | GT16 |
| Site name and address | Clee Park, Walsall Road, Newtown |
| Planning Status | Authorised |
| Planning History | 88/01481 - Alteration of permission from temporary to full permission for a gypsy caravan site (the number of caravans should not exceed 20 with 5 pitches made available for families in transit) - APPROVED |
| 5 Year need (2024-2028) | 10 pitches |
| Site Area (excluding flood zone) | 6,780m2 |
| Site ownership | Private |
| Development constraints | |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designations | |

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| AONB | No |
| HLA | No |
| HESA scoring | HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | None |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | No |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | Ok in principle |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | Yes |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity of local residents | The site, along with the adjacent traveller site, is in close proximity to the small settlement of Newtown and therefore cumulatively is at risk of dominating the settlement. |

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| Constraints on design and layout of the site | The site shares its access with the adjacent site. |
| Green Belt considerations | Site is an authorised site in the Green Belt and therefore intensification of an established site would result in less impact on the Green Belt than a site extension or wholly new site in the Green Belt. |
| Can the site accommodate the 5 year need? | No, site is currently at capacity with no scope to reconfigure to add additional pitches. |
| Proposed for allocation? | No. Site not proposed for additional pitches due to lack of capacity for additional pitches. Additional pitches likely to dominate nearest settlement (Newtown). |

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|--|---|
| Site ref. | GT17 |
| Site name and address | The Stables, Old Landywood Lane, Upper Landywood |
| Planning Status | Authorised |
| Planning History | <p>11/00810/VAR - permission for 5 residential caravans (4 pitches) of which no more than 3 are static caravans and 2 touring caravans (personal permission) – APPROVED</p> <p>16/00413/VAR - Removal of Condition 3 and 4 relating to personal permission – APPROVED</p> <p>19/00350/VAR - Variation of 16/00413/VAR Condition 3 to increase the number of caravans to 'No more than 11 caravans (of which no more than 5 shall be static caravans or mobile homes) shall be stationed on the site at any time.' REFUSED</p> |
| 5 Year need (2024-2028) | 3 pitches |
| Site Area (excluding flood zone) | 2,375m2 |
| Site ownership | Private |
| Development constraints | |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |

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| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designations | |
| AONB | No |
| HLA | No |
| HESA scoring | HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | Major negative effects are predicted against education and employment |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | No |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | Ok in principle. Preference for new access for extension site. |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | No |

| FINAL APPRAISAL | |
|---|---|
| Impact of site on local character and amenity of local residents | Further pitches could potentially impact the residential property adjacent to site |
| Constraints on design and layout of the site | Likely to required grassed area near the entrance to be used to accommodate additional pitches. |
| Green Belt considerations | Site is an authorised site in the Green Belt and therefore intensification of an established site would result in less impact on the Green Belt than a site extension or wholly new site in the Green Belt. |
| Can the site accommodate the 5 year need? | Yes |
| Proposed for allocation? | Yes – proposed to allocate 3 pitches to meet 5 year need requirement |

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|---|--|
| Site ref. | GT18 |
| Site name and address | Park Lodge, Pool House Road, Wombourne |
| Planning Status | Unauthorised |
| Planning History | 09/00377/FUL - change of use to include the stationing of caravans for 1 gypsy family - REFUSED, subsequently granted on appeal REF APP/C3430/A/10/2127993 limited to a 5-year period 15/00729/VAR - extension of temporary permission of existing pitch up until 7th January 2019 - APPROVED |
| 5 Year need (2024-2028) | 2 pitches |
| Site Area (excluding flood zone) | 875m2 |
| Site ownership | Private |
| Development constraints | |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |

| Landscape Designations | |
|--|---|
| AONB | No |
| HLA | No |
| HESA scoring | HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | Major negative effects are predicted against employment and major positive effects are predicted for education |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | No |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | Ok in principle |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | No |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity of local residents | Although the site is not currently authorised, the adopted Local Plan Site Allocations Document in 2018 allocated two pitches, therefore the principle of limited permanent development has been accepted on this site without causing adverse impacts on character and amenity. Consideration of impact on |

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| | neighbouring employment use will still need to be considered through the planning application. |
| Constraints on design and layout of the site | None identified |
| Green Belt considerations | Would introduce additional permanent development in an unauthorised Green Belt location, although this already benefits from an existing allocation. |
| Can the site accommodate the 5 year need? | Yes |
| Proposed for allocation? | Yes. Proposed for allocation of 2 pitches to meet 5 year need. |

| | |
|---|--|
| Site ref. | GT23 |
| Site name and address | Glenside, Dark Lane, Cross Green |
| Planning Status | Authorised and unauthorised |
| Planning History | 14/00601/LUE - Approved for 2 pitches (however not restricted to travellers) |
| 5 Year need (2024-2028) | 3 pitches |
| Site Area (excluding flood zone) | 2,725m2 |
| Site ownership | Private |
| Development constraints | |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designations | |
| AONB | No |

| | |
|--|--|
| HLA | No |
| HESA scoring | HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | Major negative effects are predicted against education |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | No |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | Ok in principle for established use. |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | No |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity of local residents | The site is near to a canal conservation area, and further pitch allocation could have an impact on the character. The site is adjacent to a canal conservation area, and further pitch allocation could have an impact on the character. There should be a buffer between any additional pitches and a canal to avoid any impact on the character of the conservation area. |
| Constraints on design and layout of the site | Consideration of impact on canal conservation area needed. |

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| Green Belt considerations | Allocation of 3 pitches could see current unauthorised pitches regularised, which would result in no greater impact on the Green Belt than there is currently, or historically, with the site a former caravan club site. |
| Can the site accommodate the 5 year need? | Yes |
| Proposed for allocation? | Yes. Proposed for allocation of 3 pitches to meet 5 year need. |

| | |
|---|--|
| Site ref. | GT24 |
| Site name and address | 59a Long Lane, Newtown |
| Planning Status | Unauthorised |
| Planning History | 17/00475/COU - single pitch (2 caravans) granted for 3 years on appeal APP/C3430/W/17/3187057 (now expired) |
| 5 Year need (2024-2028) | 7 pitches |
| Site Area (excluding flood zone) | 4800m2 |
| Site ownership | Private |
| Development constraints | |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designations | |
| AONB | No |

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|--|--|
| HLA | No |
| HESA scoring | HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | None |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | No |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | OK in principle for domestic use. |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | No |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity of local residents | <p>The unauthorised pitches are adjacent to two residential property gardens, having an impact on the privacy of neighbouring residents. Additional pitches would cause further impact on privacy.</p> <p>The site, along with nearby Clee Park and Walsall Road sites, is in close proximity to the small settlement of Newtown and therefore cumulatively is at risk of dominating the settlement.</p> |
| Constraints on design and layout of the site | Potential amenity issues due to proximity of neighbouring properties are a constraint on design and landscape |

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| Green Belt considerations | Site is currently a residential dwelling and therefore allocating this as a gypsy and traveller site would cause greater harm to the Green Belt than would be the case if the principle of permanent traveller site had already been established. Creating a new site here would cause encroachment into the Green Belt extending north of the property. |
| Can the site accommodate the 5 year need? | Yes |
| Proposed for allocation? | <p>No. Would create a new traveller site that would cause encroachment into Green Belt to the north of Long Lane.</p> <p>Creating a site here risks causing neighbouring amenity issues and risks dominating the Newtown settlement due to its cumulative impact with other nearby gypsy and traveller sites.</p> |

| | |
|--|---|
| Site ref. | GT30 |
| Site name and address | Rose Meadow Farm, Wolverhampton Road, Prestwood |
| Planning Status | Authorised |
| Planning History | 12/00789/FUL REFUSED. Allowed on appeal Ref APP/C3430/A/13/2205793 pitches (temporary) 20/00275/VAR - Use of the land for the stationing of caravans for residential purposes for 2 gypsy pitches, together with the formation of additional hard standing and utility/dayrooms ancillary to that use. REFUSED. Allowed on appeal APP/C3430/C/20/3262819 |
| 5 Year need (2024-2028) | 1 pitch |
| Site Area (excluding flood zone) | 900sqm (measurement represents total site area including flood zones 2/3) |
| Site ownership | Private |
| Development constraints | |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |

| | |
|--|--|
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designations | |
| AONB | No |
| HLA | Yes. In the Prestwood Historic Landscape Area. |
| HESA scoring | HESA scores the site an amber for both direct and indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | Major negative effects are predicted against climate change adaptation, landscape and townscape, education and employment |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | Yes |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | Adjacent area of TPOs |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | In principle concerns access not achievable due to insufficient vis splay. |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | No |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity of local residents | No major impacts |

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|---|---|
| Constraints on design and layout of the site | Entire site is in Flood zones 2/3 due to proximity to River Stour. Impact on Veteran tree to be considered |
| Green Belt considerations | Site is an authorised site in the Green Belt and therefore intensification of an established site would result in less impact on the Green Belt than a site extension or wholly new site in the Green Belt. |
| Can the site accommodate the 5 year need? | Yes |
| Proposed for allocation? | No. Site is within Flood Zones 2 and 3 and has in principle highway concerns. |

| | |
|--|---|
| Site ref. | GT32 |
| Site name and address | Kingswood Colliery, Watling Street Great Wyrley |
| Planning Status | Authorised |
| Planning History | <p>00/00478/LUE Certificate of lawfulness for showmen's winter and summer quarters for their living accommodation (mobile homes) and associated storage of vehicles and equipment –APPROVED</p> <p>07/01049/LUE - Parking of residents and visitors' vehicles, large lorries, trailers and storage of showmen's equipment predominately associated with the adjoining showmen's mobile home site - APPROVED</p> <p>11/00745/LUE- Residential caravan site, parking and storage of heavy lorries and fairground equipment and parking of residents' and visitors vehicles - REFUSED</p> <p>15/00106/COU - Change of use of land as a residential caravan site for 14 traveller families - REFUSED - allowed on appeal REF APP C3430/C/15/3130029</p> |
| 5 Year need (2024-2028) | 9 pitches |
| Site Area (excluding flood zone) | 10,400m2 |
| Site ownership | Private |
| Development constraints | |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| National Nature Reserves (NNR) | No |

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|--|--|
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designations | |
| AONB | No |
| HLA | No |
| HESA scoring | HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | Major negative effects are predicted against employment and climate change adaptation and major positive effects are predicted for education |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | Yes (north of the site) |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | Acceptability subject to confirmation from Highways England |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | Yes |

| FINAL APPRAISAL | |
|---|--|
| Impact of site on local character and amenity of local residents | No major impact |
| Constraints on design and layout of the site | Site is close to a local wildlife site which will need to be considered. The north of the site is in the flood zone 2 and 3, however the site can be designed so pitches are located outside the flood zone. |
| Green Belt considerations | Site is an authorised site in the Green Belt and therefore intensification of an established site would result in less impact on the Green Belt than a site extension or wholly new site in the Green Belt. |
| Can the site accommodate the 5 year need? | Yes. On land to the south and east of the site avoiding Flood Zones 2/3. |
| Proposed for allocation? | Yes. To provide allocations to meet 5 year need of 9 pitches. |

| | |
|---|---|
| Site ref. | GT35 |
| Site name and address | 122 Street Lane, Great Wyrley |
| Planning Status | Residential dwelling with caravans on site within the curtilage of the domestic dwelling |
| Planning History | 17/00572/COU - Change of use of the land for use as a caravan site for the applicant's family – REFUSED. Subsequently dismissed at appeal |
| 5 Year need (2024-2028) | 4 pitches |
| Site Area (excluding flood zone) | 3,790m2 |
| Site ownership | Private |
| Development constraints | |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designations | |

| | |
|--|--|
| AONB | No |
| HLA | No |
| HESA scoring | HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | None |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | No |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | Yes – along site boundary |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | Ok in principle subject to access works. |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | No |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity of local residents | The site is adjacent to Great Wyrley development boundary opposite a number of residential properties and therefore there is the potential for impact on the amenity of local residents. |

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| Constraints on design and layout of the site | Tree Preservation Order on site affects the layout as it cannot be removed. House on site which affects the area available for additional pitches. |
| Green Belt considerations | <p>Site is currently a residential dwelling and therefore allocating this as a gypsy and traveller site would cause greater harm to the Green Belt than would be the case if the principle of permanent traveller site had already been established.</p> <p>Previous application for 4 pitches dismissed at appeal with the inspector concluding that '<i>...landscaping would not obscure or minimise the presence of the development in a way that the openness of the Green Belt could be said to be preserved</i>'</p> |
| Can the site accommodate the 5 year need? | Yes |
| Proposed for allocation? | No. Although there is physical capacity for 4 pitches, pitches here would have a demonstrably harmful impact on the openness of the Green Belt and result in encroachment into the countryside. This reflects a previous inspector's decision where an appeal seeking consent for 4 pitches was dismissed. |

| | |
|---|--|
| Site ref. | GT39 |
| Site name and address | Micklewood Lane, Penkridge |
| Planning Status | Unauthorised |
| Planning History | 22/00473/FUL - The development proposed is change of use of land to use as residential caravan site for 4 gypsy families, including stationing of 6 caravans, laying of hardstanding and erection of communal amenity building. REFUSED. Dismissed at appeal Ref: APP/C3430/W/22/3306032 |
| 5 Year need (2024-2028) | 4 pitches |
| Site Area (excluding flood zone) | 3339m2 |
| Site ownership | Private |
| Development constraints | |
| Environmental Constraints | |
| Ancient Woodland | Adjacent to Mansty Wood ancient woodland. |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designations | |

| | |
|--|---|
| AONB | No |
| HLA | No |
| HESA scoring | - |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | - |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No, but directly adjacent area of very high habitat distinctiveness (ancient woodland) |
| Within Flood Zone 2 or 3? | No |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | Adjacent TPOs/ancient woodland. |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | - |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | No |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity of local residents | No major impact |
| Constraints on design and layout of the site | Impact on adjacent ancient woodland will need to be considered. |
| Green Belt considerations | Site is unauthorised and therefore allocating this as a gypsy and traveller site would cause greater harm to the Green Belt than would be the case if the principle of permanent traveller site had already been established. |

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| | <p>The site has been subject to a planning application and appeal where the inspector found that intentional unauthorised development had taken place and concluded that “the development would have a significantly harmful effect on the openness of the Green Belt”.</p> |
| Can the site accommodate the 5 year need? | <p>Yes</p> |
| Proposed for allocation? | <p>No, site has already been subject to a planning application and appeal where it was considered that the proposed development would result in a significant loss of openness. The sites proximity to a significant area of ancient woodland also contributes to its unsuitability.</p> |

| | |
|---|--|
| Site ref. | GT40 |
| Site name and address | Teddesley Road, Acton Trussell |
| Planning Status | Unauthorised |
| Planning History | Appeal Ref: APP/C3430/C/21/3283004 -enforcement notice quashed and planning permission granted, subsequent High Court challenge to inspectors decision successful. Redetermination of the appeal decision pending. |
| 5 Year need (2024-2028) | 3 pitches |
| Site Area (excluding flood zone) | 1779m2 |
| Site ownership | Private |
| Development constraints | |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designations | |

| | |
|--|---|
| AONB | No |
| HLA | No |
| HESA scoring | - |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | - |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | No |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | - |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | No |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity of local residents | The site is adjacent to a canal conservation area, and establishing a site here may impact on its character. There should be a buffer between any additional pitches and the canal to avoid any impact on the character of the conservation area. |
| Constraints on design and layout of the site | Adjacent to canal conservation area |
| Green Belt considerations | Site is unauthorised and therefore allocating this as a gypsy and traveller site would cause greater harm to the Green Belt than would be the case if the principle of permanent traveller site had already been established. |

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| Can the site accommodate the 5 year need? | Yes. |
| Proposed for allocation? | No. Impact on the Green Belt and potential impact on the conservation area. |

APPENDIX 14



**South
Staffordshire
Council**

South Staffordshire Council

Pitch Deliverability Assessment

Final Report

August 2021



Opinion Research Services | The Strand, Swansea SA1 1AF
Steve Jarman, Gill Craddock, and Lee Craddock
enquiries: 01792 535300 · info@ors.org.uk · www.ors.org.uk

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1. Executive Summary

Introduction

- 1.1 The primary objective of this Pitch Deliverability Assessment is to provide South Staffordshire Council (the Council) with robust advice on the suitability, availability and achievability of existing Gypsy and Traveller sites to meet a proportion of the identified needs for Gypsies and Travellers, and Travelling Showpeople in South Staffordshire, as identified in the South Staffordshire Gypsy and Traveller Accommodation Assessment (the GTAA) undertaken by ORS and completed in August 2021.
- 1.2 It is anticipated that the outcomes of the Assessment will assist the Council in preparing a revised Gypsy and Traveller Local Plan Policy/Development Plan Document (DPD).
- 1.3 The Assessment has sought to understand the capacity of existing Gypsy and Traveller sites and Travelling Showmen's yards to meet levels of need that were identified in the GTAA through a combination of desk-based research and engagement with members of the travelling community living on sites and yards in South Staffordshire.
- 1.4 Whilst it is only a requirement in the Planning Policy for Traveller Sites (PPTS) to identify a 5-year supply (allocation) for households that were found to meet the PPTS planning definition of a Traveller, this assessment has also looked to addressing the wider current needs of Travellers who did not meet the planning definition, and also whether any future need that was identified in the GTAA can also potentially be met on existing sites.

Key Findings

- 1.5 The detailed assessment covered a total of 18 Gypsy and Traveller sites and 1 Travelling Showmen's yard in South Staffordshire. Following the preliminary RAG assessment of sites (see Methodology for further details) it was concluded there were absolute planning constraints that would prevent any additional pitches being delivered on 8 Gypsy and Traveller sites, and that further work would need to be completed before considering an assessment of a further 4 Gypsy and Traveller sites.
- 1.6 The Assessment has concluded that, in principle, the current need can be met for the sites and yards that have been assessed in South Staffordshire through the intensification or expansion of these sites and yards for households that met the planning definition:
 - » 42 of the 49 pitches identified as being needed for Gypsies and Travellers that met the PPTS planning definition of a Traveller for the period 2021-25.
- 1.7 The Assessment has concluded that, in principle, future need can be met for the following pitches in South Staffordshire through the intensification or expansion of existing sites and yards for households that met the planning definition:
 - » 24 pitches of the 34 identified as being needed for Gypsies and Travellers that met the PPTS planning definition of a Traveller for the period 2026-38.

- » All of the 3 plots identified as being needed for Travelling Showmen that met the PPTS planning definition of a Traveller for the period 2026-38.
- 1.8 The assessment has also concluded that there are a total of 23 pitches that cannot be delivered through the intensification or expansion on 3 existing sites. These are at Clee Park (9 pitches), Walsall Road (9 pitches) and The Bungalow (5 pitches).
- 1.9 The Assessment has concluded that, in principle, the current need can be met for the following pitches in South Staffordshire through the intensification or expansion of existing sites and yards for those households that did not meet the planning definition:
 - » 15 of the 17 pitches identified as being needed for Gypsies and Travellers that did not meet the PPTS planning definition of a Traveller for the period 2021-25.
- 1.10 The Assessment has also concluded that, in principle, future need can be met for the following pitches in South Staffordshire through the intensification or expansion of existing sites and yards for households that did not meet the planning definition:
 - » 3 of the 5 pitches identified as being needed for Gypsies and Travellers that did not meet the PPTS planning definition of a Traveller for the period 2026-38.
- 1.11 Therefore, this assessment has identified that, in principle, a total of 57 pitches could be delivered for the period 2021-25, and a total 30 pitches and plots could be delivered for the period 2026-38 – an overall total of 87 pitches and plots against a total identified need from sites and yards that were included in the assessment of 108 pitches for households that did and did not meet the planning definition of a Traveller.

2. Methodology

- 2.1 Over the past 10 years ORS has continually refined a methodology for undertaking robust and defensible Gypsy and Traveller Accommodation Assessments, and more recently a robust methodology for completing Pitch Deliverability Assessments to support the preparation of Local Plan documents.
- 2.2 The approach used by ORS sought to complete work to identify whether there is a viable opportunity on existing sites in South Staffordshire (through intensification, expansion, or reconfiguration) to provide additional Gypsy and Traveller pitches to meet the accommodation needs identified in the GTAA. The assessment:
- » Assessed existing sites, including estimation of capacity as well as the suitability, availability, and achievability.
 - » Sought to understand the site requirements of Gypsies and Travellers living on these sites.
 - » Makes clear recommendations on how the Council could ensure the delivery of suitable pitches to meet the identified need.
- 2.3 Based on the experience of ORS in completing Pitch Deliverability Assessments in other Local Authorities, including through detailed Local Plan Examinations, a 3-Stage assessment process was completed in South Staffordshire.

Stage 1 – Initial Review of Sites

- 2.4 ORS worked with the Council to review the site and yard baseline in South Staffordshire based on the current occupancy of sites; any new planning permissions; and the outcomes of any planning appeals. Once the site baseline was agreed ORS completed work to apportion need identified in the GTAA to each site – including both current need in years 0-5, and future need for the remainder of the Local Plan period to 2038.
- 2.5 This stage of the assessment concluded with an initial assessment of each site using a RAG rating (Red/Amber/Green). The purpose of the final part of the assessment was to determine which sites had absolute planning constraints that would prevent them from being taken forward to the next stage of the assessment.
- 2.6 As a result of the RAG rating assessment it was determined that a total of 8 Gypsy and Traveller sites would be excluded from the assessment (59a Long Lane, Hospital Lane, Land off Malthouse Lane, Land rear of Squirrels Rest, New Stables, Pool House Barn, Rose Meadow Farm, and Teddesley Road), and that a further 4 sites (Fishponds Caravan Park, High House, Oak Tree Farm and St James Caravan Park) would not be contacted at this stage of the assessment.
- 2.7 The reasons for excluding the 8 sites included:
- » That there are some significant highways concerns for some of the sites.
 - » That some lie on land that is located in flood zones 2 and 3.
 - » Further encroachment into the Green Belt or proximity to an AONB.
 - » A loss of brick clay mineral safeguarding.

- 2.8 The reasons for determining that 4 sites would not be included in the assessment at this time were due to a combination of highways issues and the intensification of larger sites that could have a significant impact on surrounding areas.
- 2.9 A total of 18 Gypsy and Traveller sites and 1 Travelling Showmen’s yard were taken forward to the next stage of the assessment.

Stage 2 – Detailed Site Assessment

- 2.10 ORS worked with the Council to complete a detailed Deliverability Matrix for each site and yard. This explored any development constraints that could prevent the provision of additional pitches and plots, and determined what, if any, levels of need identified in the GTAA could be accommodated on each site and yard through intensification or reconfiguration. This stage of the assessment also explored whether there are any opportunities to expand sites and yards onto areas of adjacent land owned by Travellers.
- 2.11 Following agreement of the Deliverability Matrices with the Council, ORS engaged with site/yard owners, site/yard managers and site/yard residents to establish whether the proposals are acceptable and deliverable.

Stage 3 – Capacity Findings and Site Deliverability Options

- 2.12 The outcomes of Stage 2 were discussed with Officers from the Council to determine, from a planning perspective, whether the proposals are acceptable and deliverable. Once these discussions had concluded, indicative site/yard plans were prepared to illustrate how site/yard layouts could accommodate some or all of the need identified in the GTAA.

3. Gypsy, Traveller & Travelling Showpeople Sites & Population

Sites and Yards in South Staffordshire

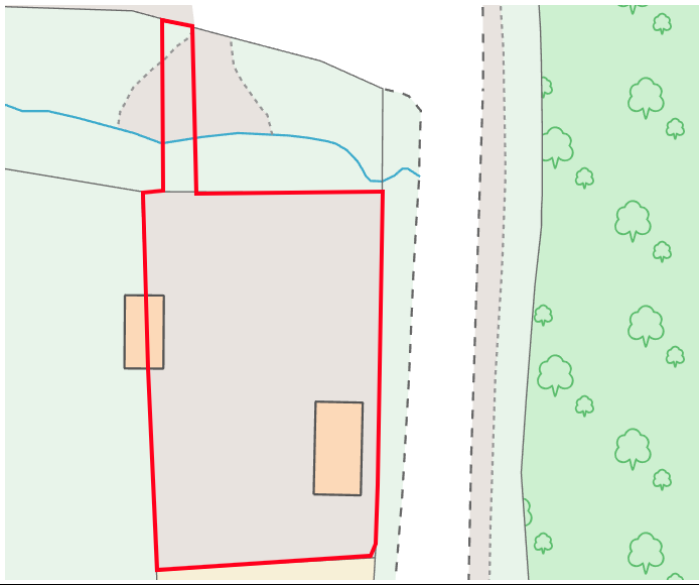
^{3.1} In South Staffordshire, at the base date for the GTAA (August 2021), there were no public sites; 20 private sites with permanent planning permission (129 pitches); 3 private sites with temporary planning permission (10 pitches); 1 site that is tolerated for planning purposes (1 pitch); 10 unauthorised sites or unauthorised pitches on sites with permanent planning permission (18 pitches); and 1 Travelling Showmen’s yard (6 plots). There were no public transit sites identified.

Figure 1 - Total amount of provision in South Staffordshire (August 2021)

| Category | Sites/Yards | Pitches/Plots |
|---|-------------|---------------|
| Public sites | 0 | 0 |
| Private with permanent planning permission | 20 | 129 |
| Private with temporary planning permission | 3 | 10 |
| Tolerated pitches | 1 | 1 |
| Unauthorised sites/pitches on permanent sites | 10 | 18 |
| Public transit sites | 0 | 0 |
| Travelling Showpeople yards | 1 | 6 |
| TOTAL | 35 | 164 |

4. Site Assessment Matrices

- 4.1 For the sites included in the detailed site appraisal, the GTAA identified a current need for 49 pitches for Gypsy and Traveller households that met the planning definition of a Traveller and for no plots for Travelling Showmen households that met the planning definition for the 5-year period 2021-25.
- 4.2 As set out in Paragraph 10 of the PPTS the Council is required to identify a 5-year supply of pitches to address need for those Travellers that meet the planning definition. Therefore, this pitch assessment will contribute towards the requirement for the Local Plan Gypsy and Traveller Policy to address 5-year need for 71 pitches for Gypsies and Travellers and for no plots for Travelling Showmen that meet the PPTS planning definition of a Traveller.
- 4.3 The assessment also sought to determine whether any future need for the remainder of the plan period can be met on existing sites for those households that met the planning definition.
- 4.4 In addition, the assessment sought to determine what proportion of need from those households that were found not to meet the planning definition, and from undetermined households, could also be met on existing sites and yards.
- 4.5 Detailed site assessments were completed for all 18 Gypsy and Traveller sites and 1 Travelling Showmen's yard in South Staffordshire that were taken forward from Stage 1 of the assessment between April and August 2021. The completed Site Assessment Matrices can be found on the following pages.

| SITE BACKGROUND | |
|--|---|
| Site reference | SS001 |
| Site name and address | The Paddock, Anvil Park (South of Brickyard Cottage) |
| Site plan |  |
| Site planning status | Authorised |
| Planning history | <p>16/00432/FUL - single pitch - REFUSED - 2 caravans granted for 3 years (personal permission) on appeal: APP/C3430/W/16/3162671</p> <p>20/00613/FUL - Change of use of the land to Gypsy and Traveller residential use including 2 pitches (4 caravans, 2 mobile homes), and the retention of a day room, a stables store building and a storage shed, together with the stationing of a Gypsy vardo (which would only be stored on the site) - APPROVED</p> |
| Number of pitches (August 2021) | 2 |
| PPTS planning definition status of households | |
| Meet definition | 2 |
| Do not meet definition | 0 |
| Undetermined | 0 |
| Current and future need | |
| Total pitch need 2021-25 | 1 |
| Total pitch need 2026-38 | 0 |
| Site area (excluding flood zone) | 1,065m ² |


| | |
|--|--|
| Site ownership | Private |
| DEVELOPMENT CONSTRAINTS | |
| Outside of Settlement Boundary | Yes |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designation | |
| AONB | No |
| HLA | No |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Direct Potential Harm | HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Indirect Potential Harm | The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | Major negative effects are predicted against education |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |

| | |
|--|---|
| Within Flood Zone 2 or 3? | No |
| Lead Local Flood Authority Comments (surface water) | Mitigable concerns |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | Yes |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | No |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity | No major impacts |
| Impact of site on amenity of local residents | No major impacts |
| Site can provide visual and acoustic privacy | Yes, there is a well planted boundary around the site, also offering privacy from adjacent site |
| Constraints on design and layout of the site | The site is small, which limits space for turning of vehicles and may limit number of pitches that can be accommodated. |
| Could the site meet current and future need? | Yes |
| Could the site only meet current need? | n/a |
| Can the configuration of the site be altered to meet future need? | Yes |
| Are the residents in a position to take forward the planning application/deliver the site and | Yes The owner has permission for two mobiles and two tourers and the site now accommodates his extended family. |

intensification to meet planning conditions?

He would like an extra pitch so nephews can use for transit purposes whilst working in the area. This would also meet the need for the granddaughter in the future.


There would need to be a re-arrangement of the site and removal of the stables to make space for the pitch but this can be arranged.

| SITE BACKGROUND | |
|--|---|
| Site reference | SS002 |
| Site name and address | Brickyard Cottage, Essington (Land at Bursnips Road) |
| Site plan |  |
| Site planning status | Authorised |
| Planning history | <p>87/00305 - application for 8 Gypsy and Traveller pitches REFUSED - allowed on appeal REF APP/C3430/A/075434</p> <p>16/00631/FUL - Change of Use of Land at a private traveller site to allow 3 additional pitches - REFUSED</p> <p>18/00789/COU - Change of use of land to provide 2 additional pitches adjacent to existing gypsy & traveller site - APPROVED (with conditions)</p> |
| Number of pitches (August 2021) | 10 |
| PPTS planning definition status of households | |
| Meet definition | 7 (including 1 x B&M) |
| Do not meet definition | 3 |
| Undetermined | 0 |
| Current and future need | |
| Total pitch need 2021-25 | <p>2 x meet definition (1 x doubled-up, 1 x teenager)</p> <p>2 x not meet definition</p> |

| | |
|--|--|
| Total pitch need 2026-38 | 6 x meet definition |
| Site area (excluding flood zone) | 17,395m ² |
| Site ownership | Private |
| DEVELOPMENT CONSTRAINTS | |
| Outside of Settlement Boundary | Yes |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designation | |
| AONB | No |
| HLA | No |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Direct Potential Harm | HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Indirect Potential Harm | The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. |

| | |
|--|--|
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | Major negative effects are predicted against education |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | No |
| Lead Local Flood Authority Comments (surface water) | Low risk |
| Within an area of brick clay mineral safeguarding? | Yes (Around 1/3 of site) |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | Yes |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | No |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity | No major impacts |
| Impact of site on amenity of local residents | No major impacts |
| Site can provide visual and acoustic privacy | Yes, well planted boundary provides privacy for site |
| Constraints on design and layout of the site | Meeting identified needs would lead to further encroachment into the Green Belt through a site extension on land adjacent to the existing site boundary. |
| Could the site meet current and future need? | Yes |
| Could the site only meet current need? | n/a |


| | |
|--|---|
| <p>Can the configuration of the site be altered to meet future need?</p> | <p>Yes</p> |
| <p>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</p> | <p>Yes</p> <p>The owner has got permission on his land for two pitches and the dayroom is currently being built. He still needs eight pitches to meet the needs of his children and has four acres on this site to meet this need if permission can be granted.</p> <p>He is installing the services for eight pitches anyway to save time in the future and would be able to deliver these pitches immediately.</p> <p>He would be willing to consider his site separately to the adjoining pitches to avoid significant impact on surrounding area (the council have viewed the two additional pitches as an extension to the existing site rather than a new self-contained site).</p> |

| SITE BACKGROUND | |
|--|--|
| Site reference | SS003 |
| Site name and address | Brinsford Bridge, Coven Heath |
| Site plan |  |
| Site planning status | Authorised and unauthorised |
| Planning history | <p>11/00125/FUL - Use of land for 2 residential pitches and 1 transit - APPROVED</p> <p>16/00562/FUL - 3 gypsy pitches together with formation of hardstanding and utility/dayrooms ancillary to that use. - REFUSED</p> <p>17/00834/FUL - The use of land for additional 3 gypsy pitches and 3 transit pitches, together with the formation of hardstanding and utility/dayrooms ancillary to that use and conversion of the existing stable (ref: 13/00838/FUL) to the toilet block for the use of the transit pitches. - REFUSED</p> |
| Number of pitches (August 2021) | 2 authorised and 1 unauthorised |
| PPTS planning definition status of households | |
| Meet definition | 3 |
| Do not meet definition | 0 |
| Undetermined | 0 |
| Current and future need | |
| Total pitch need 2021-25 | 7 – 3 x doubled-up, 3 x teenagers and 1 x unauthorised |
| Total pitch need 2026-38 | 4 |
| Site area (excluding flood zone) | 8,695m ² (authorised), 2,870m ² (unauthorised) |

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|--|--|
| Site ownership | Private |
| DEVELOPMENT CONSTRAINTS | |
| Outside of Settlement Boundary | Yes |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designation | |
| AONB | No |
| HLA | No |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Direct Potential Harm | HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Indirect Potential Harm | The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | No |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |

| | |
|--|---|
| Within Flood Zone 2 or 3? | No |
| Lead Local Flood Authority Comments (surface water) | No |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | Yes – subject to confirmation from Highways England. |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | No |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity | The site is adjacent to a canal conservation area, and further pitch allocation could have an impact on the character. There should be a buffer between any additional pitches and the canal to avoid any impact on the character of the conservation area. |
| Impact of site on amenity of local residents | No major impacts |
| Site can provide visual and acoustic privacy | Yes, well planted boundary around the area of land in ownership provides privacy. |
| Constraints on design and layout of the site | The site has been developed outside of the existing allocated area. Highways England issue identified in recent application would need to be resolved before site could be granted permission to extend. Meeting identified needs would lead to further encroachment into the Green Belt through a site extension on land adjacent to the existing site boundary. |
| Could the site meet current and future need? | Yes |


| | |
|--|--|
| <p>Could the site only meet current need?</p> | <p>n/a</p> |
| <p>Can the configuration of the site be altered to meet future need?</p> | <p>Yes</p> |
| <p>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</p> | <p>Yes</p> <p>The owner stated he has just had permission for two more dayrooms and now only has a need for 9 pitches in total for his family. He has four acres of land of which 1 ½ acres is gravelled hardstanding. Philip Brown is the agent.</p> <p>The owner stated that he can deliver the pitches immediately and has already been asked by the council to consider more pitches. He does not consider the access to be dangerous as he cannot remember an accident in the 20 years he has owned the site.</p> |

| SITE BACKGROUND | |
|--|---|
| Site reference | SS004 |
| Site name and address | Clee Park, Newtown |
| Site plan |  |
| Site planning status | Authorised |
| Planning history | 88/01481 - Alteration of permission from temporary to full permission for a gypsy caravan site (the number of caravans should not exceed 20 with 5 pitches made available for families in transit) - APPROVED |
| Number of pitches (August 2021) | 15 |
| PPTS planning definition status of households | |
| Meet definition | 4 |
| Do not meet definition | 3 |
| Undetermined | 6 |
| Current and future need | |
| Total pitch need 2021-25 | Meet definition: 5 - 1 x doubled-up, 4 x teenagers |
| Total pitch need 2026-38 | Meet definition: 2 Undetermined: 4 |
| Site area (excluding flood zone) | 6,780m ² |
| Site ownership | Private |

| DEVELOPMENT CONSTRAINTS | |
|--|---|
| Outside of Settlement Boundary | Yes |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designation | |
| AONB | No |
| HLA | No |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Direct Potential Harm | HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Indirect Potential Harm | The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | None |

| | |
|--|---|
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | No |
| Lead Local Flood Authority Comments (surface water) | Mitigable concerns |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | Yes |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | Yes |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity | No major impacts |
| Impact of site on amenity of local residents | The site, along with the adjacent traveller site, is in close proximity to Newtown development boundary |
| Site can provide visual and acoustic privacy | Yes, well planted boundary provides privacy from the adjacent site. |
| Constraints on design and layout of the site | The site shares its access with the adjacent site. |
| Could the site meet current and future need? | No |
| Could the site only meet current need? | No |
| Can the configuration of the site be altered to meet future need? | No |


| | |
|---|----|
| Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions? | No |
|---|----|

| SITE BACKGROUND | |
|--|---|
| Site reference | SS006 |
| Site name and address | Glenside, Cross Green |
| Site plan |  |
| Site planning status | Authorised and unauthorised |
| Planning history | 14/00601/LUE - Approved for 2 pitches (however not restricted to travellers) |
| Number of pitches (August 2021) | 2 authorised, 1 unauthorised |
| PPTS planning definition status of households | |
| Meet definition | 3 |
| Do not meet definition | 0 |
| Undetermined | 0 |
| Current and future need | |
| Total pitch need 2021-25 | 1 x unauthorised |
| Total pitch need 2026-38 | 0 |
| Site area (excluding flood zone) | 2,725m ² |
| Site ownership | Private |
| DEVELOPMENT CONSTRAINTS | |
| Outside of Settlement Boundary | Yes |

| Environmental Constraints | |
|--|--|
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designation | |
| AONB | No |
| HLA | No |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Direct Potential Harm | HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Indirect Potential Harm | The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | Major negative effects are predicted against education |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | No |
| Lead Local Flood Authority Comments (surface water) | Low risk |

| | |
|--|--|
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | Yes |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | No |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity | The site is adjacent to a canal conservation area, and further pitch allocation could have an impact on the character. The site is adjacent to a canal conservation area, and further pitch allocation could have an impact on the character. There should be a buffer between any additional pitches and a canal to avoid any impact on the character of the conservation area. |
| Impact of site on amenity of local residents | No major impacts |
| Site can provide visual and acoustic privacy | Yes, well planted boundary provides privacy for site |
| Constraints on design and layout of the site | No major impacts |
| Could the site meet current and future need? | Yes |
| Could the site only meet current need? | n/a |
| Can the configuration of the site be altered to meet future need? | n/a |
| Are the residents in a position to take forward the planning application/deliver the site and | Yes – providing the unauthorised pitch can be granted planning permission. |

| | |
|---|--|
| intensification to meet planning conditions? | |
|---|--|

| SITE BACKGROUND | |
|--|---|
| Site reference | SS007 |
| Site name and address | Granary Cottage, Slade Heath |
| Site plan |  |
| Site planning status | Authorised and unauthorised |
| Planning history | 91/00070 - private gypsy caravan site for the stationing of a mobile home and 2 touring caravans (1 pitch) – REFUSED - allowed on appeal APP/C/91/C3430/600813/P6 |
| Number of pitches (August 2021) | 1 authorised, 1 unauthorised |
| PPTS planning definition status of households | |
| Meet definition | 3 |
| Do not meet definition | 0 |
| Undetermined | 0 |
| Current and future need | |
| Total pitch need 2021-25 | 1 x unauthorised |
| Total pitch need 2026-38 | 3 |


| | |
|--|--|
| Site area (excluding flood zone) | 2,785m ² |
| Site ownership | Private |
| DEVELOPMENT CONSTRAINTS | |
| Outside of Settlement Boundary | Yes |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designation | |
| AONB | No |
| HLA | No |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Direct Potential Harm | HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Indirect Potential Harm | The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | Major negative effects are predicted against education |

| | |
|--|--|
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | No |
| Lead Local Flood Authority Comments (surface water) | Low risk |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | Yes |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | No |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity | No major impacts |
| Impact of site on amenity of local residents | No major impacts |
| Site can provide visual and acoustic privacy | Yes, well planted boundary provides privacy for site |
| Constraints on design and layout of the site | No major constraints |
| Could the site meet current and future need? | Yes |
| Could the site only meet current need? | n/a |
| Can the configuration of the site be altered to meet future need? | Yes |

Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?

Yes


The owner stated that he has an urgent need for two more pitches for his family. He is in a position to provide these immediately. There is adequate space on this site.

| SITE BACKGROUND | |
|---|---|
| Site reference | SS010 |
| Site name and address | Kingswood Colliery, Great Wyrley |
| Site plan |  |
| Site planning status | Authorised |
| Planning history | <p>00/00478/LUE Certificate of lawfulness for showmen’s winter and summer quarters for their living accommodation (mobile homes) and associated storage of vehicles and equipment – APPROVED</p> <p>07/01049/LUE - Parking of residents and visitors’ vehicles, large lorries, trailers and storage of showmen’s equipment predominately associated with the adjoining showmen’s mobile home site - APPROVED</p> <p>11/00745/LUE- Residential caravan site, parking and storage of heavy lorries and fairground equipment and parking of residents’ and visitors vehicles - REFUSED</p> <p>15/00106/COU - Change of use of land as a residential caravan site for 14 traveller families - REFUSED - allowed on appeal REF APP C3430/C/15/3130029</p> |
| Number of pitches (August 2021) | 14 |
| PPTS planning definition status of households | |
| Meet definition | 14 |

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| Do not meet definition | 0 |
| Undetermined | 0 |
| Current and future need | |
| Total pitch need 2021-25 | 8 x doubled-up – meet planning definition. 5 x doubled-up – do not meet planning definition |
| Total pitch need 2026-38 | 0 |
| Site area (excluding flood zone) | 10,400m ² |
| Site ownership | Private |
| DEVELOPMENT CONSTRAINTS | |
| Outside of Settlement Boundary | Yes |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designation | |
| AONB | No |
| HLA | No |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Direct Potential Harm | HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |

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| Impact on Historic Environment (Historic Environment Site Assessment scoring) Indirect Potential Harm | The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | Major negative effects are predicted against employment and climate change adaptation and major positive effects are predicted for education |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | Yes (North of site) |
| Lead Local Flood Authority Comments (surface water) | Significant concerns regarding Flood Zones. Liaise with EA before allocating. |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | Yes (subject to confirmation by Highways England) |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | Yes |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity | The site borders a site of Special Biological Importance which further development could impact. |
| Impact of site on amenity of local residents | No major impacts |
| Site can provide visual and acoustic privacy | Yes, well planted boundary provides privacy for site |


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| <p>Constraints on design and layout of the site</p> | <p>Part of the site is designated for storage of vehicles, large lorries, trailers, and storage of Travelling Showpeople’s equipment, restricting area available for additional pitches.</p> <p>The north of the site is in the flood zone 2 and 3, therefore the site should be designed so pitches are located outside the flood zone.</p> |
| <p>Could the site meet current and future need?</p> | <p>Yes – there is an area of land to the south and east of the site that currently has permission for storage for Travelling Showmen’s equipment. As the site is not occupied by Travelling Showmen, this land could be utilised to provide additional Gypsy and Traveller pitches.</p> |
| <p>Could the site only meet current need?</p> | <p>n/a</p> |
| <p>Can the configuration of the site be altered to meet future need?</p> | <p>n/a</p> |
| <p>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</p> | <p>Yes – there is an area of land to the south and east of the site that currently has permission for storage for Travelling Showmen’s equipment. As the site is not occupied by Travelling Showmen, this land could be utilised to provide additional Gypsy and Traveller pitches.</p> |

| SITE BACKGROUND | |
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| Site reference | SS011 |
| Site name and address | Land at rear of Hordern Park, Coven Heath |
| Site plan |  |
| Site planning status | Authorised |
| Planning history | <p>18/00618/FUL - Change of use of land to residential use for the stationing of 2 caravans of which no more than 1 would be a mobile home, the erection of one brick built dayroom and the laying of hardstanding – Approved</p> <p>19/00706/VAR - Variation of conditions of 18/00618/FUL - additional 6 caravans and amended plans for the approved amenity building - application withdrawn</p> <p>20/00601/COU - Change of use of land to use as a residential gypsy caravan site accommodating two pitches, including laying of hardstanding and erection of two ancillary amenity buildings. - APPROVED</p> |
| Number of pitches (August 2021) | 2 |
| PPTS planning definition status of households | |
| Meet definition | 0 |
| Do not meet definition | 0 |
| Undetermined | 2 |
| Current and future need | |
| Total pitch need 2021-25 | 0 |
| Total pitch need 2026-38 | 0 |

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| Site area (excluding flood zone) | 1,800m ² |
| Site ownership | Private |
| DEVELOPMENT CONSTRAINTS | |
| Outside of Settlement Boundary | Yes |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designation | |
| AONB | No |
| HLA | No |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Direct Potential Harm | HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Indirect Potential Harm | The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | Major negative effects are predicted against education |

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| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | No |
| Lead Local Flood Authority Comments (surface water) | Low risk |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | Yes |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | No |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity | No major impacts |
| Impact of site on amenity of local residents | Additional pitches may have an impact on caravan park adjacent to the site |
| Site can provide visual and acoustic privacy | Potential issue of lack of privacy between the site and the adjacent non traveller caravan site |
| Constraints on design and layout of the site | No major constraints |
| Could the site meet current and future need? | No need identified |
| Could the site only meet current need? | No need identified |
| Can the configuration of the site be altered to meet future need? | No need identified |


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| Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions? | No need identified |
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| SITE BACKGROUND | |
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| Site reference | SS012 |
| Site name and address | Walsall Road, Newtown (Great Wyrley Caravan Site also k/a Long Lane and Prices Place) |
| Site plan |  |
| Site planning status | Authorised |
| Planning history | 0500/91 - permission for 4 caravans - APPROVED |
| Number of pitches (August 2021) | 4 |
| PPTS planning definition status of households | |
| Meet definition | 4 |
| Do not meet definition | 1 (1 x doubled-up) |
| Undetermined | 0 |
| Current and future need | |
| Total pitch need 2021-25 | Do not meet definition: 1 x doubled-up |
| Total pitch need 2026-38 | Meet definition: 5 Do not meet definition: 2 |
| Site area (excluding flood zone) | 1,535m ² |
| Site ownership | Private |
| DEVELOPMENT CONSTRAINTS | |
| Outside of Settlement Boundary | Yes |

| Environmental Constraints | |
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| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designation | |
| AONB | No |
| HLA | No |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Direct Potential Harm | HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Indirect Potential Harm | The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | None |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | No |
| Lead Local Flood Authority Comments (surface water) | Mitigable concerns |

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| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | Yes |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | Yes (cumulative impact with Clee Park) |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity | No major impacts |
| Impact of site on amenity of local residents | The site, along with the adjacent site (Clee Park), is in close proximity to Newtown development boundary. |
| Site can provide visual and acoustic privacy | Yes, the site is surrounded by a well planted boundary and fence which provides privacy from the main road |
| Constraints on design and layout of the site | The site shares its access with the adjacent site. The site is small, which limits space for turning of vehicles and may limit number of pitches that can be accommodated. |
| Could the site meet current and future need? | No |
| Could the site only meet current need? | n/a |
| Can the configuration of the site be altered to meet future need? | No |
| Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions? | No The owner stated that he is currently looking for suitable land to build a family site. He needs 15 pitches to meet the family needs as the current site has no space to accommodate any more mobile homes. His daughter and her family are not able to live |


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| | with him due to lack of space. He is willing to work with the council to identify suitable land to build a site. |
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| SITE BACKGROUND | |
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| Site reference | SS016 |
| Site name and address | The Bungalow, Coven |
| Site plan |  |
| Site planning status | Authorised |
| Planning history | <p>11/00957/VAR - variation of condition 5 of 09/00686/VAR to allow no more than 5 caravans (4 pitches) - APPROVED (personal permission)</p> <p>13/00448/FUL - one additional pitch and amenity building - REFUSED</p> <p>18/00606/VAR - variation of 11/00957/VAR - To allow site to be used by non-family member (Condition 3), to allow site to be used in perpetuity (Condition 4), to allow site to be occupied by 7 caravans/mobile homes (Condition 5) - APPROVED</p> |
| Number of pitches (August 2021) | 6 |
| PPTS planning definition status of households | |
| Meet definition | 4 |
| Do not meet definition | 0 |
| Undetermined | 2 |
| Current and future need | |
| Total pitch need 2021-25 | 5: 2 x doubled-up, 3 x teenagers |
| Total pitch need 2026-38 | Meet definition: 3 |

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| Site area (excluding flood zone) | 3,895m ² |
| Site ownership | Private |
| DEVELOPMENT CONSTRAINTS | |
| Outside of Settlement Boundary | Yes |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designation | |
| AONB | No |
| HLA | No |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Direct Potential Harm | HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Indirect Potential Harm | The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | Major negative effects are predicted against education and employment |

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| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | No |
| Lead Local Flood Authority Comments (surface water) | Low risk |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | County Highways view intensification could present an issue |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | No |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity | No major impacts |
| Impact of site on amenity of local residents | Additional pitches may impact the residential property adjacent to the site. |
| Site can provide visual and acoustic privacy | Yes, planted boundary provides privacy for site. |
| Constraints on design and layout of the site | No major constraints |
| Could the site meet current and future need? | No |
| Could the site only meet current need? | No – only 3 of the identified need for 5 pitches can be accommodated on the site. |
| Can the configuration of the site be altered to meet future need? | No |


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| <p>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</p> | <p>Yes</p> <p>The owner says he has 1 ½ acres here, mostly hardstanding and has permission for 6 pitches – 2 of which are not yet developed. There are currently two mobiles and two tourers on site and it is unlikely that the site could accommodate more than one more pitch. He has a large family need and would like another pitch but understands that space is tight for any more than this.</p> <p>He is unable to meet the future need for three more pitches.</p> |
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| SITE BACKGROUND | |
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| Site reference | SS017 |
| Site name and address | The Spinney, Slade Heath |
| Site plan |  |
| Site planning status | Authorised and unauthorised |
| Planning history | 87/00007 - renewal of permission for caravan - REFUSED - allowed on appeal limiting use to one residential caravan |
| Number of pitches (August 2021) | 1 authorised, 2 unauthorised |
| PPTS planning definition status of households | |
| Meet definition | 3 |
| Do not meet definition | 0 |
| Undetermined | 0 |
| Current and future need | |
| Total pitch need 2021-25 | 2 (2 x unauthorised) |
| Total pitch need 2026-38 | 1 |
| Site area (excluding flood zone) | 1,365m ² (authorised and unauthorised) |
| Site ownership | Private |
| DEVELOPMENT CONSTRAINTS | |

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| Outside of Settlement Boundary | Yes |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designation | |
| AONB | No |
| HLA | No |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Direct Potential Harm | HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Indirect Potential Harm | The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Sustainability Appraisal: Major Positives/ | Major negative effects are predicted against education |

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| Negatives Predicted Against Criteria? | |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | Yes (North of site in Flood Zone 2) |
| Lead Local Flood Authority Comments (surface water) | Significant concerns regarding Flood Zone. Liaise with Environment Agency before allocating |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | Yes |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | No |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity | No major impacts |
| Impact of site on amenity of local residents | Further pitches may impact the residential properties adjacent to the site |
| Site can provide visual and acoustic privacy | Yes, planted boundary provides privacy for site. Appears to be fencing to separate from adjacent gypsy and traveller site (Pool House Barn) |

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| <p>Constraints on design and layout of the site</p> | <p>The north of the site is within Flood Zone 2 therefore the site should be designed so pitches are located outside the flood zone.</p> <p>The site is small, which limits space for turning of vehicles and may limit number of pitches that can be accommodated.</p> |
| <p>Could the site meet current and future need?</p> | <p>Yes</p> |
| <p>Could the site only meet current need?</p> | <p>n/a</p> |
| <p>Can the configuration of the site be altered to meet future need?</p> | <p>Yes</p> |
| <p>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</p> | <p>Yes</p> <p>The owner said he has lived on the site for three years. He has four children, the youngest two live with him and his wife in the mobile, the two eldest sons live in tourers.</p> <p>The site is ½ acre and the owners believe that there is space for another three mobiles. The family would like a day room if they were able to have further pitches. They are in a position to provide the extra pitches immediately and can finance the work.</p> <p>The owner and his sons work in landscape gardening and travel around the midlands/north for work. He has a large number of family members living locally and is looking for suitable land locally to bring them together.</p> |

| SITE BACKGROUND | |
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| Site reference | SS018 |
| Site name and address | The Stables, Upper Landywood |
| Site plan |  |
| Site planning status | Authorised |
| Planning history | <p>11/00810/VAR - permission for 5 residential caravans (4 pitches) of which no more than 3 are static caravans and 2 touring caravans (personal permission) - APPROVED</p> <p>16/00413/VAR - Removal of Condition 3 and 4 relating to personal permission - APPROVED</p> <p>19/00350/VAR - Variation of 16/00413/VAR Condition 3 to increase the number of caravans to 'No more than 11 caravans (of which no more than 5 shall be static caravans or mobile homes) shall be stationed on the site at any time.' REFUSED</p> |
| Number of pitches (August 2021) | 4 |
| PPTS planning definition status of households | |
| Meet definition | 4 |
| Do not meet definition | 2 |
| Undetermined | 0 |
| Current and future need | |
| Total pitch need 2021-25 | Meet definition: 3 – 2 x doubled-up, 1 x teenager |

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| | Do not meet definition: 1 x doubled-up |
| Total pitch need 2026-38 | Meet definition: 2 |
| Site area (excluding flood zone) | 2,375m ² |
| Site ownership | Private |
| DEVELOPMENT CONSTRAINTS | |
| Outside of Settlement Boundary | Yes |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designation | |
| AONB | No |
| HLA | No |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Direct Potential Harm | HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Indirect Potential Harm | The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |

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| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | Major negative effects are predicted against education and employment |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | No |
| Lead Local Flood Authority Comments (surface water) | Low risk |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | Yes |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | No |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity | No major impacts |
| Impact of site on amenity of local residents | Further pitches could potentially impact the residential property adjacent to site |
| Site can provide visual and acoustic privacy | Yes, well planted boundary provides privacy for site |
| Constraints on design and layout of the site | Meeting identified needs would lead to further encroachment into the Green Belt through a site extension on land adjacent to the existing site boundary. |
| Could the site meet current and future need? | Yes |
| Could the site only meet current need? | n/a |

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| <p>Can the configuration of the site be altered to meet future need?</p> | <p>Yes</p> |
| <p>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</p> | <p>Yes</p> <p>The owner said he has paid his planning agent to submit a new application for more pitches for family. His son is in desperate need of a pitch now and there is space to provide the six pitches to meet future need for the family.</p> <p>There is a 1 ½ acre field on the site and some of this can be used, however there is room for another three mobiles on the current area of the site. The pitches can be developed immediately.</p> <p>The owner is happy to meet with the council to show space available and confirm interview details – ages etc.</p> |

| SITE BACKGROUND | |
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| Site reference | SS020 |
| Site name and address | Fair Haven, Coven Heath |
| Site plan | |
| Site planning status | Temporary |
| Planning history | <p>15/00746/FUL - The use of the land for 4 no pitches and ancillary development. Appeal allowed for 4 temporary pitches REF APP/C3430/C/15/3134499 & APP/C3430/C/15/3134500</p> <p>18/00805/VAR- To make the personal temporary permission permanent - WITHDRAWN</p> <p>19/00800/VAR – to extend the period of temporary consent (15/00746/FUL) to 02.12.2023 – APPROVED</p> |
| Number of pitches (August 2021) | 4 |
| PPTS planning definition status of households | |
| Meet definition | 4 |
| Do not meet definition | 0 |
| Undetermined | 0 |
| Current and future need | |
| Total pitch need 2021-25 | 4 x temporary |
| Total pitch need 2026-38 | 4 |
| Site area (excluding flood zone) | 1,800m ² |

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| Site ownership | Private |
| DEVELOPMENT CONSTRAINTS | |
| Outside of Settlement Boundary | Yes |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designation | |
| AONB | No |
| HLA | No |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Direct Potential Harm | HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Indirect Potential Harm | The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | Major negative effects are predicted against education and employment |

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| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | No |
| Lead Local Flood Authority Comments (surface water) | Low risk but investigate potential nearby watercourse at planning stage |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | Yes |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | No |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity | No major impacts |
| Impact of site on amenity of local residents | Further pitches could potentially impact residential properties opposite the site |
| Site can provide visual and acoustic privacy | Yes, there is a well planted boundary which provides privacy for site |
| Constraints on design and layout of the site | The site has been extended outside the permitted area. Meeting identified needs would lead to further encroachment into the Green Belt through a site extension on land adjacent to the existing site boundary. |
| Could the site meet current and future need? | Yes |
| Could the site only meet current need? | n/a |

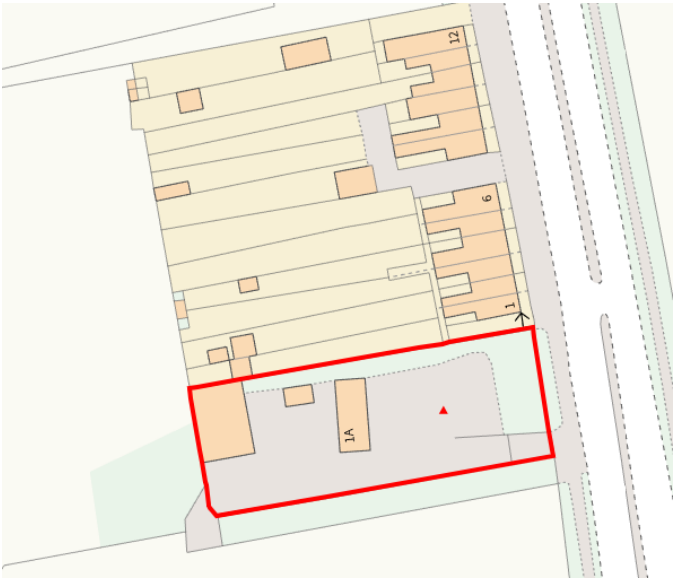
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|--|--|
| <p>Can the configuration of the site be altered to meet future need?</p> | <p>Yes</p> |
| <p>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</p> | <p>Yes</p> <p>The owner explained that he has had two temporary permissions, a three year and a four year. He really needs full permission as he feels he has done everything the council has asked including seeking permission for the dayroom.</p> <p>He has four mobiles and four tourers occupied by his three sons and him and his wife.</p> <p>The site is seven acres and there is plenty of space to accommodate another four pitches to provide transit/family and friends stopping places and future accommodation for the grandchildren.</p> <p>All of the owner’s savings have gone into improvements at the site and the family are well respected by the neighbours.</p> <p>Angus Murdoch is the agent.</p> |

| SITE BACKGROUND | |
|--|--|
| Site reference | SS021 |
| Site name and address | New Acres Stables, Penkridge |
| Site plan | |
| Site planning status | Temporary (to April 2025) |
| Planning history | <p>09/00809/FUL - REFUSED - allowed on appeal for 7 temporary plots - APP/C3430/A/10/2127110</p> <p>15/00001/FUL - REFUSED - allowed on appeal for 5 plots for 3-year period (personal permission). APP/C3430/W/15/3033377 (Expired 12/04/2020)</p> <p>15/00008/FUL – (Plots 10-12) Change of use of land to use as a residential caravan site for one gypsy family with up to 4 caravans: laying of hardstanding, erection of amenity building and formation of new access. (4 caravans)- REFUSED - Appeal APP/C3430/W/15/3081132 – Dismissed</p> <p>17/00435/VAR - For variation of condition 4 - to substitute name in personal condition - REFUSED - Allowed on Appeal APP/C3430/W/18/3214818</p> <p>20/00243/VAR - Variation of conditions 1, 4 and 9 - APPROVED</p> |
| Number of pitches (August 2021) | 5 |
| PPTS planning definition status of households | |
| Meet definition | 2 |
| Do not meet definition | 3 |

| | |
|---|--|
| Undetermined | 0 |
| Current and future need | |
| Total pitch need 2021-25 | Meet definition: 4 – 2 x Temporary, 2 x doubled-up Do not meet definition: 6 – 3 x Temporary, 2 x doubled-up, 2 x teenagers |
| Total pitch need 2026-38 | Meet definition: 3 Do not meet definition: 3 |
| Site area (excluding flood zone) | 8,280m ² |
| Site ownership | Private |
| DEVELOPMENT CONSTRAINTS | |
| Outside of Settlement Boundary | Yes |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designation | |
| AONB | No |
| HLA | No |
| Impact on Historic Environment (Historic | HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on |

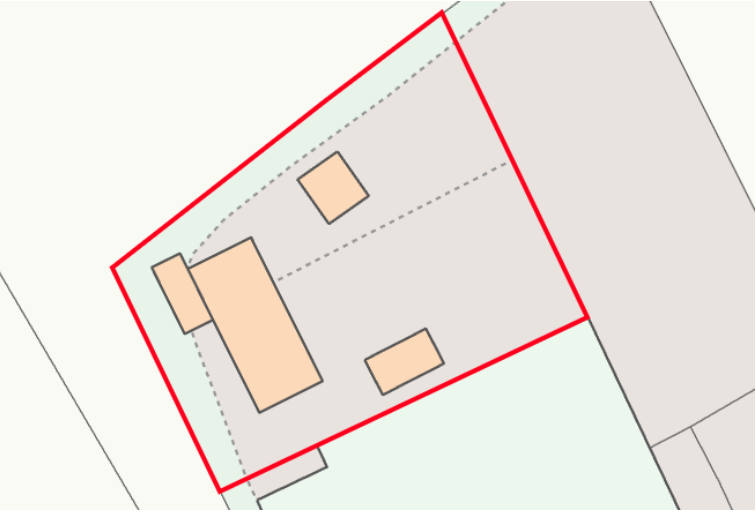
| | |
|--|---|
| Environment Site Assessment scoring) Direct Potential Harm | current evidence, although archaeological mitigation measures may be required. |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Indirect Potential Harm | The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | Major negative effects are predicted against education and employment |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | No |
| Lead Local Flood Authority Comments (surface water) | Low risk |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | Yes |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | No |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity | No major impacts |
| Impact of site on amenity of local residents | No major impacts |
| Site can provide visual and acoustic privacy | Yes, well planted boundary provides privacy for the site |

| | |
|---|---|
| Constraints on design and layout of the site | <p>Site not currently authorised, therefore allocating this site for pitches would cause greater harm to the Green Belt than would be the case if the principle of permanent development had been established.</p> <p>Previous history of problems with social cohesion between Gypsy and Traveller families on different land ownership within site boundary therefore allocation should be limited to part of site in ownership of existing family living on site</p> |
| Could the site meet current and future need? | <p>Yes</p> |
| Could the site only meet current need? | <p>n/a</p> |
| Can the configuration of the site be altered to meet future need? | <p>Yes</p> |
| Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions? | <p>Yes, if planning permission were to be granted to make the temporary pitches permanent and for additional pitches to meet identified need.</p> |

| SITE BACKGROUND | |
|--|---|
| Site reference | SS022 |
| Site name and address | 1a Stafford Road, Coven Heath |
| Site plan |  |
| Site planning status | Tolerated |
| Planning history | 85/00236 - Time immune award of established use certificate for siting of a caravan for residential purposes |
| Number of pitches (August 2021) | 1 |
| PPTS planning definition status of households | |
| Meet definition | 1 |
| Do not meet definition | 0 |
| Undetermined | 0 |
| Current and future need | |
| Total pitch need 2021-25 | 0 |
| Total pitch need 2026-38 | 0 |
| Site area (excluding flood zone) | 2,090m ² |
| Site ownership | Private |
| DEVELOPMENT CONSTRAINTS | |
| Outside of Settlement Boundary | Yes |
| Environmental Constraints | |

| | |
|--|--|
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designation | |
| AONB | No |
| HLA | No |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Direct Potential Harm | HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Indirect Potential Harm | The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | Major negative effects are predicted against education |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | No |
| Lead Local Flood Authority Comments (surface water) | Mitigable concerns |
| Within an area of brick clay mineral safeguarding? | No |


| | |
|---|---|
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | No |
| Is there access to highway network (including vehicles towing caravans) | Yes, subject to confirmation by Highways England |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | No |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity | No major impacts |
| Impact of site on amenity of local residents | Additional pitches may impact the local residents adjacent to the site |
| Site can provide visual and acoustic privacy | Yes, well planted boundary around the site offers privacy |
| Constraints on design and layout of the site | Large building and scrap metal on site limits area available for additional pitches |
| Could the site meet current and future need? | No current or future need |
| Could the site only meet current need? | n/a |
| Can the configuration of the site be altered to meet future need? | n/a |
| Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions? | No current or future need |

| SITE BACKGROUND | |
|--|---|
| Site reference | SS029 |
| Site name and address | Park Lodge, Pool House Road, Wombourne |
| Site plan |  |
| Site planning status | Unauthorised |
| Planning history | 09/00377/FUL - change of use to include the stationing of caravans for 1 gypsy family - REFUSED, subsequently granted on appeal REF APP/C3430/A/10/2127993 limited to a 5-year period 15/00729/VAR - extension of temporary permission of existing pitch up until 7th January 2019 - APPROVED |
| Number of pitches (August 2021) | 1 |
| PPTS planning definition status of households | |
| Meet definition | 1 |
| Do not meet definition | 0 |
| Undetermined | 0 |
| Current and future need | |
| Total pitch need 2021-25 | 1 x unauthorised |
| Total pitch need 2026-38 | 1 |
| Site area (excluding flood zone) | 875m ² |
| Site ownership | Private |
| DEVELOPMENT CONSTRAINTS | |

| | |
|--|--|
| Outside of Settlement Boundary | Yes |
| Environmental Constraints | |
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designation | |
| AONB | No |
| HLA | No |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Direct Potential Harm | HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Indirect Potential Harm | The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | Major negative effects are predicted against employment and major positive effects are predicted for education |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |

| | |
|--|--|
| Within Flood Zone 2 or 3? | No |
| Lead Local Flood Authority Comments (surface water) | Low risk |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | No |
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | Yes |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | No |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity | Although the site is not currently authorised, the adopted Local Plan Site Allocations Document in 2018 allocated two pitches, therefore the principle of limited permanent development has been accepted on this site without causing adverse impacts on character and amenity. |
| Impact of site on amenity of local residents | The site is adjacent to the development boundary of Wombourne, further pitch allocation may impact local residents |
| Site can provide visual and acoustic privacy | There appears to be no boundary providing privacy between the site and adjacent businesses |
| Constraints on design and layout of the site | Would introduce additional permanent development in an unauthorised Green Belt location, although this already benefits from an existing allocation. |
| Could the site meet current and future need? | Yes |
| Could the site only meet current need? | n/a |
| Can the configuration of the site be altered to meet future need? | n/a |


| | |
|--|--|
| <p>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</p> | <p>Yes</p> <p>The owner stated that his family have been on this site for the last ten years. He is already speaking to the council about meeting his need on the site and is in a position to do so.</p> <p>He said he has the space to meet need for the extra identified pitch.</p> |
|--|--|

| SITE BACKGROUND | |
|--|---|
| Site reference | SS030 |
| Site name and address | Rear of 122 Streets Lane, Great Wyrley |
| Site plan |  |
| Site planning status | Unauthorised |
| Planning history | 17/00572/COU - Change of use of the land for use as a caravan site for the applicant's family - REFUSED. |
| Number of pitches (August 2021) | 4 |
| PPTS planning definition status of households | |
| Meet definition | 4 |
| Do not meet definition | 0 |
| Undetermined | 0 |
| Current and future need | |
| Total pitch need 2021-25 | 4 x unauthorised, 1 x teenager |
| Total pitch need 2026-38 | 0 |
| Site area (excluding flood zone) | 3,790m ² |
| Site ownership | Private |
| DEVELOPMENT CONSTRAINTS | |
| Outside of Settlement Boundary | Yes |
| Environmental Constraints | |

| | |
|--|---|
| Ancient Woodland | No |
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designation | |
| AONB | No |
| HLA | No |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Direct Potential Harm | HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Indirect Potential Harm | The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | None |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | No |
| Lead Local Flood Authority Comments (surface water) | Low risk |
| Within an area of brick clay mineral safeguarding? | No |

| | |
|---|---|
| Presence of TPOs? | Yes - along boundary of site |
| Is access to essential services achievable? (e.g. water supply, electricity) | Unclear |
| Is there access to highway network (including vehicles towing caravans) | Yes |
| Is the site above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | No |
| FINAL APPRAISAL | |
| Impact of site on local character and amenity | No major impacts |
| Impact of site on amenity of local residents | The site is adjacent to Great Wyrley development boundary |
| Site can provide visual and acoustic privacy | Well planted boundary provides privacy for the site |
| Constraints on design and layout of the site | <p>Site not currently authorised, therefore allocating this site for pitches would cause greater harm to the Green Belt than would be the case if the principle of permanent development had been established.</p> <p>Tree Preservation Order on site affects the layout as it cannot be removed.</p> <p>House on site which affects the area available for additional pitches.</p> |
| Could the site meet current and future need? | Yes |
| Could the site only meet current need? | n/a |
| Can the configuration of the site be altered to meet future need? | Yes |
| Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions? | <p>Yes</p> <p>The tourers are currently behind the bungalow as ancillary accommodation. The owner has been told the accommodation must be contained within the red line area however this had</p> |

| | |
|--|--|
| | <p>led to a cramped layout and a fire risk. He needs three mobile homes in addition to a tourer for his son. There is one acre available on the site however it would only be proposed to use a small portion of the site. The owner and family are living in four tourers and the Bungalow at the moment. They also need a day room for the family.</p> <p>The family have lived on the site for four years and can configure the site as required. The pitches can be delivered immediately.</p> |
|--|--|

| SITE BACKGROUND | |
|--|--|
| Yard reference | SS035 |
| Yard name and address | Dobsons Yard, Featherstone (TSP) |
| Yard plan |  |
| Yard planning status | Tolerated |
| Planning history | The site is time immune for approximately 6 plots |
| Number of plots (August 2021) | 6 |
| PPTS planning definition status of households | |
| Meet definition | 6 |
| Do not meet definition | 0 |
| Undetermined | 0 |
| Current and future need | |
| Total plot need 2021-25 | 0 |
| Total plot need 2026-38 | 3 |
| Yard area (excluding flood zone) | 6,035m ² |
| Yard ownership | Private |
| DEVELOPMENT CONSTRAINTS | |
| Outside of Settlement Boundary | Yes |
| Environmental Constraints | |
| Ancient Woodland | No |

| | |
|--|--|
| Scheduled Ancient Monuments | No |
| Sites of Special Scientific Interest (SSSI) | No |
| Registered Parks and Gardens | No |
| Local Nature Reserves (LNR) | No |
| National Nature Reserves (NNR) | No |
| Sites of Biological Interest (SBI) | No |
| Special Areas of Conservation (SAC) | No |
| Regionally Important Geological Sites (RIGS) | No |
| Landscape Designation | |
| AONB | No |
| HLA | No |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Direct Potential Harm | HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Impact on Historic Environment (Historic Environment Site Assessment scoring) Indirect Potential Harm | The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. |
| Sustainability Appraisal: Major Positives/ Negatives Predicted Against Criteria? | No major impacts. |
| Within area of high or very high habitat distinctiveness? (Network Recovery Mapping) | No |
| Within Flood Zone 2 or 3? | No |
| Lead Local Flood Authority Comments (surface water) | Unknown |
| Within an area of brick clay mineral safeguarding? | No |
| Presence of TPOs? | No |

| | |
|---|---|
| Is access to essential services achievable? (e.g. water supply, electricity) | Yes |
| Is there access to highway network (including vehicles towing caravans) | Yes - ok in principle subject to minor works |
| Is the yard above 15 pitch site size threshold, including cumulative impact where sites are clustered together? | No |
| FINAL APPRAISAL | |
| Impact of yard on local character and amenity | No major impacts |
| Impact of yard on amenity of local residents | The site is adjacent to Featherstone development boundary |
| Yard can provide visual and acoustic privacy | Yes, well planted boundary around the site offers privacy |
| Constraints on design and layout of the yard | No major constraints |
| Could the yard meet current and future need? | Yes |
| Could the yard only meet current need? | n/a |
| Can the configuration of the yard be altered to meet future need? | Yes |
| Are the residents in a position to take forward the planning application/deliver the yard and intensification to meet planning conditions? | The owner's son has moved to another yard so there is now ample space to meet any current and future needs. |

5. Assessment Outcomes

- ^{5.1} The table below sets out the overall outcomes of the Pitch Assessment for South Staffordshire for those households that met the PPTS planning definition of a Traveller. It sets out the planning status of sites and yards; the total current need for the first 5 years of the GTAA period from 2021-25; the amount of need that could be met on each site and yard; and notes setting out the rationale for meeting this need.

Figure 2 – Outcomes of Pitch Deliverability Assessment for South Staffordshire 2021-25 Meet Planning Definition

| Site Ref | | Current Need 2021-25 | Current Need Met | Notes |
|----------|---|----------------------|------------------|--|
| | Sites with permanent planning permission | | | |
| SS001 | Anvil Park (The Paddock) | 1 | 1 | There would need to be a re-arrangement of the site and removal of the stables to make space for the pitch but this can be arranged. |
| SS002 | Brickyard Cottage | 2 | 2 | The owner has four acres on this site to meet this need if permission can be granted and would be able to deliver pitches immediately. |
| SS003 | Brinsford Bridge | 6 | 6 | The owner stated that he can deliver the pitches immediately and has already been asked by the council to consider more pitches. |
| SS004 | Clee Park | 5 | 0 | Site is already at full capacity. |
| SS006 | Glenside | 0 | 0 | No current need. |
| SS007 | Granary Cottage | 0 | 0 | No current need. |
| SS010 | Kingswood Colliery | 8 | 8 | Land on site allocated to Showmen's storage could be utilised to deliver additional Gypsy and Traveller pitches. |

| Site Ref | | Current Need 2021-25 | Current Need Met | Notes |
|-----------------------------------|------------------------------|----------------------|------------------|--|
| SS011 | Land at rear of Hordern Park | 0 | 0 | No current need. |
| SS012 | Walsall Road | 0 | 0 | No current need. |
| SS016 | The Bungalow | 5 | 3 | Owner feels unable to accommodate 5 additional pitches. |
| SS017 | The Spinney | 0 | 0 | No current need. |
| SS018 | The Stables | 3 | 3 | There is a 1 ½ acre field on the site and some of this can be used, however there is room for another three mobiles on the current area of the site. The pitches can be developed immediately. |
| Temporary Sites | | | | |
| SS020 | Fair Haven | 4 | 4 | If temporary pitches can be granted planning permission. |
| SS021 | New Acres Stables | 4 | 4 | If temporary pitches can be granted permanent planning permission and additional pitches accommodated. |
| Tolerated Sites | | | | |
| SS022 | 1a Stafford Road | 0 | 0 | No current need. |
| Unauthorised Sites/Pitches | | | | |
| SS003 | Brinsford Bridge | 1 | 1 | If unauthorised pitch can be granted planning permission. |
| SS006 | Glenside | 1 | 1 | If unauthorised pitch can be granted planning permission. |
| SS007 | Granary Cottage | 1 | 1 | If unauthorised pitch can be granted planning permission. |

| | | | | |
|-----------------|---------------------------|-----------------------------|-------------------------|---|
| SS029 | Park Lodge, Pool House Rd | 1 | 1 | If unauthorised pitch can be granted planning permission. |
| SS030 | Rear of 122 Streets Lane | 5 | 5 | If unauthorised pitches can be granted planning permission, and space for the additional pitch on the site. |
| SS017 | The Spinney | 2 | 2 | If unauthorised pitch can be granted planning permission for 2 tourers. |
| Yard Ref | | Current Need 2020-24 | Current Need Met | Notes |
| | Travelling Showmen | | | |
| SS035 | Dobsons Yard | 0 | 0 | Future need can be met for 3 plots |

6. Conclusions

- 6.1 This Pitch Deliverability Assessment has sought to identify the likely proportion of current need identified for households on 18 sites and 1 yard that met the planning definition of a Traveller in the South Staffordshire GTAA for the period 2021-25. The amount to a need for 49 Gypsy and Traveller pitches and no Travelling Showmen's plots. The need that was identified came from:
- » Over-crowding on existing Gypsy and Traveller sites.
 - » Gypsy and Traveller sites with temporary planning permission.
 - » Unauthorised Gypsy and Traveller sites.
 - » In-migration.
- 6.2 The Assessment has concluded that, in principle, current need can be met for the following in South Staffordshire for the period 2021-25 for households that met the planning definition of a Traveller through the intensification or expansion of existing sites and yards, or through the regularisation of temporary and unauthorised pitches:
- » 42 of the 49 pitches identified as being needed for Gypsies and Travellers.
- 6.3 The Pitch Deliverability Assessment has sought to identify the likely proportion of future need identified for households that met the planning definition of a Traveller in the South Staffordshire GTAA for the period 2026-38. The amount to a need for 34 Gypsy and Traveller pitches and 3 Travelling Showmen's plots. The need that was identified came from:
- » New household formation.
- 6.4 The Assessment has concluded that, in principle, future need can be met for the following in South Staffordshire for the period 2026-38 for households that met the planning definition of a Traveller through the intensification or expansion of existing sites and yards:
- » 24 of the 34 pitches identified as being needed for Gypsies and Travellers.
 - » 3 of the 3 plots identified as being needed for Travelling Showpeople.
- 6.5 The Assessment has also sought to identify the likely proportion of current and future need identified for households that did not meet the planning definition of a Traveller in the South Staffordshire GTAA for the period 2021-25 and 2026-38. The amount to a current need for 17 Gypsy and Traveller pitches and a future need for 5 pitches.
- 6.6 The Assessment has concluded that, in principle, current need can be met for the following in South Staffordshire for the period 2021-25 for households that did not meet the planning definition of a Traveller through the intensification or expansion of existing sites and yards:
- » 15 of the 17 pitches identified as being needed for Gypsies and Travellers.
- 6.7 The Assessment has concluded that, in principle, future need can be met for the following in South Staffordshire for the period 2026-38 for households that did not meet the planning definition of a Traveller through the intensification or expansion of existing sites and yards:
- » 3 of the 5 pitches identified as being needed for Gypsies and Travellers.

- 6.8 It is recommended that the Council consider the outcomes of this pitch deliverability assessment to contribute towards the requirements in Paragraph 10 of the PPTS in terms of the allocation of pitches to meet the 5-year and the identification of broad locations to meet the 6–15-year requirements. It is also recommended that the Council consider a criteria-based local plan policy to address any need from undetermined households; from windfall sites; and from bricks and mortar.
- 6.9 Paragraph 61 of the revised NPPF also now sets out that Councils should seek to address need for Travellers that do not meet the PPTS planning definition, and that this should be through other housing policies.
- 6.10 It is also recommended that the Council consider specific allocations for pitches on the sites that have been assessed in order to make a clear link between the need that has been identified and the sites that are in a position to potentially meet this need.

APPENDIX 15

**South Staffordshire Council
Local Plan Review**

Preferred Options

Gypsy and Traveller Public Sites Search

November 2021

1. Introduction

- 1.1. South Staffordshire Council is currently undergoing a review of the Local Plan for the period 2018 to 2038. As well as general housing need, it is the requirement of a Local Plan to assess and plan for housing need of different groups in the community, such as Gypsies, Travellers and Travelling Showpeople. The Government's Planning Policy for Traveller Sites details how travellers' housing needs should be assessed for those covered by the definition in Annex 1 of that document. The Local Plan therefore looks to make provision for Gypsies, Travellers and Travelling Showpeople that meet definition.
- 1.2. The most recent Gypsy Traveller Accommodation Assessment (GTAA) 2021 assessed the need of existing households in the district that meet planning definition as 121 pitches for the plan period. The 5 year need of households for gypsies and travellers that meet planning definition is 72 pitches. The PPTS requires a specific supply of sites to be identified for 5 years against local set targets. The Preferred Options consultation document, published November 2021, sets out preferred pitch allocations, to meet 5 year need on existing sites as far as possible, informed by the Pitch Deliverability Study 2021. The Pitch Deliverability study engaged with families on sites that were deemed suitable in planning terms, to explore their options for accommodating their 5 year need. Due to site constraints or lack of available capacity on sites identified in the study, only 42 pitches can be provided to meet 5 year need. This leaves 30 pitches left to be accommodated for in the district.
- 1.3. Due to the unmet need identified for Gypsy and Traveller pitches, the council are exploring all options as far as possible before concluding that it can't meet its own need in full. The site options that have been put forward thus far are exclusively privately owned. This document looks to explore potential option of a public site to help meet unmet need in the district through an audit of South Staffordshire Council owned land.

2. Methodology

- 2.1. An audit of council owned land has been completed to identify a potential site option of a public site. This has been done using a GIS layer of council owned land to assess site by site the suitability. Sites that were clearly unsuitable, i.e roads, alley ways and small grass verges, were scoped out and therefore not included in the assessment. Each site was assessed for key constraints, which included areas of open space, flood zones, Tree Protection Orders (TPOs), conservation areas, local nature reserves (LNRs), Sites of Biologic Importance (SBIs), lack of vehicular access and use as parking. Sites with key constraints were deemed as unsuitable.

3. Results

- 3.1. In total, the study assessed 199 sites, of which none were found to suitable for development due to key constraints on the site. The vast majority of these sites were public open space that have not been identified as surplus to requirements, and therefore hold community and social value. Details of the sites assessed, and their reasons for unsuitability are set out in Table 1 below.

| Site ref | Site name | Suitable for public site? (Y/N) | Reasoning |
|----------|---|---------------------------------|--|
| CS001 | Dunston Green, Dunston | N | The site is currently open space and has not been identified as surplus to requirements |
| CS002 | Open space adjacent to Brockley's Walk, Kinver | N | The site is currently unregistered open space and has not been identified as surplus to requirements. The site is in Flood Zones 2 and 3 and in Kinver Conservation Area. It is also isolated from road access. |
| CS003 | Huntington Sports Ground, Huntington | N | The site is currently playing fields and has not been identified as surplus to requirements |
| CS004 | Open Space between Stafford Road, Foxfields Way, and Linnet Close, Huntington | N | The site is currently open space and has not been identified as surplus to requirements |
| CS005 | Littleton Industrial Park, Huntington | N | The site is currently an industrial park, and there are businesses operating from it. |
| CS006 | Open space between Pillaton Drive and Stag Drive, Huntington | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS007 | Shoal Hill Common, Huntington | N | The site is in the Cannock Chase Area of Outstanding Natural Beauty (AONB) and therefore development of this nature would not be appropriate. There are small areas of TPOs on the site and the site is a LNR. There are a number of Public Rights of Way (PRoW) running through the site. |
| CS008 | Open space at Cherrybrook Drive, Penkridge | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS009 | Open space behind St. Michaels Church, Penkridge | N | The site is currently open space and has not been identified as surplus to requirements. The site is in Penkridge Conservation Area. The site is in Flood Zones 2 and 3. |
| CS010 | Carpark on Wolverhampton Road, Penkridge | N | The site is currently used as parking and has not been identified as surplus to requirements. The site is in Penkridge Conservation Area. A small part of the east of the site is in Flood Zone 2 and 3. |
| CS011 | Shops on Wolverhampton Road, Penkridge | N | Businesses are currently operating on this site. The site is in Penkridge Conservation Area. |
| CS012 | Carpark on Wolverhampton Road, Penkridge | N | The site is currently used as parking and has not been identified as surplus to requirements. The site is in Penkridge Conservation Area. |
| CS013 | Open space between Quinton | N | The site is unregistered open space and has not been identified as surplus to requirements |

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| | Avenue and Sunbeam Drive, Great Wyrley | | |
| CS014 | Brook footpath and open space adjacent to Penkric, Chestnut Grove | N | The site is currently open space and has not been identified as surplus to requirements. The site is covered with TPO's and is partially in Penkridge Conversation Area. |
| CS015 | The Swamp, Penkridge | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS016 | Princefield, off Templars Way, Penkridge | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS017 | Druids Way Green Space, Penkridge | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS018 | Open space/large grass verge on High Street, Cheslyn Hay | N | The site is currently unregistered open space and has not been identified as surplus to requirements. The site is a large grass verge in front of residential properties. |
| CS019 | Wolgarston Way Open Space, Penkridge | N | The site is currently open space and has not been identified as surplus to requirements. There are areas of TPOs on site and the site is largely in Flood Zone 2 and 3 |
| CS020 | Open space buffer between St. Modwena Way and M6, Penkridge | N | The site is currently open space and has not been identified as surplus to requirements. The site acts as a motorway buffer. There are TPOs on site and the site is in FZ 2 and 3. |
| CS021 | Incidental open space off St Modwena Way, Penkridge | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS022 | Open Space Buffer adjacent to M6 off Heron Drive, Penkridge | N | The site currently acts as a motorway buffer and is open space, and has not been identified as surplus to requirements. There is a PROW running through site. |
| CS023 | Staffordshire and Worcestershire Tow Path | N | The site is a green corridor and canal tow path and so is not suitable for development |
| CS024 | Grounds around Hailing Dene, Penkridge | N | The site is open space and has not been identified as surplus to requirements. The site is partially covered by TPOs and Flood Zone 2. |
| CS025 | Broadholes Lane Play Area, Wheaton Aston | N | The site is currently open space/ a play area and has not been identified as surplus to requirements |
| CS026 | Footpath along Brook, between Hall Lane and Quinton Avenue, Great Wyrley | N | The site is currently open space and has not been identified as surplus to requirements. |

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| CS027 | Land off Long Street, Wheaton Aston | N | The site is currently unregistered open space and has not been identified as surplus to requirements. Public footpath runs through the site |
| CS028 | Open space off Rectory Drive, Weston-under-Lizard | N | The site is currently unregistered open space and has not been identified as surplus to requirements, and is in a Weston-under-Lizard Conservation Area. There are TPOs on site. |
| CS029 | Area of land at Weston under Lizard to the west of Rectory Drive | N | The site is an area of green space, is heavily wooded with TPOs and is in Weston-under-Lizard Conservation Area. There are TPOs on site. |
| CS030 | Barnfield Sandbeds, Brewood | N | The site is currently open space and has not been identified as surplus to requirements, it is a Site of Biological Importance (SBI) and has PRoW's running through. |
| CS031 | Open space next to The Orchard, Brewood | N | The site is currently unregistered open space, is in the Brewood Conservation Area, and does not have vehicular access. |
| CS032 | Stafford Street Car Park, Brewood | | The site is currently a carpark and has not been identified as surplus to requirements. The site is in the Brewood Conservation Area. |
| CS033 | Lower Green, off Poplars Farm Way, Coven | N | The site is open space and has not been identified to surplus to requirements, has a PRoW running through the north of the site and is in Flood Zones 2 and 3. |
| CS034 | Open space off Birchcroft, Coven | N | The site is undesignated open space and has not been identified as surplus to requirements. |
| CS035 | Four Ashes Industrial Park | N | The site is currently an industrial park, with businesses operating from here and has not been identified as surplus to requirements. The site also has an area of green space. Part of the site is in a SBI, and is in Flood Zone 2 & 3. This area of green space is also heavily wooded and therefore not suitable for development. |
| CS036 | Carpark and wooded area adjacent to canal at Four Ashes | N | Part of the site is currently used as a carpark and has not been identified as surplus to requirements. The other part of the site is heavily wooded. The site is in a canal conservation area. |
| CS037 | Open space at bungalows, in front of 10 Queens Road, Calf Heath | N | The site is currently unregistered green space and has not been identified as surplus to requirements |
| CS038 | Open space in front of 7 Queens Road, Calf Heath | N | The site is currently unregistered open space and has not been identified as surplus to requirements. |
| CS039 | Pond and green space off The | N | The site is currently unregistered green space and has not been identified as surplus to requirements. There is a TPO on site. The site is |

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| | Meadows, Wedges Mills | | surrounded by residential properties and is therefore not suitable for development. |
| CS040 | Area of parking and industrial units at Hawkins Drive Industrial Estate | N | The site is currently used as carparking and industrial units, and has not been identified as surplus to requirements. |
| CS041 | Field between M6 and Hawkins Drive Industrial Estate, Cheslyn Hay | N | Previous significant concerns regarding development of site have been expressed by County Highways due to lack of suitable access. |
| CS042 | Land off Pinfold Lane, Cheslyn Hay | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS043 | Kestrel Way open space, Cheslyn Hay | N | The site is currently open space and has not been identified as surplus to requirements |
| CS044 | Land off Lapwing Close, Cheslyn Hay | N | The site is currently open space and has not been identified as surplus to requirements |
| CS045 | Wyrley and Essington Canal Walk North, Cheslyn Hay | N | The site is a currently a green corridor and therefore is not suitable for development. The site is also a Local Nature Reserve (LNR) and an SBI. |
| CS046 | Highfields Park junction with Moon's Lane, Cheslyn Hay | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS047 | Open space linking Dundalk Lane to Landywood Lane, Cheslyn Hay | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS048 | Open space at Dundalk Lane, Cheslyn Hay | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS049 | Open space at Fairview Close, Cheslyn Hay | N | The site is unregistered open space and has not been identified as surplus to requirements. There are multiple TPOs on site and a PRoW running through the site. |
| CS050 | Suntherland Open Space, Cheslyn Hay | N | The site is currently open space and has not been identified as surplus to requirements and has PRoW running through the site. |
| CS051 | Landywood Station Carpark, Cheslyn Hay | N | The site is currently a carpark for Landywood Station and has not been identified as surplus to requirements. |
| CS052 | Norfolk Grove Open Space, Cheslyn Hay | N | The site is currently open space and has not been identified as surplus to requirements |
| CS053 | Oxley Close Open Space, Great Wyrley | N | The site is currently open space and has not been identified as surplus to requirements. |

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| CS054 | Ajax Close Open Space (2), Great Wyrley | N | The site is currently open space and has not been identified as surplus to requirements |
| CS055 | Leander Close Play Area, Great Wyrley | N | The site is currently open space and a play area and has not been identified as surplus to requirements. |
| CS056 | Ajax Close Open Space (1), Great Wyrley | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS057 | Landywood Enterprise Park, Cheslyn Hay | N | The site is a strategic employment site and has not been identified as surplus to requirements |
| CS058 | Carpark outside 12 and 14 Broadmeadow Lane, Great Wyrley | N | The site is carparking and has not been identified as surplus to requirements. |
| CS059 | Great Wyrley Senior Citizens Welfare Centre, Great Wyrley | N | The site is currently used as welfare centre for senior citizens. |
| CS060 | Walsall Road/ Hilton Lane incidental open space, Great Wyrley | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS061 | Green space off Honeysuckle Way, Great Wyrley | N | The site is currently unregistered open space and has not been identified as surplus to requirements. The site is heavily wooded. |
| CS062 | Green space between Meadowbank Grange and Myrtle Glade, Great Wyrley | N | The site is currently unregistered open space and has not been identified as surplus to requirements. Part of site is in Flood Zones 2 and 3. The site is also heavily wooded. Really not sure on this one need to discuss |
| CS063 | Parking and green space off Meadow Bank Grange, Great Wyrley | N | The site is currently unregistered open space and carparking, and has not been identified as surplus to requirements. |
| CS064 | Footpath along Brook between Hall Lane and Quinton Avenue, Great Wyrley | N | The site is currently open space and has not been identified as surplus to requirement. It also provides a footpath along the brook. |
| CS065 | Land next to stream at Brooklands Avenue, Great Wyrley | N | The site is currently open space and has not been identified as surplus to requirement. The site is in Flood Zones 2 and 3. |
| CS066 | Open space off 28 Coltsfoot View, Cheslyn Hay | N | The site is unregistered open space and has not been identified as surplus to requirement. |

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| CS067 | Strawberry Lane Cemetery, Great Wyrley | N | The site is a cemetery and so not suitable for development. |
| CS068 | Forest of Mercia CIC, Hilton Green | N | The site is used as an environmental education centre and therefore is not suitable for development. |
| CS069 | Cemetery of Broad Lane | N | The site has recently obtained permission for use as a cemetery. |
| CS070 | Open space off Brownshore Lane, Essington | N | The site is currently unregistered open space and has not been identified as surplus to requirements. |
| CS071 | Open space between Larchmere Drive and Gorsemoor Way, Essington | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS072 | Open space at Rosewood Gardens, Essington | N | The site is currently unregistered open space and has not been identified as surplus to requirements. |
| CS073 | Open space at Rowan Drive, Essington | N | The site currently open space and has not been identified as surplus to requirements. |
| CS074 | Carparking and garages off Old Moat Lane, Great Wyrley | N | The site is currently carparking and garages and has not been identified as surplus to requirements. |
| CS075 | Area to the south of open space at Brownshore Lane, Essington | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS076 | Open space between Swinnerton Drive and Hawthorne Road, Essington | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS077 | Area of land at Hilton Industrial Main Site, Essington | N | The site is currently used for industrial purposes. |
| CS078 | Open space linking Whilmot Close and Pendrell Close, Featherstone | N | The site is currently open space has not been identified as surplus to requirements. |
| CS079 | Open space at Woodcock Gardens, Featherstone | N | The site is currently open space and has not been identified as surplus to requirements |
| CS080 | Open Space between Thistledown Drive, | N | The site is currently open space and has not been identified as surplus to requirements |

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| | Dunlin Close, Larkspur Drive and Teasel Grove, Featherstone | | |
| CS081 | Open Space between Teasel Grove and Turnstone Drive, Featherstone | N | The site is currently open space and has not been identified as surplus to requirements |
| CS082 | Open Space Footpath between Baneberry Drive and Speedwell Gardens, Featherstone | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS083 | Area of open space and carparking at Featherstone Community Centre, Featherstone | N | The site is currently open space and carparking and has not been identified as surplus to requirements. |
| CS084 | South Staffordshire Council, Codsall | N | The site is South Staffordshire District Council offices. |
| CS085 | South Staffordshire Street Scene Depot, Codsall | N | The site is a depot for South Staffordshire District Council. |
| CS086 | Sytch Lane Cemetery, Wombourne | N | The site is a cemetery, and has not been identified as surplus to requirements. |
| CS087 | Land adjacent to brook off Tollhouse Way, Wombourne | N | The site is open space and has not been identified as surplus to requirements. The site is in Flood Zones 2 and 3. |
| CS088 | Carpark behind 181 A Walsall Road | N | The site is currently a carpark and has not been identified as surplus to requirements. |
| CS089 | Millenium Way Open Space, Bilbrook | N | The site is currently open space and has not been identified as surplus requirements. The site is also in flood zone 2 and 3. A PRoW runs to the West of the site. |
| CS090 | Bilbrook Road Open Space, Bilbrook | N | The site is currently open space and has not been identified as surplus to requirement |
| CS091 | Informal public open space, Oakleigh Drive, Bilbrook | N | The site is currently open space and has not been identified as surplus to requirement. |
| CS092 | Informal public open space, Chillington Drive, Codsall | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS093 | Open space off Ashley Drive, Codsall | N | The site is currently unregistered open space and has not been identified as surplus to requirements. |

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| CS094 | Open space off Ravenhill Drive, Codsall | N | The site is currently unregistered open space and has not been identified as surplus to requirements. The site is a grass area in front of residential properties therefore not suitable for development. |
| CS095 | Open space off Reeves Gardens, Codsall | N | The site is currently unregistered open space and has not been identified as surplus to requirements. |
| CS096 | Informal Public Open Space, Walton Gardens, Codsall | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS097 | Open space and carparking, Walton Gardens, Codsall | N | The site is currently unregistered open space and parking has not been identified as surplus to requirements. |
| CS098 | Carparking off Church Street, Codsall | N | The site is currently parking and has not been identified as surplus to requirements. The site is in a conversation area buffer zone. |
| CS099 | Carparking at The Square, Codsall | N | The site is currently carparking and has not been identified as surplus to requirements. The site is in a conversation area. |
| CS100 | Carparking rear of retail centre on Station Road, Codsall | N | The site is currently carparking and has not been identified as surplus to requirements. |
| CS101 | Open space and footpath rear of retail centre on Station Road, Codsall | N | The site is currently unregistered open space and has not been identified as surplus to requirements. The site is in a conservation area and has TPO's on site. |
| CS102 | Entrance to Chapel Field Playing Field, Codsall | N | The site is currently an entrance to Chapel Field Playing Fields, and is isolated from road access. |
| CS103 | Bluebell walk off the Parkway, Perton | N | The site is currently open space and has not been identified as surplus to requirements. There are large areas where TPO's are clustered on the site. There are multiple PRoW's running through site. The site is partially in FZ2 & 3. |
| CS104 | Lower Lake, Perton | N | The site is currently open space and has not been identified as surplus to requirements. The is a large area where TPO's are clustered on site and the site is partially in FZ2 & 3. |
| CS105 | Open space at the Parkway, Perton | N | The site is currently open space and has not been identified as surplus to requirements. There is a large area where TPO's are clustered on site. |
| CS106 | Perton Pavillion and playing fields | N | The site is currently open space and playing fields and has not been identified as surplus to |

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| | | | requirements. There are areas of TPOs on the site. There are multiple PRoW on site. |
| CS107 | Open space at Hoylake Road, Perton | N | The site is currently open space and has not been identified as surplus to requirements. The site is covered in TPOs. |
| CS108 | Open space at Moor Park, Perton | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS109 | Open space at junction between High Street and Pinfold Lane, Great Wyrley | N | The site is currently open space and has not been identified as surplus to requirements |
| CS110 | Incidental open space between Tangmere Close and The Parkway, Perton | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS111 | Open space Shackleton Drive, Perton | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS112 | Open space at Benson Close, Perton | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS113 | Open space at Crowland Avenue to Jedburgh Avenue, Perton | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS114 | Perton Lakeside open space, Perton | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS115 | Open space between Cheshire Grove and Cunningham Road, Perton | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS116 | Open space between the Cartway and Coulter Grove, Perton | N | The site is currently open space and has not been identified as surplus to requirements |
| CS117 | Open space between Coulter Grove and Leasowes Drive, Perton | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS118 | Open space between Barley Croft and Cornhill Grove, Perton | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS119 | Open space between Hudson | N | The site is currently open space and has not been identified as surplus to requirements. |

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| | Grove to Scampton Close, Perton | | |
| CS120 | Open space at Scampton Close, Perton | N | The site is unregistered open space and has not been identified as surplus to requirements |
| CS121 | Open space between Shackleton Drive and Gaydon Drive, Perton | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS122 | Open space off the Parkway, Perton | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS123 | Smith's Rough off Stephenson's Drive, Perton | N | The site is currently open space and has not been identified as surplus to requirements. The site is in Flood Zone 2 and 3 and is partially covered by TPOs. |
| CS124 | Greenspace linking Harald Close, Cornovian Close, Offa's Drive and Egelwin Close, Perton | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS125 | Amenity Greenspace off Mercia Drive, Perton | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS126 | Amenity Greenspace linking Idonia Rd., Dippons Lane and Penda Grove, Perton | N | The site is currently open space and has not been identified as surplus to requirements. There are areas of TPO clusters on the site. |
| CS127 | Amenity Greenspace linking Mercia Drive and Athelstan Gardens, Perton | N | The site is currently open space and has not been identified as surplus to requirements. The site is covered by TPOs. |
| CS128 | Amenity Greenspace linking Athelstan Gardens and Harald Close, Perton | N | The site is currently open space and has not been identified as surplus to requirements |
| CS129 | Open space off Piper Close, Perton | N | The site is currently unregistered open space and has not been identified as surplus to requirements |
| CS130 | Incidental Open Space off Gainsborough Drive, Perton | N | The site is currently open space and has not been identified as surplus to requirements. A large area of the site is covered by TPOs. |
| CS131 | Amenity open at Nash Avenue, Perton | | The site is currently open space and has not been identified as surplus to requirements |

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| CS132 | Amenity open space between Naseby Road and Adwalton Road, Perton | N | The site is currently open space and has not been identified as surplus to requirements |
| CS132 | Amenity Greenspace linking Richmond Drive, Perton | N | The site is currently open space and has not been identified as surplus to requirements |
| CS133 | Open space at Edgehill Drive to The Parkway, Perton | N | The site is currently open space and has not been identified as surplus to requirements and there are TPOs on the site. |
| CS134 | Open space between Roundway Down and Winceby Road, Perton | N | The site is currently open space and has not been identified as surplus to requirements |
| CS135 | Open space at Repton Avenue to Hawksmoor Drive, Perton | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS136 | Open space at Wren Avenue and Pugin Close, Perton | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS137 | Agricultural land north of Westcroft Farm, Lower Penn | N | The site is isolated from road access, and is in Flood Zone 2 and 3. The site is in Lower Penn Conservation Area. |
| CS138 | South Staffordshire Railway Walk | N | The site is a designated green corridor, a LNR and partially in Flood Zone 2 and 3 and a canal conservation area. |
| CS139 | Open space at Halfpenny Green, Bobbington | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS140 | Bratch Park, Wombourne | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS141 | Open space rear of 73 Bumblehole Meadows, Wombourne | N | The site is currently unregistered open space and has not been identified as surplus to requirements. The site is in Flood Zone 2. |
| CS142 | Open space at Penleigh Gardens, Wombourne | N | The site is currently unregistered open space and has not been identified as surplus to requirements. The site has a steep terrain and therefore it is not suitable for development. |
| CS143 | Codsall Forget me Not Club | N | The site is currently used as charity premises. The site is in a Codsall, Bilbrook & Oaken Conservation Area. |
| CS144 | The Meadlands, Wombourne | N | The site is currently open space and has not been identified as surplus to requirements. There are TPOs on site. The site is a LNR and in Flood Zone 2 and 3. |

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| CS145 | Brook adjacent Crown Bridge, Penkridge | N | The site is a brook, is in Flood Zone 2 and 3 and is in Penkridge Conservation Area so is not suitable for development. |
| CS146 | Carparking in front of Chambley Green, Coven | N | The site is carparking and has not been identified as surplus to requirements. |
| CS147 | Public toilets on Sandy Lane, Brewood | N | The site is public toilets and has not been identified as surplus to requirements. The site is in Brewood Conservation Area. |
| CS148 | Green space of Spire's Croft, Shareshill | N | The site is unregistered open space and has not been identified as surplus to requirements. A large proportion of the site is covered by TPOs. |
| CS149 | Linking path between Hilton Road and Olde Hall Road, Featherstone | N | The site is a currently open space and has not been identified as surplus to requirements, and is a linking path and therefore is not suitable for development. |
| CS150 | Woodcock Gardens Open Space, Featherstone | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS151 | Open space at Burnet Grove, Featherstone | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS152 | Open space off Giffard Close, Brewood | N | The site is current unregistered open space and has not been identified as surplus to requirements. The site is fully in Flood Zone 2 and 3. |
| CS153 | Open space linking Tudor Close, Moseley Close and Swynnerton Drive, Essington | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS154 | Open space off Dunster Grove, Perton | N | The site is currently open space and has not been identified as surplus to requirements |
| CS155 | Green space and footpath of Charles Avenue, Essington | N | The site is currently unregistered open space and has not been identified as surplus to requirements |
| CS156 | Open space off Merrill Close, Cheslyn Hay | N | The site is currently unregistered open space and has not been identified as surplus to requirements |
| CS157 | Salem Church, Cheslyn Hay | N | The site is a religious place and has not been identified as surplus to requirements. |
| CS158 | Open space at Corfe Close, Perton | N | The site is currently unregistered open space and has not been identified as surplus to requirements. |
| CS159 | War memorial, Cheslyn Hay | N | The site is open space and has not been identified as surplus to requirements. |
| CS160 | Footpath off Richmond Drive | N | The site is a PRoW and there are TPOs concentrated on site. |
| CS161 | Open space between Lytham | N | The site is open space and has not been identified as surplus to requirements |

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| | Road and the Parkway, Perton | | |
| CS162 | Perton Church | N | The site is a religious place and has not been identified as surplus to requirements |
| CS163 | Pattingham Playing Field | N | The site is currently open space and a playing area and has not been identified as surplus to requirement. There is a PRoW running through the site. The site is in a Pattingham Conservation Area. |
| CS164 | Open space at Windsor Green, Pattingham | N | The site is currently unregistered open space and has not been identified as surplus to requirements. |
| CS165 | Carparking on Station Road, Codsall | N | The site is currently carparking and has not been identified as surplus to requirements. The site is within Codsall, Bilbrook and Oaken Conservation Area. |
| CS166 | Open space at Wesley Avenue, Cheslyn Hay | N | The site is unregistered open space and has not been identified as surplus to requirements. It is a grass area in the centre of a residential street and therefore is not suitable for development. |
| CS167 | Carpark off Station Road, Cheslyn Hay | N | The site is a currently a carpark and has not been identified as surplus to requirements. |
| CS168 | Seating area at Junction, Bilbrook | N | The site is open space with a seating area and has not been identified as surplus to requirements. |
| CS169 | Agricultural Land off Moat Brook | N | The site is agricultural land is in Flood Zones 2 & 3 so is not suitable for development. |
| CS170 | Electrical substation site, Joeys Lane, Bilbrook | N | The site is in use as an electrical substation and therefore is not suitable for development. |
| CS171 | Open space at Sandown Drive to the Parkway, Perton | N | The site is currently open space and has not been identified as surplus to requirements. There are multiple PRoW on the site. |
| CS172 | Wombrook Walk Green Corridor | N | The site is currently open space and has not been identified as surplus to requirements. It is also a LNR and is in Flood Zone 2 & 3. There is a PRoW running through the site. Part of the site is in Wombourne Conservation Area and it's buffer zone. |
| CS173 | Informal Public Open Space at Whites Wood, Wombourne | N | The site is currently open space and has not been identified as surplus to requirements. There are TPOs on site. |
| CS174 | Maypole and open space at Windmill Bank, Wombourne | N | The site is currently open space and has not been identified as surplus to requirements. The site is in Wombourne Conservation Area. |
| CS175 | Parking off High Street, Wombourne | N | The site is currently a carpark and has not been identified as surplus to requirements. The site is in Wombourne Conservation Area. |

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| CS176 | Open space rear of Noel Cottage, Himley | N | The site is unregistered open space and has not been identified as surplus to requirements and is in Flood Zones 2 and 3. The site is also not isolated from road access therefore not suitable for development. |
| CS177 | Himley Playing Fields | N | The site is open space and playing fields and has not been identified as surplus to requirements. The site is in Flood Zones 2 and 3. |
| CS178 | Allotments and garages off Alder Grove, Wombourne | N | The site is open space and garages and has not been identified as surplus to requirements. |
| CS179 | Area of green space between Smestow Brook and Wombrook. | N | The site is a SBI and is in Flood Zones 2 and 3. The site is also isolated from road access therefore not suitable for development. |
| CS180 | Open space at Forge Valley Way | N | The site is open space and has not been identified as surplus to requirements. |
| CS181 | Agricultural land adjacent to Smestow Brook, Wombourne | N | The site is agricultural land and is isolated from road access. It is also in Flood Zones 2 and 3 |
| CS182 | Electrical Substation south of Brooklands, Swindon | N | The site is an electrical station and is in Flood Zone 2 and 3 so is not suitable for development. |
| CS183 | Allotments rear of Hinksford Lane, Swindon | N | The site is currently used as allotments and has not been identified as surplus to requirements. |
| CS184 | Open space adjacent to canal, Swindon | N | The site is currently unregistered open space and has not been identified as surplus to requirements. The site is isolated from road access and there is dense vegetation covering it. |
| CS185 | Open space Adjacent to Hinksford Park | N | The site is unregistered open space and a footpath and has not been identified as surplus to requirements. The site is in Flood Zone 2 & 3. |
| CS186 | Hinksford Caravan Park | N | The site is currently used as a public site for park homes and has not been identified as surplus to requirements. The site is in Flood Zone 2 & 3. |
| CS187 | Carpark and access road, rear of Kinver Post Office, Kinver | N | The site is currently used as a carpark and is not identified as surplus to requirements. The site has a PROW running through and is in Kinver Conservation Area. |
| CS188 | Carpark rear of 51 High Street, Kinver | N | The site is currently used as a carpark and is not identified as surplus to requirements. The site is in Kinver Conservation Area |

| | | | |
|-------|--|---|--|
| CS189 | Open space between Foley Street and Sterrymere Gardens, Kinver | N | The site is currently unregistered open space and has not been identified as surplus to requirements. The site is heavily wooded therefore is not suitable for development. |
| CS190 | Open space between Fairfield Drive and Stone Lane | N | The site is currently unregistered open space and has not been identified as surplus to requirements. |
| CS191 | Brockley's Walk, Kinver | N | The site is currently open space and has not been identified as surplus to requirements. Part of the site is in Flood Zone 2 and 3 and in Kinver Conservation Area |
| CS192 | Carpark off Sterrymede Gardens, Kinver | N | The site is currently used as a carpark and has not been identified as surplus to requirements. The site is in Kinver Conservation Area and is partially in Flood Zone 2 and 3. |
| CS193 | Changing rooms at Trysull Playing Fields, Trysull | N | The site is used as a changing room for Trysull Playing Fields and has not been identified as surplus to requirements. The site is in Trysull Conservation area and has PRoW running through it. |
| CS194 | Open space between Tollhouse Way and Silverwood, Wombourne | N | The site is unregistered open space and has not been identified as surplus to requirements. The site is in Flood Zones 2 and 3. |
| CS195 | Open space off Bumblebee Meadows (South), Wombourne | N | The site is unregistered open space and has not been identified as surplus to requirements. A small area of the site is in Flood Zone 3 |
| CS196 | Area south of Heath Mill and Smestow Mill, Wombourne | N | The site is a SBI and in Flood Zone 2 and 3. |
| CS197 | Land at Wombourne Enterprise Park | N | The site is currently used as industrial and employment land and has not been identified as surplus to requirements. |
| CS198 | Open space at Norfolk Grove, Great Wyrley | N | The site is currently open space and has not been identified as surplus to requirements. |
| CS199 | Baggeridge Country Park | N | The site is currently open space, is an SBI, LNR and has a PRoW running through. |

4. Conclusion

- 4.1. All 199 sites that were assessed are considered unsuitable due to various constraints on the site. It is therefore considered that South Staffordshire Council does not have any suitable land in their ownership for a public site for gypsy and traveller accommodation. Therefore, at this point in time, the council will not look to further explore the potential of a public site for gypsy and traveller accommodation.
- 4.2. The next step will be to engage with neighbouring authorities in order to present our evidence of unmet needs for gypsy and traveller pitches and to explore if they are in a position to assist with this.

APPENDIX 16

and the provision of recycling facilities in new development. These need to be well-designed, in terms of efficiency and encouragement of use, and located in sustainable locations (particularly village centres, where use can be associated with the purpose of other trips). Reflecting other Local Plan policies, development proposals should minimise environmental and visual impact, and respect the interests of nature conservation and the historic environment.

Key Evidence

Sustainable Community Strategy 2008 - 2020
South Staffordshire Climate Change Strategy and Action Plan 2008
South Staffordshire Waste Strategy 2009
Staffordshire and Stoke-on-Trent Waste Core Strategy 2010 - 2026

Delivery and Monitoring

Through the Development Management process in consultation with Environment Agency and other partners
LSP Environmental Quality Delivery Plan
Sustainable Development SPD

The monitoring arrangements are set out in the Monitoring Framework in Appendix 1.

Policy EQ9: Protecting Residential Amenity

All development proposals should take into account the amenity of any nearby residents, particularly with regard to privacy, security, noise and disturbance, pollution (including light pollution), odours and daylight.

Noise sensitive developments such as housing development will not be permitted in the vicinity of established noise generating uses where potential for harmful noise levels is known to exist unless measures to suppress noise sources can be provided through condition or legal agreement.

Development likely to generate harmful noise levels will be directed to appropriate locations away from known noise sensitive locations and noise sensitive habitats unless measures to suppress noise can be provided for the life of the development through legal agreement.

Sensitive developments such as housing will not be permitted in the vicinity of established sources of pollution which may give rise to harm to the amenity of occupants. Proposals involving the reuse and conversion of redundant agricultural buildings to residential use should not take place where agricultural use involving the keeping of animals or associated

waste is to be retained in adjacent buildings.

Development likely to harm the amenity of neighbouring residents will be directed to appropriate locations away from known sensitive locations.

Development must not unacceptably reduce the existing level of amenity space about buildings, particularly dwellings, and not unacceptably affect the amenity of residents or occupants.

Development proposals should be consistent with other local planning policies.

Explanation

- 7.49 The NPPF sets out the key role of the planning system to deliver sustainable development, including the role of planning in relation to the protection of amenity. The above Policy sets out the general principles relating to residential amenity particularly in respect of important issues such as privacy, noise and disturbance and pollution including the amenity of residents living adjacent to buildings in agricultural use. The policy also considers reasonable levels of private amenity space and seeks to safeguard the amenity of neighbours.

Key Evidence

South Staffordshire Contaminated Land Strategy 2001
Air Quality Updating and Screening Assessment 2009

Delivery and Monitoring

Through the Development Management process in consultation with Environment Agency and other partners
Air Quality Management Areas
LSP Environmental Quality Delivery Plan
Village Design Guide SPD (or subsequent revisions)

The monitoring arrangements are set out in the Monitoring Framework in Appendix 1.

Policy EQ10: Hazardous and Environmentally Sensitive Development

The public, land uses and the natural environment will be protected from the actual or potential effects of hazardous or other activities likely to be detrimental to public health or amenity.

Policy EQ3: Conservation, Preservation and Protection of Heritage Assets

The conservation and enhancement of South Staffordshire's historic environment will be achieved by a number of means:

a) The Council will establish, review and maintain records of known heritage assets including:

- Listed buildings
- Scheduled Ancient Monuments
- Conservation Areas
- Registered Parks and Gardens
- Buildings of Special Local Interest (a 'local list')
- Undesignated heritage assets
- Other historic landscapes

and will support and encourage ever greater appreciation, knowledge and enjoyment of the District's historic environment and heritage assets through:

- joint working with local communities and interest groups such as civic and historical societies;
- the continual development and refinement of the Local List; and
- interaction with the County Council's Historic Environment Record (HER).

b) The Council will support and encourage measures which secure the improved maintenance, management and sustainable reuse of heritage assets, particularly those which are identified nationally or locally as being at risk. Where necessary an assessment will be made of whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

c) The Council will ensure that development which affects a heritage asset or its setting will be informed by a proportionate assessment of the significance of the asset, including its setting, which is likely to be affected by the proposals. These will be judged by considering the extent to which an asset's archaeological, architectural, historic or artistic interest will be harmed, including its conservation, in the interest of present and future generations.

d) In the case of development in a conservation area proposals will be considered against any management plan and appraisal adopted for that area.

e) The Council will consider the significance and setting of all proposed works to heritage assets, informed by relevant guidance that is supported by English Heritage. In addition the following principles will be adhered to:

- minimising the loss and disturbance of historic materials
- using appropriate materials, and
- ensuring alterations are reversible

f) The Council will require all works proposed to heritage assets, or sites with the potential to include assets, to be informed by a level of historical, architectural and archaeological evidence proportionate to their significance. Where appropriate, the Council may also require historical research and archaeological recording to be undertaken before works to a heritage asset commence.

Heritage assets including Listed Buildings (and those on a local list) Registered Parks and Gardens (and other historic landscapes) Conservation Areas and Scheduled Ancient Monuments are identified on the Policies Map and Inset Plans.

Development proposals should be consistent with the NPPF, the adopted Village Design Guide Supplementary Planning Document (or subsequent revisions) and other local planning policies.

Explanation

- 7.15 South Staffordshire's historic environment is a rich and varied, finite and vulnerable resource which results from the District's evolution over thousands of years. It includes natural and man-made landscapes as well as the historic built environment. The inevitable and continuous processes of change and development create pressures on this resource and policies are needed to ensure its continued conservation.
- 7.16 Recent changes in national policy have introduced two terms to encompass this very broad spectrum. "Designated heritage assets" include Scheduled Ancient Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas; whilst "Heritage assets" are essentially those identified by the Council in its decision making processes and include local listings.
- 7.17 In order to ensure that the historic environment has a sustainable future it is essential that decisions are informed by a sound evidence base. This is wide ranging and includes Staffordshire County Council's Historic Environment Records, Historic Characterisation and Landscape Characterisation mapping, Extensive Urban Surveys (for towns and villages with a market charter) and, in conjunction with English Heritage, the West Midlands Farmsteads and Landscapes Project Survey.
- 7.18 The Council commissioned appraisals of its 11 village conservation areas. These informed the production of Management Plans for each area, which will be reviewed and updated every 5 years. This will ensure an up-to-date basis for planning decisions in these conservation areas. In addition the County Council has completed a series of Historic Environment Character Assessments for 14 of the District's villages. This, together with the Council's

own survey work, will help to explain how the historic built environment has evolved and to identify buildings for the local list.

- 7.19 This comprehensive evidence base will emerge as a Supplementary Planning Document which encompasses the Historic Environment, identifying the main issues, and will also be used to inform and refresh the Village Design Guide.
- 7.20 In order to ensure that buildings at risk are saved or not degraded further, sometimes 'enabling development' is the only viable option. In this case paragraph (b) of this policy will be used in conjunction with guidance 'Enabling Development and the Conservation of Significant Places' issued by English Heritage in 2008 or subsequent guidance for enabling development.

Key Evidence

Sustainable Community Strategy 2008 - 2020
Conservation Area Appraisals and Management Plans 2010
Village Design Guide SPD 2009
Buildings of Special Local Interest (on going)
Historic Environment Character Assessment 2011
Assessment of Physical and Environmental Constraints 2009
West Midlands Farmsteads and Landscapes Project 2010

Delivery and Monitoring

Through the Development Management process in consultation with English Heritage, the County Council and other partners
Conservation and Design advice
Conservation Area Management Plans
Village Design Guide SPD(or subsequent revisions)
Historic Environment SPD
LSP Environmental Quality Delivery Plan

The monitoring arrangements are set out in the Monitoring Framework in Appendix 1.

Policy EQ4: Protecting and Enhancing the Character and Appearance of the Landscape

The intrinsic rural character and local distinctiveness of the South Staffordshire landscape should be maintained and where possible enhanced. Trees, veteran trees, woodland, ancient woodland and hedgerows should be protected from damage and retained unless it can be demonstrated that removal is necessary and appropriate mitigation can be achieved. For visual and ecological reasons, new and replacement planting should be of locally native species.

The Council will encourage and support the creation of new woodlands



these conservation areas. In addition the County Council has completed a series of Historic Environment Character Assessments for 14 of the District's villages. This, together with the Council's own survey work, will help to explain how the historic built environment has evolved and to identify buildings for the local list.

- 7.19 This comprehensive evidence base will emerge as a Supplementary Planning Document which encompasses the Historic Environment, identifying the main issues, and will also be used to inform and refresh the Village Design Guide.
- 7.20 In order to ensure that buildings at risk are saved or not degraded further, sometimes 'enabling development' is the only viable option. In this case paragraph (b) of this policy will be used in conjunction with guidance 'Enabling Development and the Conservation of Significant Places' issued by English Heritage in 2008 or subsequent guidance for enabling development.

Key Evidence

Sustainable Community Strategy 2008 - 2020
 Conservation Area Appraisals and Management Plans 2010
 Village Design Guide SPD 2009
 Buildings of Special Local Interest (on going)
 Historic Environment Character Assessment 2011
 Assessment of Physical and Environmental Constraints 2009
 West Midlands Farmsteads and Landscapes Project 2010

Delivery and Monitoring

Through the Development Management process in consultation with English Heritage, the County Council and other partners
 Conservation and Design advice
 Conservation Area Management Plans
 Village Design Guide SPD(or subsequent revisions)
 Historic Environment SPD
 LSP Environmental Quality Delivery Plan

The monitoring arrangements are set out in the Monitoring Framework in Appendix 1.

Policy EQ4: Protecting and Enhancing the Character and Appearance of the Landscape

The intrinsic rural character and local distinctiveness of the South Staffordshire landscape should be maintained and where possible enhanced. Trees, veteran trees, woodland, ancient woodland and hedgerows should be protected from damage and retained unless it can be demonstrated that removal is necessary and appropriate mitigation can be achieved. For visual and ecological reasons, new and replacement

planting should be of locally native species.

The Council will encourage and support the creation of new woodlands and the management of existing woodlands particularly where they contribute to community forestry. Reference should be made to the Council's Tree and Woodland Strategy.

Throughout the District, the design and location of new development should take account of the characteristics and sensitivity of the landscape and its surroundings, and not have a detrimental effect on the immediate environment and on any important medium and long distance views.

The siting, scale, and design of new development will need to take full account of the nature and distinctive qualities of the local landscape. The use of techniques, such as landscape character analysis, to establish the local importance and the key features that should be protected and enhanced, will be supported.

Proposals should retain and strengthen the components of landscape character and local distinctiveness, with particular attention to the detailing of any proposal and its relationship with existing buildings, features and vegetation. Proposals within the Historic Landscape Areas (HLA) defined on the Policies Map should have special regard to the desirability of conserving and enhancing the historic landscape character, important landscape features and the setting of the HLA. The County Council's Landscape Character Assessment and Historic Landscape Characterisation will provide an informed framework for the decision making process.

Where possible, opportunities should be taken to add character and distinctiveness through the contribution of new landscape features, particularly to landscapes which have been degraded.

Development within the Cannock Chase Area of Outstanding Natural Beauty (AONB) and its setting as shown on the Policies Map will be subject to special scrutiny, in accordance with national policy and any additional guidance, in order to conserve and enhance the landscape, nature conservation and recreation interests of the area.

Proposals that contribute to the objectives of the Cannock Chase AONB Management Plan, the Forest of Mercia and other local initiatives that will contribute to enhancing landscape character will be supported.

Development proposals should be consistent with the adopted Village Design Guide Supplementary Planning Document (or subsequent revisions), the Supplementary Planning Documents on Landscape Character and Biodiversity and other local planning policies.

Explanation

- 7.21 The landscape of South Staffordshire is rich and varied and includes part of the Cannock Chase Area of Outstanding Natural Beauty (AONB). It is an important objective of the Core Strategy to protect the character and appearance of the landscape and conserve this heritage for the future. The NPPF states that the highest status of protection in relation to landscape and scenic beauty should be given to AONBs, and the extent of the Cannock Chase AONB, to which the national policy applies, is shown on the Policies Map.
- 7.22 There are 13 historic parklands and gardens in South Staffordshire, at Chillington, Enville, Four Ashes, Hatherton, Hilton, Himley/Wodehouse, Somerford, Stretton, Teddesley, Patshull, Prestwood, Wergs and Weston. The parklands at Chillington Hall, Enville, and Weston Park are of particularly high quality and have been identified as Grade ii* in the National Register of Historic Parks and Gardens by English Heritage. Patshull Hall and Himley Hall have been identified as Grade ii.
- 7.23 Historic parklands are valuable heritage assets and important to the distinctive rural character of South Staffordshire. They may contain avenues of trees, woodlands, individual veteran trees, areas of wood pasture, lakes and other water features, historic earthworks, moats, hedges, banks and green lanes which are all valuable habitats for wildlife. They also have potential for environmental education and tourism, as well as contributing to the attractiveness of the landscape.
- 7.24 The historic parklands and gardens in South Staffordshire, including those designated as Registered Parks and Gardens have been designated as 'Historic Landscape Areas' (HLAs) to protect them from inappropriate development and management. The principle of the HLAs was first established in the 1996 Local Plan and has been carried forward into the new local planning strategy to ensure that these areas are retained for the future.
- 7.25 The Council will encourage and support the conservation, enhancement and sustainable management of these heritage assets through the preparation of conservation management plans. The Council will work with landowners, English Heritage, the Staffordshire Gardens and Parks Trust, the Garden History Society, Natural England, Staffordshire Wildlife Trust and Staffordshire County Council on matters relating to historic parklands and gardens.
- 7.26 The Policy is consistent with the NPPF. Any development which will have an impact on the landscape should address the intrinsic character of its surroundings, and seek where possible to retain and strengthen the intrinsic character of areas. Landscape character analysis will be an important technique in many circumstances, utilising detailed work already undertaken by Staffordshire County Council in the Supplementary Planning Document 'Planning for Landscape Change' and work on historic landscape characterisation. More detailed guidance on landscape character will be included in a Supplementary Planning Document.

Key Evidence

Sustainable Community Strategy 2008 - 2020
Planning for Landscape Change – Staffordshire County Council SPG 1996-2011
South Staffordshire Landscape Assessment 2003
Historic Environment Character Assessment 2011
Tree and Woodland Strategy 2010
Village Design Guide SPD 2009
Open Space Strategy 2009
Cannock Chase AONB Management Plan 2009 - 2014
Forest of Mercia Plan 1993
Assessment of Physical and Environmental Constraints 2009
Staffordshire Historic Landscape Characterisation Project 2010

Delivery and Monitoring

Through the Development Management process in consultation with Natural England, the County Council and other partners
Landscape advice
Management plans for major open spaces
Cannock Chase AONB Management Plan
Forest of Mercia Plan
LSP Environmental Quality Delivery Plan
Landscape Character SPD
Biodiversity SPD

The monitoring arrangements are set out in the Monitoring Framework in Appendix 1.

Sustainable Development

Introduction

- 7.27 Development which embodies the principles of sustainable development is at the heart of the local planning strategy and is fundamental to the creation of sustainable communities. This means creating a pattern of resource use that aims to meet the needs of the present without compromising the ability of future generations to meet their own needs. The movement towards low carbon lifestyles is one way in which South Staffordshire can respond positively to the challenge of climate change, and therefore the local planning strategy is focused on directing development towards the most sustainable locations, minimising the need to travel and distances travelled, particularly by private car, and providing supporting facilities and infrastructure.
- 7.28 Climate change is recognised as the most urgent environmental challenge facing the world today. The need to respond pro-actively to this issue has been identified as a

major priority for local authorities including South Staffordshire, and planning has a key role to play in ensuring that development minimises its impact on the environment, helps to mitigate and adapt to adverse effects of climate change and provides renewable energy generation in a sensitive way.

- 7.29 As a means of tackling climate change South Staffordshire must be a place where sustainable communities are created and a District where people want to live and work, now and in the future. The Council is therefore seeking to create communities which meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. Communities must be safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all.

Core Policy 3: Sustainable Development and Climate Change

The Council will require development to be designed to cater for the effects of climate change, making prudent use of natural resources, enabling opportunities for renewable energy and energy efficiency and helping to minimise any environmental impacts. This will be achieved by:

- a) giving preference to development on previously developed land (brownfield land) in sustainable locations, provided it is not of high environmental value; and supporting and encouraging the reuse of buildings as a sustainable option;
- b) supporting and encouraging development which facilitates sustainable modes of transport, including the transport of materials and recycling products, by requiring travel plans for developments which would have significant transport implications;
- c) ensuring that development on brownfield land affected by contamination or land instability is remediated in accordance with the NPPF;
- d) ensuring that all new development and conversion schemes, are located and designed to maximise energy efficiency, and incorporate the best environmental practice and sustainable construction techniques appropriate to the size and type of development; and minimises the consumption and extraction of minerals by making the greatest possible reuse and recycling of materials in new construction;
- e) ensuring that building design is flexible to future needs and users, and reduces energy consumption by appropriate methods, such as high standards of insulation, layout, orientation, using natural lighting and ventilation, and capturing the sun's heat where appropriate;
- f) minimising and managing waste in a sustainable way, particularly through re-use and recycling;

Village Design Guide SPD 2009
Conservation Area Appraisals and Management Plans 2010
Open Space Strategy 2009

Delivery and Monitoring

Through Development Policy EQ13
LSP Environmental Quality Delivery Plan
Conservation Area Management Plans
Village Design Guide SPD (or subsequent revisions)

The monitoring arrangements are set out in the Monitoring Framework in Appendix 1.

Development Policies

7.58 The following Development Policies support Core Policy 4.

Policy EQ11: Wider Design Considerations

The design of all developments must be of the highest quality and the submission of design statements supporting and explaining the design components of proposals will be required. Proposals should be consistent with the design guidance set out in the adopted Village Design Guide Supplementary Planning Document (or subsequent revisions) and be informed by any other local design statements.

Development proposals must seek to achieve creative and sustainable designs that take into account local character and distinctiveness, and reflect the principles set out below. The Council will encourage innovative design solutions.

A. Use

- a) mixed use developments will be encouraged where the uses are compatible with and complementary to each other and to other uses in the existing community, and where the development will help support a range of services and public transport (existing or new);
- b) proposals should where possible promote a density and mix of uses which create vitality and interest where appropriate to their setting;

B. Movement

- c) opportunities should be taken to create and preserve layouts giving a choice of easy and alternative interconnecting routes, including access to facilities and public transport and offer a safe, attractive environment for all users;

- d) provision should be made, especially within the proximity of homes, for safe and attractive walking and cycling conditions, including the provision of footpath links, cycleways and cycle parking facilities, and links to green infrastructure in accordance with Policies EV11 and HWB2;

C. Form

- e) proposals should respect local character and distinctiveness including that of the surrounding development and landscape, in accordance with Policy EQ4, by enhancing the positive attributes whilst mitigating the negative aspects;
- f) in terms of scale, volume, massing and materials, development should contribute positively to the streetscene and surrounding buildings, whilst respecting the scale of spaces and buildings in the local area;
- g) development should relate to and respect any historic context of the site, including plot patterns and street layout taking account of the guidance contained in Policy EQ3;
- h) development within or adjacent to a waterway corridor should take advantage of the waterside setting with an appropriate green corridor taking account of the aims and objectives of Policy HWB2;
- i) development should take every opportunity to create good design that respects and safeguards key views, visual amenity, roofscapes, landmarks, and focal points;
- j) development should take account of traditional design and forms of construction where appropriate, and avoid the use of inappropriate details;
- k) development should incorporate high quality building design and detailing, with particular attention given to appropriately designed elements;
- l) development must ensure a high standard of access for all and that safe and easy access is available to all potential users, regardless of ability, age or gender;
- m) sustainable forms of development should be designed, incorporating renewable energy use, minimising waste production and providing opportunities for recycling, and minimising pollution. Development should seek to minimise water use including the incorporation of water recycling and harvesting, and ensure the use of Sustainable Drainage Systems (SUDS). Use or re-use of sustainable materials will be encouraged. Orientation and layout of development should maximise the potential for passive solar heating, taking account of the implications of solar heat gain;

D. Space

- n) proposals should create pedestrian-friendly places that allow for necessary vehicular access;
- o) places should be safe and secure, with effective natural surveillance;
- p) well designed private and semi-private open space should be incorporated for all buildings, appropriate to the character of the area;
- q) opportunities should be taken to support the development of a varied network of attractive, and usable publicly accessible spaces;
- r) provision for parking should where possible be made in discreet but planned locations within the development;
- s) design should seek to retain existing important species and habitats and maximise opportunities for habitat enhancement, creation and management in accordance with Policy EQ1.

The Council's Space About Dwelling standards are set out in Appendix 6.

Development proposals should be consistent with other local planning policies.

Explanation

- 7.59 The Council attaches significant importance to securing a high level of design quality in the District and this is reflected in the adopted Village Design Guide SPD (or subsequent revisions). The NPPF also refers to the importance of achieving high quality and inclusive design and the CABI publication "Making Design Policy Work" highlights a number of important issues to take into account in developing a policy approach to design.
- 7.60 The design guidance set out in the above Policy identifies the importance of local character and distinctiveness, and gives guidance on achieving sustainable development, use, movement, form and space. Achieving safe designs will be important and issues relating to community safety are addressed in Core Policy 13 and Policy CS1.

Key Evidence

Sustainable Community Strategy 2008 – 2020
Southern Staffordshire Surface Water Management Plan Phase 1 2010
Planning for Landscape Change – Staffordshire County Council SPG 1996-

2011
South Staffordshire Landscape Assessment 2003
Historic Environment Character Assessment 2011
Village Design Guide SPD 2009
Conservation Area Appraisals and Management Plans 2010
Open Space Strategy 2009

Delivery and Monitoring

Through the Development Management process
LSP Environmental Quality Delivery Plan
Village Design Guide SPD (or subsequent revisions)
Conservation Area Management Plans
Open Space Strategy Action Plan

The monitoring arrangements are set out in the Monitoring Framework in Appendix 1.

Policy EQ12: Landscaping

Landscaping of new development must be an integral part of the overall design, which complements and enhances the development and the wider area, and:

- a) creates a visually pleasant, sustainable and biodiversity rich environment;
- b) provides for sustainable solutions including the use of Sustainable Drainage Systems (SUDS). Designs should respond to the potential implications of climate change;
- c) protects and enhances key landscape features;
- d) creates new features and areas of open space that reflect local landscape character;
- e) contributes to character, appearance and sense of place;
- f) promotes a public realm which is attractive and safe.

Development proposals should be consistent with the adopted Village Design Guide Supplementary Planning Document (or subsequent revisions), the Supplementary Planning Documents on Landscape Character and Biodiversity and other local planning policies.

Explanation

- 7.61 The NPPF stresses the importance of giving due consideration to landscaping issues. The above Policy provides specific guidance on landscaping and stresses the need to ensure appropriate landscaping for all developments. It is important to achieve landscaping which protects and enhances key landscape features, and can take advantage of them, and that creates natural and sustainable features which contribute to biodiversity, and in terms of public realm are rich in identity, and are attractive and safe.
- 7.62 Sustainability considerations are also key elements of the policy including the use of Sustainable Drainage Systems (SUDS) and sustainable construction methods. Landscape designs should take into account the implications of climate change through species selection and by planting that provides for additional shade or winter solar gain. Further guidance on detailed landscaping and sustainability issues will be given in a Supplementary Planning Document on Landscape Character.

Key Evidence

Sustainable Community Strategy 2008 – 2020
South Staffordshire Climate Change Strategy and Action Plan 2009
Southern Staffordshire Surface Water Management Plan Phase 1 2010
Planning for Landscape Change – Staffordshire County Council SPG 1996-2011
South Staffordshire Landscape Assessment 2003
Open Space Strategy 2009

Delivery and Monitoring

Through the Development Management process
Landscape Character SPD
Open Space Strategy Action Plan
LSP Environmental Quality Delivery Plan

The monitoring arrangements are set out in the Monitoring Framework in Appendix 1.

Infrastructure Delivery

Introduction

- 7.63 The term infrastructure is broadly used to define all of the requirements that are needed to make places function efficiently and effectively and in a way that creates sustainable communities. Infrastructure is commonly split into three main categories, defined as:

- **Physical Infrastructure:** the broad collection of systems and facilities that house and transport people and goods, and provide services e.g. transportation networks, housing, energy supplies, water,

Policy GB1: Development in the Green Belt

Within the South Staffordshire portion of the West Midlands Green Belt as defined on the Policies Map, development acceptable within the terms of national planning policy set out in the NPPF will normally be permitted where the proposed development is for either:

A. A new or extended building, provided it is for:

- a) purposes directly related to agriculture or forestry; or
- b) appropriate small-scale facilities for outdoor sport or recreation, nature conservation, cemeteries and for other uses of land which preserve the openness of the Green Belt and which do not conflict with its purposes; or
- c) affordable housing where there is a proven local need in accordance with Policy H2; or
- d) limited infilling* and limited extension(s), alteration or replacement of an existing building where the extension(s) or alterations are not disproportionate to the size of the original building, and in the case of a replacement building the new building is not materially larger than the building it replaces. Guidance in these matters will be contained in the Green Belt and Open Countryside Supplementary Planning Document (SPD).

B. The re-use of a building provided that:

- e) the proposed use of any building (taking into account the size of any extensions, rebuilding or required alterations), would not harm the openness of the Green Belt or the fulfilment of its purposes.

C. Changes of Use of Land:

- f) the carrying out of engineering or other operations, or the making of a material change of use of land, where the works or use proposed would have no material effect on the openness of the Green Belt, or the fulfilment of its purposes.

D. Development brought forward under a Community Right to Build Order.

Development proposals should be consistent with other local planning policies.

**Footnote: Limited infilling is defined as the filling of small gaps (1 or 2 buildings) within a built up frontage of development which would not exceed the height of the existing buildings, not lead to a major increase in the developed proportion of the site, or have a greater impact on the openness of the Green Belt and the purpose of including land within it.*

- 8.31 In the Site Allocations DPD each site will have an individual development brief to identify the housing mix required, which will be informed by viability assessments to ensure that the requirements are achievable. This will be evidenced through the completion of a refreshed Housing Market Assessment. Local housing market studies will also underpin the consideration of housing mix on planning applications through the Development Management process.

Key Evidence

Sustainable Community Strategy 2008 - 2020
 LSP Housing Strategy 2009 - 2012
 Older Persons Strategy 2007
 Staffordshire Flexi Care Strategy 2010 - 2015

Delivery and Monitoring

Through the Development Management process
 LSP Housing Strategy Delivery Plan
 Working with the County Council and other partners
 Infrastructure Delivery Plan

The monitoring arrangements are set out in the Monitoring Framework in Appendix 1.

Policy H6: Gypsies, Travellers and Travelling Showpeople

The Council will meet the accommodation needs of Gypsies, Travellers & Travelling Showpeople as set out in the Gypsy and Traveller Accommodation Assessment 2008 GTAA and seek to maintain a 5 year supply of specific deliverable sites identified on an annual basis: -

| Accommodation | 2007-2012 | 2012-2016 | 2016-2021 | 2021-2026 | 2026-2028 |
|-----------------------------|-----------|-----------|-----------|-----------|-----------|
| Residential Pitches | 32 | 15 | 17 | 15 | 6 |
| Transit Pitches | 5 | NA | NA | NA | NA |
| Travelling Showpeople plots | 13 | 1 | 2 | 2 | 1 |
| Total | 50 | 16 | 19 | 17 | 7 |

The Council will grant planning permission in suitable locations for additional pitches and allocate suitable sites in the Site Allocations DPD in accordance with the National Planning Policy for Traveller Sites, the NPPF and the following criteria:

1. The intended occupants must meet the definition of Gypsies & Travellers or Travelling Showpeople as set out in Annex 1 of National Planning Policy for Traveller Sites; and
2. Essential services such as power, water sewerage, drainage and waste disposal are either available or can be provided to service the site; and
3. The site will be well designed and landscaped to give privacy between pitches; for the occupiers of the site and between the site and adjacent users to protect the amenities of the occupiers of the site and the amenities of neighbouring residential properties, including 'boaters'; and
4. Transit sites should have good access to the strategic highway network; and
5. Sites for Travelling Showpeople will be large enough to accommodate ancillary yards for business uses and be located in areas where there is no unacceptable impact on neighbouring residential properties, including 'boaters', by reason of air pollution, noise or risk to the health and safety of local residents arising from the storage of large items of mobile equipment; and
6. The site can adequately and safely be accessed by vehicles towing caravans, is well related to the established local highway network and adequate space within the site to accommodate vehicle parking, turning space and to accommodate the occupants of the site having regard to the provision of adequate amenity space and play space for children; and
7. The proposal, either in itself or cumulatively having regard to existing neighbouring sites, must be of an appropriate size so as to not put unacceptable strain on infrastructure or dominate the nearest settled communities to avoid problems of community safety arising from poor social cohesion with existing families; and
8. Proposals shall be sited and landscaped to ensure that any impact on the character and landscape of the locality is minimised, including impacts on biodiversity and nature conservation. In areas of nationally, sub-nationally or locally recognised designations planning permission will only be granted where the objectives of designation would not be compromised by the development – examples will include:
 - a) The Green Belt - where demonstrably harmful impact on the 'openness' of the Green Belt will be resisted;
 - b) Cannock Chase Area of Outstanding Natural Beauty (AONB) – where proposals that will harm the setting, function and integrity of Cannock Chase will be resisted;
 - c) Sites of Special Scientific Interest (SSSI), including Kinver Edge, Conservation Areas, Special Areas of Conservation (SAC), including Motte Meadows near

Wheaton Aston, Local Nature Reserves (LNR), including Shoal Hill Common, or any other protected sites - where proposals that will harm the setting, function and integrity of these areas will be resisted;

- d) Recognised tourism and heritage assets of South Staffordshire, including historic parks and gardens and the environs of the canal network within the District – where proposals that could undermine the economic vibrancy of South Staffordshire, by harming the aims, objectives and planned actions within the Council’s Tourism Strategy, will be resisted; and

9. Proposals must not be located in areas at high risk of flooding including functional floodplains (flood zones 3a and 3b).

The Council will monitor and manage the provision of additional pitches within South Staffordshire against the phased provision set out above. Where there is no shortfall against the phased provision within each phased time-frame, in determining planning applications for additional pitches the Council will firmly resist any proposals within the Green Belt or the open countryside within South Staffordshire or proposals in locations that could introduce problems of social cohesion with the settled community or with the occupants of authorised sites for Gypsies, Travellers and Travelling Showpeople.

The Council will not tolerate the occupation by Gypsies and Travellers of unlawful sites and will seek the assistance of the Courts to remove them from such sites and recover the costs of such removal and the cost of restoring the site to its original state.

The Council anticipates that the requirements to meet the needs of Gypsies, Travellers & Travelling Showpeople in South Staffordshire will be met through the provision of private sites. However, the Council will monitor the situation locally and liaise with the local Gypsy & Traveller Communities (including Travelling Showpeople), and seek to secure the provision of a suitably located public site(s) if there is a proven need for such provision having regard to the health, welfare and educational needs of the local travelling communities.

The Council will engage with the occupiers and owners of existing Gypsy & Traveller sites and sites of Travelling Showpeople in order to consider the capacity within existing sites and, where justified and subject to the criteria set out above, will consider the appropriate extension of existing sites.

Explanation

- 8.32 The housing needs of Gypsy and Traveller communities, including Travelling Showpeople is an important issue to be addressed. South Staffordshire Council, in partnership with Cannock Chase District Council, Lichfield District Council, Tamworth Borough Council, Nuneaton and Bedworth Borough Council, Rugby Borough Council and North

Warwickshire Borough Council commissioned a Gypsy and Traveller Accommodation Assessment (GTAA) in 2007 and which was completed in February 2008.

- 8.33 The GTAA identified a need for additional permanent residential pitches for Gypsies and Travellers and plots for Travelling Showpeople within the District to 2026. In order to meet the requirements of NPPF, the GTAA pitch requirements have been increased by a further two years' supply to ensure that there will be a continuous delivery of pitches for at least 15 years from the date of the adoption of the Core Strategy DPD.
- 8.34 The Policy sets out the criteria for the delivery of additional residential pitches and transit pitches for Gypsies and Travellers and plots for Travelling Showpeople based on the evidence in the GTAA. It is intended that sites will be identified through the Site Allocations DPD.
- 8.35 Applications for new sites and the refurbishment of existing sites will normally be expected to meet the design guidelines detailed in National Guidance (Designing Gypsy and Traveller Sites, Good Practice Guide).

Key Evidence

LSP Housing Strategy 2009 - 2012
Gypsy and Traveller Accommodation Assessment 2008
Gypsy and Traveller Site Data
WMRSS Evidence Base
WMRSS Interim Policy Statement 2010

Delivery and Monitoring

Through the Development Management process
Working with Gypsy and Traveller communities
Site Allocations DPD

The monitoring arrangements are set out in the Monitoring Framework in Appendix 1.

APPENDIX 17

Policy DS1 – Green Belt

Within the West Midlands Green Belt, as defined on the policies map, opportunities to enhance the beneficial use of the Green Belt will be supported. This may include opportunities to provide access, for outdoor sport and recreation, to retain and enhance landscapes, visual amenity and biodiversity, or to improve damaged and derelict land.

Inappropriate development is, by definition, harmful to the Green Belt and will not be supported except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and other harm, is clearly outweighed by other considerations.

The construction of new buildings within the Green Belt should be regarded as inappropriate, unless it is for one of the exceptions listed within the NPPF. A separate Green Belt Supplementary Planning Document (SPD) will be prepared for further guidance.

Limited affordable housing for local community needs in the Green Belt will be supported on small rural exceptions sites where the development complies with Policy HC6.

The Green Belt boundary is altered through this Plan to accommodate development allocations set out in Policies SA1, SA3, and SA5. The boundaries of the reviewed Green Belt sites are identified in Appendices B-E of this document and on the policies map.

Development proposals should be consistent with other Local Plan policies.

Green Belt compensatory improvements

- 5.5 The NPPF requires local plans releasing Green Belt to set out ways in which the impact of altering Green Belt boundaries can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land. It is therefore important that this Local Plan provides a mechanism to secure such improvements for any sites released from the Green Belt.
- 5.6 The district has a large rural area enclosing its numerous villages, the majority of which is covered by Green Belt. There are therefore a significant number of options available to sites in improving the environmental quality and accessibility of remaining Green Belt, many of which are set out in the district's Open Space Strategy and Nature Recovery Network mapping. Policy DS2 intends to offer a mechanism for delivering these improvements, offering a stepped approach to ensure that any compensatory improvements offer the greatest benefit to communities in closest proximity to land released from the Green Belt where possible.

Gypsies, Travellers and Travelling Showpeople

- 7.23 The Government’s Planning Policy for Traveller Sites (PPTS) - August 2015 details that Local Plans should set criteria-based policies for guiding allocations that have been proposed to meet an identified need; as well as well as for decisions on planning applications that are proposed on unallocated sites (e.g. windfall developments). The definition of Gypsies, Travellers and Travelling Showpeople is set out in the 2012 PPTS.
- 7.24 The council is unable to meet its full 5-year requirement (92 pitches) for gypsy and traveller pitches due to a lack of suitable site options to meet evidenced locally generated needs, with an assessment of site options through the Pitch Deliverability Study 2021 identifying 42 suitable pitch options towards this 5 year requirement. However, based on representations to our Preferred Options consultation in 2021, the decision was taken to delete Land at 122 Streets Lane (GT35) when taking account of a planning inspector’s conclusions on the unsuitability of the site at a previous Section 78 Appeal. Through the 2024 GTAA update, the five year needs of families were reassessed, including the families on sites assessed as suitable for expansion, with the number of pitches proposed reflecting this latest evidence. As a result, the Local Plan has suitable sites to allocate 37 pitches towards the 5 year identified needs of families, with further provision likely to come through windfall developments that will be considered against this policy. The council will respond positively to windfall proposals that accord with Policy HC9, including intensification or expansion of existing sites where there is a proven existing family need.
- 7.25 The PPTS confirms that criteria-based policies should be fair and should facilitate traditional and nomadic life of travellers while respecting the interests of the settled community. This policy is therefore needed to ensure that the new sites/pitches are located in the right areas, are well designed, function effectively, and meet the needs of our Gypsy, Traveller and Travelling Showpeople communities’, whilst also protecting the amenity of neighbouring residential areas.

Policy HC9: Gypsies Travellers and Travelling Showpeople

Applications for Gypsy, Traveller and Travelling Showpeople pitches or plots will only be supported where all of the following criteria are met:

- a) Essential services such as power, water, drainage, sewage disposal and refuse/waste disposal are provided on site.
- b) The site is well designed and landscaped with clearly demarcated site and pitch boundaries using appropriate boundary treatment and landscaping sympathetic to, and in keeping with, the surrounding area. Where tree and hedgerow boundaries border the site these should be retained and where possible strengthened.
- c) A minimum 10% biodiversity net gain is demonstrated in accordance with Policy NB2.

- d) The amenity of the site’s occupiers and neighbouring residential properties is protected in accordance with Policy HC11. Sites must be designed to ensure privacy between pitches and between the site and adjacent users, including residential canal side moorings. Proposals for caravans in residential gardens will be refused where they have an adverse impact on the amenity of neighbouring properties.
- e) The site can be safely and adequately accessed by vehicles towing caravans, is well related to the highway network, and provides adequate space within the site to accommodate vehicle parking and turning space to accommodate the occupants of the site.
- f) The proposal, either in itself or cumulatively having regard to existing neighbouring sites, is of an appropriate scale so as to not put unacceptable strain on infrastructure or dominate the nearest settled communities, to avoid problems of community safety arising from poor social cohesion with existing families.
- g) Pitches are of an appropriate scale for the size and number of caravans to be accommodated, without over-crowding or unnecessary sprawl. Site intensification or extensions resulting in additional pitches may be considered acceptable in principle, subject to it being for a proven existing local family need, and acceptable in terms of other planning policies and licencing requirements. A single pitch to accommodate immediate family should only consist of one static caravan and one tourer caravan unless it can be demonstrated that additional caravans are necessary on the pitch to avoid overcrowding.
- h) Built development in the countryside outside the development boundaries is kept to the minimum required, in order to minimise the visual impact on the surrounding area. Where proposals are in the Green Belt, proposals will only be acceptable where they conform to Policy DS1. The proposed allocations of new pitches in the Green Belt set out in Policy SA4 will be acceptable in principle, subject to conformity with Policy SA4 and all criteria in this policy.
- i) Any amenity buildings proposed are of an appropriate scale and reasonably related to the size of the pitch or pitches they serve.
- j) Proposals are not located in areas at high risk of flooding.
- k) Where the proposal is for travelling showperson provision, the site is large enough for the storage, maintenance and testing of items of mobile equipment, and does not have an unacceptable impact on the amenity of neighbouring residential properties, including canal side residential moorings.
- l) Where the proposal is for a transit site, proposals avoid locations that are accessed via narrow country lanes and are in locations with good access to the strategic highway network.

Applications for pitches from individuals that do not meet the planning definition set out in Annex 1 of Planning Policy for Traveller Sites will also be considered in line with this criteria-based policy and other relevant policies on a case-by-case basis.

Development proposals should be consistent with other Local Plan policies.

Key Evidence

- Gypsy and Traveller Accommodation Assessment - update (2024)
- Gypsy and Traveller Accommodation Assessment (2021)
- Pitch Deliverability Study (2021)
- Gypsies, Travellers and Travelling Showpeople Topic Paper

Implementation

| Local/national Funding | Development Management | Partners | Section 106 agreement | Supplementary Planning Document |
|------------------------|------------------------|----------|-----------------------|---------------------------------|
| | ✓ | | | |

APPENDIX 18



Appeal Decisions

Site visit made on 19 June 2024

by Thomas Shields MA DipURP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 16 October 2024

Appeal Ref: APP/C3430/C/22/3303424

Land southwest of Saredon Road, Hospital Lane, Cheslyn Hay, Staffordshire

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991 (“the Act”).
- The appeal is made by Mr Billy Rogers against an enforcement notice issued by the South Staffordshire District Council.
- The enforcement notice was issued on 22 June 2022.
- The breach of planning control alleged in the notice is without planning permission, the material change of use of the Land to a Sui Generis residential Gypsy and Traveller site; the stationing of caravans and parking of associated vehicles on the Land; and unauthorised operational development, comprising of the laying of hardcore and erection of a close-boarded fence with concrete posts and gravel boards, which facilitate the change of use (“the Development”).
- The requirements of the enforcement notice are:
 1. Cease the unauthorised residential use of the Land as a gypsy and traveller caravan site
 2. Remove any and all caravans from the Land, whether residential or otherwise, to include any and all accessories and items associated with them.
 3. Remove any and all vehicles associated with the unauthorised material change of use of the Land.
 4. Remove any and all unauthorised hard surfacing from the Land that has been laid out to facilitate the unauthorised use.
 5. Remove any and all close-boarded fencing and concrete fence posts from the Land, constructed to facilitate the unauthorised use.
 6. Remove any and all refuse and waste materials, to include any generated by compliance with steps 2-5 above, from the Land and dispose of at a licensed waste transfer site.
 7. Reinstate the Land to agricultural land by reseeding or returfing the land where the unauthorised hardstanding is located with a mixture of wild-flower mix or a 60% to 40% ratio mix of wild-flower and grass seed.
- The period for compliance with the requirements is 1 month for requirements 1-3 and 3 months for requirements 4-6.
- The appeal is proceeding on grounds set out in section 174(2)(a), (f) and (g) of the Act. As such, an application for planning permission is deemed to have been made under section 177(5) of the Act.

Summary of Decision: The appeal is dismissed and the enforcement notice is upheld with corrections and a variation in the terms set out below in the Formal Decision

Preliminary Matters

1. There is no need for the alleged breach of planning control in the enforcement notice to state whether the use of the land falls within or outside of a specified Use Class, as set out in the Town and Country Planning (Use Classes) Order

1987. Also, while there is no misunderstanding between the parties of the nature of the use of the land, it was agreed the alleged breach in the notice would be more precisely described by specifying residential use of caravans for occupation by Gypsies and Travellers, rather than the separately worded "stationing" of caravans. There was also no dispute that the parking of vehicles on the land was ancillary to the primary residential use alleged, and so need not be separately stated.

2. I will therefore correct the alleged breach description in the notice accordingly as set out above. This would also necessitate some consequential minor amendments to the wording and ordering of the remedial requirements at Section 5 of the notice. Using powers available to me under s 176(1) of the Act I am satisfied all these corrections can be made without injustice to any party.
3. A draft unilateral undertaking (UU) was submitted at the Hearing for the intended purpose of providing a £344.01 payment towards mitigating the effects of residential development upon the Cannock Chase Special Area of Conservation. It was agreed with the parties that the completed and executed UU could be submitted following the close of the Hearing. Unfortunately, it appears through administrative error, one vital page of the final document submitted was omitted and hence there is no completed UU before me. However, since the appeal is dismissed for other reasons there is no need for me to consider this matter further.
4. Given that the deemed application for planning permission linked to the appeal on ground (a) is for a residential caravan site for occupation by Gypsies and Travellers, the policies and provisions of PPTS¹ are a relevant material consideration in this appeal, in addition to the Council's Development Plan policies against which the development is required to be assessed.
5. Paragraph 4 of the NPPF² states it should be read in conjunction with PPTS, and that regard should be had to the policies in the NPPF, where they are relevant. In particular, NPPF footnotes 28 and 41 make it clear that it is the PPTS document which is relevant for setting out how travellers' housing needs should be assessed, and that a 5-year supply of deliverable sites for travellers should be assessed separately, in line with PPTS.

Main Issues

6. The appeal site is located within the West Midlands Green Belt accessed off Hospital Lane approximately 1km northwest of Cheslyn Hay. There is no dispute that the use of the site constitutes inappropriate development in the Green Belt, which is harmful by definition, and to which substantial weight should be given, as set out in PPTS.
7. Given this background the main issues in the appeal are:
 - (i) the effect on the openness and purposes of the Green Belt;
 - (ii) the effect on the character and appearance of the area; and
 - (iii) whether any harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations so as to

¹ Planning Policy for Traveller Sites (2015) updated in 2023

² National Planning Policy Framework, DLUHC (2023)

amount to the very special circumstances required to justify the development.

Reasons

Main Issue (i) - Effect on openness and purposes of the Green Belt

8. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence. Well established case law confirms that perceptions of openness can be visual as well as spatial.
9. The appeal site is surrounded by fields. There is no documented history of any planning permissions having been granted on the site, which is predominantly open field with some apparent past equestrian use including the siting of a stable building and hardstanding. The site is also enclosed, and separated from the existing public right of way (PROW), by tall close boarded fencing between concrete posts.
10. At the time of my visit to the appeal site the PROW along the eastern boundary of the site was not easily traversed due to overgrowth. Nonetheless, it still exists as a PROW and there is no evidence before me to suggest it would not be maintained and used in future. The tall close boarded boundary fencing entirely blocks openness of the site and the countryside beyond from the PROW.
11. The proposed use for 6 pitches (up to 12 caravans) would see a significant introduction of urbanising development which would result in a marked loss of openness. Openness would be further reduced resulting from typical residential use of the site, including comings and goings of occupiers and visitors in vehicles, outside garden/amenity use, and the presence of associated domestic paraphernalia. In combination these features would significantly reduce the openness of the Green Belt in both spatial and visual terms, and would conflict with one of the Green Belt purposes that seeks to safeguard the countryside from encroachment.
12. I accept that some planting could be carried out on site. However, it would do little to mitigate the reduction in visual openness and would not mitigate at all the loss of openness in spatial terms.
13. To conclude on this issue, in addition to the definitional harm resulting from inappropriateness there would be further harm to the Green Belt resulting from a loss of openness, and which would conflict with the Green Belt purpose of safeguarding the countryside from encroachment. It would thus conflict with the requirements of Policies GB1 and H6 of the South Staffordshire Core Strategy (2012) (CS) and the provisions of PPTS and the NPPF.

Main Issue (ii) - effect on the character and appearance of the area

14. There is an existing residential caravan to the south of the appeal site. However, it lies closer and more related to the nearest industrial and other forms of development and related buildings at the edge of the urbanised settlement area.
15. In contrast the appeal site occupies a relatively more isolated position within and surrounded by open countryside fields. As such, the change to the rural

character and appearance of the countryside resulting from the proposed development would result in significant harm. Planting along boundaries to soften the appearance of the site would not adequately overcome this harm. As such, the proposed development would conflict with CS Policies 2, H6 and EQ4.

Main Issue (iii) - Other considerations

Need and supply of pitches/whether alternative sites available:

16. As set out in PPTS the Council should be able to demonstrate at least a 5 year supply of suitable and deliverable sites to meet the identified need for Gypsy and Traveller accommodation. In this regard the Council's latest assessment³ estimates that against 37 allocated pitches there is an overall need requirement of up to 162 pitches to 2042, with a 5 year need (2024-2028) of 92 pitches, reduced to 90 more recently through the grant of planning permission, with the shortfall in supply to come from any planning permissions being granted.
17. The appellant considers the numerical need and supply position to be worse than as set out by the Council, and that in any event the shortfall of supply is unlikely to be made up through the grant of permissions given the very high proportion of land in the area being Green Belt or subject to other designation. Neither party at the Hearing could identify any alternative and available sites to which the appellant and his extended family could relocate.
18. Overall, the Council accepts it is unable to meet its 5 year supply requirement against identified need. I also find it unlikely that the supply of sites on the basis of allocations and granting of individual planning permissions will meet identified need either immediately or in the near future.
19. PPTS paragraph 27 indicates that outside of designated areas⁴ if a local planning authority cannot demonstrate an up to date 5 year supply of deliverable sites this should be a significant material consideration when considering applications for temporary planning permission. Other than in those particular circumstances, as is the case here given the site is within the Green Belt, PPTS does not indicate what significance or weight should be applied to a lack of a 5 year supply. As such, it remains a matter for the decision maker.
20. I consider the lack of a 5 year supply of deliverable sites to meet identified need, together with the lack of any current alternative site currently available to the appellant, carries moderate weight in support of granting temporary planning permission, with less weight in support of granting permanent planning permission where identified harms would also be permanent.

Personal circumstances:

21. There would be 14 adults and 12 children occupying the site. I heard in detail at the Hearing that several occupiers have medical conditions and other health and welfare issues; some requiring care responsibilities provided by others living on site. I also heard of the attendance at school and some home schooling of the children, and of social and other matters related to the group

³ Gypsy and Traveller Accommodation Assessment update (2024) and Pitch Deliverability Study (2021)

⁴ Designated areas includes Green Belt

as a whole. None of this information was disputed by the Council, and I need not rehearse it all in detail here.

22. I consider the unpredictability of roadside living, which would likely result if permission were refused, would result in some of the medical and welfare conditions of the group more problematic, both in terms of caring responsibilities and of the ability to regularly access fixed health and other essential service facilities. In contrast the appeal site would provide a settled base which would support the elimination or at least the alleviation of some of these issues that would otherwise be the case with roadside living.
23. In this regard the best interests of the child are a primary consideration and no other consideration is inherently more important. Allowing the appeal would provide a permanent base for homelife, thereby providing the children the best opportunity of a secure and stable family life, safe play and access to education, health and other services. Dismissing the appeal would result in fragmented and unpredictable living conditions, likely to be detrimental to the health and social outcomes for the family group as a whole, and particularly so to the educational, social and welfare outcomes of the children.
24. PPTS advises that subject to the best interests of the child, personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances. The weight to be attached to the family's personal circumstances is set out below in the overall planning balance.

Planning Balance and Conclusion

25. For reasons set out set out earlier I collectively attach substantial weight to the harm to the Green Belt resulting from inappropriateness, loss of openness and encroachment, and to the harm to the character and appearance of the area. While there is compliance with some of the requirements of CS Policy H6, it does not comply with the policy overall, or with the Development Plan as a whole.
26. In support of allowing the appeal I collectively attach great weight to the wider unmet need for sites within the Council's administrative area, to the lack of any alternative site for the appellant and his family, and to the family's personal circumstances outlined previously. However, in consideration of either a temporary or permanent permission these considerations taken together do not clearly outweigh the harm to the Green Belt and other harm I have described. As such, very special circumstances have not been demonstrated.
27. Dismissal of the appeal would result in the appellant and other occupiers losing their home. This would constitute an interference with their human rights under Article 8 of the European Convention on Human Rights and under Article 1 of the First Protocol. These rights are enshrined in the Human Rights Act 1998 and concern the right to respect for private and family life and the protection of property respectively. However, they are qualified rights, requiring a judgment as to whether or not such an interference would be necessary and proportionate in the wider public interest and well-being of the country, which has been held to include the protection of the environment and upholding planning policies.

28. In this case I find that the legitimate aim of protecting the environment, in terms of the Green Belt and the character and appearance of the area, cannot be achieved by means which are less interfering with the appellant's and his wider family's rights. The dismissal of the appeal for the grant of planning permission on a temporary or permanent basis is therefore necessary and proportionate.

Ground (f)

29. Section 173 of the Act states two purposes which the requirements of an enforcement notice can seek to achieve. The first (s173(4)(a)) is to remedy the breach of planning control which has occurred. The second (s173(4)(b)) is to remedy any injury to amenity which has been caused by the breach. Hence, an appeal on ground (f) is a claim that the requirements of the notice exceed what is necessary to remedy the breach of planning control, or, as the case may be, to remedy any harm to amenity resulting from the breach.

30. In this regard the notice requires the complete cessation of the residential use and the return of the land to its condition prior to the breach taking place. It is clear therefore that the purpose of the notice is to remedy the breach of planning control.

31. Some of the hard surfacing on the site, particularly around the former stable building, appeared to be much older than the more recent hardstanding material imported onto the site to facilitate the residential use. However, the requirements in the notice (both as drafted by the Council, and as corrected) specify the requirements only extend to those materials brought onto the land to facilitate the residential use. Hence, the requirements are not excessive because they go no further than restoring the land to its condition prior to the breach of planning control occurring.

32. The appeal on ground (f) therefore fails.

Ground (g)

33. The ground of appeal is that the periods of time for compliance with the notice requirements falls short of what should reasonably be allowed. The Council confirmed at the Hearing that 6 months would be more reasonable than the periods stated in the notice. The appellant seeks a period of 12 months.

34. For reasons I have set out in ground (a) previously, relating to the unmet need for sites within the area and the unavailability of any alternative sites, I consider it will be difficult for the appellant and his extended family to relocate to other sites within a 6 month timeframe. With this in mind, and also having regard to the interference with their human rights, it would be a more reasonable and proportionate remedy to extend the period for compliance to 11 months. The appeal on ground (g) therefore succeeds to this extent and I will vary the notice accordingly.

FORMAL DECISION

35. It is directed that the notice be corrected and varied by:

- in Section 3 deleting all of the paragraph and replacing it with:
"Without planning permission, the material change of use of the land to a residential Gypsy and Traveller caravan site, including the laying of

hardcore and erection of a close-boarded fence with concrete posts and gravel boards, which facilitate the change of use”.

- in Section 5 deleting requirements 1 to 7 and substituting instead the following requirements:
 1. Cease the use of the land as a residential Gypsy and Traveller caravan site.
 2. Remove all caravans and accessories, and all vehicles and other items brought onto the land associated with the residential use from the land.
 3. Remove all laid hardcore, close-boarded fencing, concrete posts and gravel boards brought onto the land to facilitate the residential use.
 4. Remove all waste materials resulting from compliance with requirements 1-3 above from the land.
 5. Following the removal of hardcore restore that part of the land to the condition that existed prior to the breach of planning control occurring, by reseeded or returfing with a mixture of wild-flower mix or a 60% to 40% ratio mix of wild-flower and grass seed.
 - in Section 6 deleting all the compliance periods therein and substitute instead “11 months”.
36. Subject to the corrections and variation the appeal is dismissed and the enforcement notice is upheld. Planning permission is refused on the application deemed to have been made under section 177(5) of the Act.

Thomas Shields

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

| | |
|-------------------------------|--------------------------|
| Phillip Brown BA (Hons) MRTPI | Phillip Brown Associates |
| Sherry Clee | Occupier |
| Thomas Rogers | Occupier |
| Samuel Clee | Occupier |
| Simey Lee | Occupier |

FOR THE LOCAL PLANNING AUTHORITY:

| | |
|----------------------|-----------------------------------|
| Alex Evans | Assistant Policy Team Manager |
| Catherine Gutteridge | Planning Enforcement Team Manager |
| Paul Turner | Planning Consultant |



Appeal Decision

Hearing held on 10 June 2014

Site visit made on 10 June 2014

by Sarah Colebourne MA, MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 12 January 2016

Appeal Ref: APP/C3430/A/13/2210160

New Acre Stables, Wolverhampton Road, Penkridge, Staffordshire, ST19 5PG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr William Lee against the decision of South Staffordshire District Council.
 - The application Ref 13/00191/FUL, dated 26 February 2013, was refused by notice dated 5 September 2013.
 - The development proposed is a change of use of land to use as a residential caravan site for an extended gypsy family with up to 6 caravans, of which up to 4 will be static caravans/mobile homes, together with laying of hardstanding and erection of 2 amenity blocks.
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. This appeal was recovered for decision by the Secretary of State (SoS) for Communities and Local Government, by letter dated 30 May 2014. This was because the appeal involves a traveller site in the Green Belt. Following a legal challenge, on 23 March 2015 the Government confirmed its intention to 'de-recover' appeals for traveller development in the Green Belt on which a decision had not yet been reached. This appeal has now been de-recovered. Both main parties were given the opportunity in April 2015 to confirm whether or not there has been any change in circumstances since the hearing that they wish to be taken into account but no responses were received. I have referred to policy changes later.
3. The description of the development was amended in the appellant's appeal form to reflect the proposal more accurately and I have therefore used this description in the bullet point above.
4. The site layout plan was amended by letter dated 17 June 2013 to include the access which already has planning permission. This was the basis on which the Council considered the application and is also the basis on which the appeal is assessed.

Background

The site, its surroundings and the proposal

5. The appeal site lies within the West Midlands Green Belt, some 100m south of the village of Penkridge. It comprises around 2 ha of land along the western side of Wolverhampton Road (the A449) and bounded from that road by a tall mature hedge. A hedge with some gaps provides the boundary between the site and the west coast main railway line to the west which sits within a cutting. Beyond that are open fields. There is a disused railway line to the north with an area of woodland and an area of public open space beyond that. On the opposite side of the A449 are open fields to the east and the currently vacant Lyne Hill industrial/ business site. A larger traveller's caravan site lies to the south of the existing access to the appeal site from the A449. Beyond that there are several dwellings with access from the A449 or from Lynehill Lane.
6. The site comprises the northern part of the wider gypsy and traveller site granted temporary permission in 2011. The appeal site has been partially landscaped, hard-surfaced with gravel and there is a timber fence through its centre. At the time of my visit there were two touring caravans stationed on the site which are occupied by some of the family members. The other members of the family were away travelling.
7. The proposed development is as described in the bullet point. At the hearing the appellant agreed with the Council that there would be four pitches. The proposed occupants would be: William, Joanne and Mary Lee (the appellant, his wife and younger daughter), Billy Joe Lee and Lacey Smith (the appellant's son and his wife), Jimmy George and Alisha Lee (the appellant's brother and his wife), Georgia Lee (the appellant's elder daughter) and Joe Vary (Joanne Lee's father).

Planning policy

8. Government guidance referred to by the parties includes the National Planning Policy Framework ("the Framework") and Planning Policy for Traveller Sites (PPTS) and the Ministerial Statements of 1 July 2013 and 17 January 2014. The Framework sets out the three dimensions of sustainable development. These are economic, social and environmental. Paragraph 8 of the Framework states that the three sustainability roles should not be undertaken in isolation, because they are mutually dependent. To achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously.
9. Since the appeal was de-recovered, in August 2015 the Government published a revised version of Planning Policy for Traveller Sites (PPTS) and a planning policy statement on Green Belt protection and intentional unauthorised development. I have had regard to the revised policy in this decision. The main parties were consulted in September 2015 regarding any changes in circumstances and the revised PPTS. No further representations have been received on behalf of the appellant. The Council made a further comment that the revised PPTS 'reaffirms the Government commitment to the protection of the Green Belt and the presumption against inappropriate development'.

10. The development plan includes the Core Strategy Development Plan Document (CS), adopted 2012. The following is a summary of the most relevant policies referred to by the parties in their statements or at the hearing.
11. Policy GB1 sets out the criteria for development in the Green Belt. Policy H6 says that the Council will meet the accommodation need of Gypsies, Travellers and Travelling Showpeople as set out in the Gypsy and Traveller Accommodation Assessment 2008 (GTAA 2008) and seek to maintain a 5 year supply of specific deliverable sites on an annual basis. It sets out the criteria for the consideration of proposals for such sites, one of which is that in the Green Belt, demonstrably harmful impact on the openness of the Green Belt will be resisted. Both policies are consistent with the Framework in seeking to protect the Green Belt from inappropriate development.
12. A further relevant document is the Gypsy and Traveller Accommodation Assessment for South Staffordshire District Council, dated January 2014 and published March 2014 (GTAA 2014). This updates the previous 2008 GTAA. It identifies a need for 33 additional permanent pitches over the development plan period 2013/14 to 2027/28. For the 5 year period 2013/14 to 2017/18 it identifies a shortfall of 11 pitches.
13. The Council's Village Design Guide Supplementary Planning Guidance has been referred to but both parties agreed at the hearing that has been superseded by the CS.

Planning history

14. The appeal site forms part of a wider area of land that was briefly used as a gypsy site in 1990. An application to regularise the use was refused by the Council and enforcement notices served. The subsequent appeals were dismissed in 1991. The site was again occupied in September 2009 and a High Court Injunction was obtained by the Council in November 2009 preventing further operations or caravans (ie no more than the 10 on the site at that time).
15. Permission was granted on appeal in 2011 (APP/C3430/A/10/2127110) for the change of use of the wider site to provide 7 pitches (19 caravans) and associated works including 2 amenity blocks (reduced by the SoS from the 9 pitches and 23 caravans originally sought) for a temporary period to 31 December 2014, personal to the named occupants some of whom are those in this appeal. That permission included 2 pitches, 7 caravans and 2 amenity blocks on the current appeal site.
16. In 2012 permission was granted for a new vehicular access into the appeal site (11/00885/FUL). At the time of my visit, that permission had not been implemented but the permission remained extant. I have not been told of any changes in that regard.

Other agreed facts

17. Both parties agree that the proposed development would constitute inappropriate development in the Green Belt and on the basis of what I have seen and heard, I would agree. National guidance in the Framework advises that inappropriate development in the Green Belt is, by definition, harmful to the Green Belt and should not be approved except in very special

circumstances. The resultant harm should be given substantial weight in determining the appeal.

18. Both parties also agree that there is a need for further pitches in the district, a shortfall of deliverable sites in the 5 year period and that the appeal site is likely to be considered by the Council for inclusion in the Council's Site Allocations Development Plan Document (DPD).

Main issues

19. The main issues in this case are therefore a) the effect of the proposed development on the openness of the Green Belt and its purposes; b) whether the harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.

Reasons

Impact on Green Belt openness and purposes

20. The Framework confirms that the Government attaches great importance to Green Belts. The essential characteristics of Green Belts are their openness and permanence. Openness is a matter of its physical presence rather than its visual qualities. Policy GB1 accords with the Framework in this respect.
21. The six caravans proposed under this application would be one less than the seven permitted on this part of the wider site under the 2011 permission. The approved layout plan for that permission provided at the hearing shows that the two amenity blocks were permitted on this site rather than the adjacent part of the wider site. The density of the proposal is therefore slightly less than that in the previous permission. As that permission expired at the end of 2014, the impact on that permission is not relevant. Furthermore, any pressure for further development of the adjacent site would be considered on its merits at the time.
22. However, as the land should return to its former condition following the expiry of that permission at the end of 2014, it would then be open and predominantly free from development. Although the site area is less than the original, larger site, the permanent presence of the proposed caravans, vehicles and additional domestic paraphernalia, whilst slightly less than that allowed under the previous temporary permission, would inevitably reduce that openness even in the short term and more significantly in the longer term after the temporary permission has expired. I have therefore given the harm significant weight.
23. The development would also result in harm to one of the purposes of the Green Belt of assisting in safeguarding the countryside from encroachment by extending the area of occupied land to the south of the existing built up area of Penkrige. However, I agree with the previous Inspector's findings that the proximity of the site to the edge of the settlement and to other development to the south-east, together with its railway and road boundaries, give it the character of a transitional area between the village and the countryside. This, and the much smaller site area in this appeal, should lend only a small amount of weight against the development.

24. The significant harm to the openness of the Green Belt and the slight harm to its purpose of encroachment add to the substantial harm by reason of inappropriateness.

Landscape character

25. Although the site is outside the built up area of Penkridge, for the reasons stated above, it is transitional in character and I would agree with the Parish Council that it forms an element in the southern gateway to the village. The principal views of the site are from the A449 although I heard that the disused railway line is the subject of a S106 agreement for a residential development opposite the site to provide a footpath route. The substantial hedge and tree planting along the eastern and northern boundaries would provide a good amount of screening of the site during the summer months. As most of those trees and shrubs are deciduous, that would be clearly reduced during the winter. The construction of the new access already permitted would result in the loss of some trees and the site would be visible through that access, although access gates could reduce the impact and could be required as part of a condition for a site development scheme if the proposal was acceptable. However, the majority of views into the site would be from those in passing vehicles rather than pedestrians on this busy main road which has a footway only on the opposite side of the road at this point. The views from passing cars would be fleeting. Therefore, and as a result of the smaller size of this site compared to the site in the previous appeal, any impact on landscape character would be very limited.

Other planning matters

26. The SoS in the previous appeal agreed with the Inspector's findings that the appeal site was in a sustainable location. I have not been provided with any evidence from either of the main parties that would suggest otherwise. Despite the lack of a footway on this side of the A449 referred to by the Parish Council and the MP for Stafford, there is a footway on the opposite side of the road and the site lies in close proximity to the many services in Penkridge.
27. A local resident, the Parish Council and the MP for Stafford have referred to the unsuitability of the access. The County Council as the highways authority has raised no objections to the proposed development and at the time of the hearing there was an extant planning permission for a new access into the site. From my observations at the site visit, I have no reason to conclude that the access would be unsuitable or would cause danger to pedestrians, cyclists or drivers.
28. I have not been provided with any evidence in support of the Parish Council's objection that the adjacent road and railway would cause an unacceptable level of noise for the occupiers of the site. My own impressions at the site visit did not indicate that this would cause significant harm to the living conditions of the occupiers and that was also the view of the Inspector and the SoS in the previous appeal.
29. There is insufficient evidence that the proposal would result in an unacceptable impact in terms of drainage and a condition for a site development scheme condition requiring further details of foul and surface water drainage (as the application refers to cesspit foul sewage disposal) would ensure that this matter was satisfactorily addressed if the proposal was acceptable.

30. The Police have referred to a number of incidents between the appellant's family and another family who live on the traveller site to the south. However, it seems to me that the permission for a new access, the small size of this site and its self-containment from the wider site would reduce the potential for further conflict. The Parish Council has objected on the grounds of possible problems of social cohesion with the settled community but I have insufficient evidence in support of that and indeed a letter from one local resident submitted at the application stage indicates support for the proposal from himself and other residents.
31. I have no compelling reason to conclude that the incorrect, missing or confusing information referred to by the Parish Council is material to the consideration of the appeal or has prejudiced the interests of the parties.
32. The new access to the site was granted permission in 2012 and I have insufficient evidence that the area is susceptible to flooding or that the proposal would result in flooding.

Need and provision

33. PPTS seeks to promote more private traveller site provision and to ensure that local planning authorities develop strategies to meet the need for sites in appropriate locations, to address under provision and maintain an appropriate level of supply. Policy H6 is consistent with that and the Council's GTAA 2014 provides a starting point for that objective. Its forthcoming DPD will seek to deliver that objective. The Council's approach is consistent with that advocated in PPTS. However, PPTS also requires an up to date five year supply of deliverable sites.
34. Regardless of the appellant's criticism of the methodology of the GTAA 2014 which will, in any case, be tested as part of the DPD process, it shows a shortfall of 11 pitches over a five year period. PPTS does not attach different weight according to the level of that shortfall as the Council has sought to claim, notwithstanding its view that it attracts significant weight in favour of the appeal. Rather any need for pitches should attract the same weight.
35. It is clear that at present, the Council is unable to demonstrate a five year supply of sites for travellers that will meet the identified need. Whilst this matter carries heavy weight, the revised PPTS makes it clear that, subject to the best interests of the child, unmet need is unlikely to clearly outweigh harm to the Green Belt.

Alternative accommodation

36. At the hearing, I heard no compelling evidence from the Council that refuted the appellant's assertion that the Featherstone sites are not available to the family as a result of the nomadic habits of the occupiers of that site or that the Cheslyn Hay site is not available to the appellant's brother's wife, Alisha Lee.
37. The distance of the Shipston on Stour site from the Penkrudge area would make it unsuitable for the appellant's daughters to continue their current educational arrangements and his brother and son have economic connections with the Penkrudge area.

38. Joe Vary, the appellant's father in law, appears to have no alternative accommodation.
39. There does not appear to be any reasonable alternative accommodation for the appellant and his family and I have given this significant weight.

Personal circumstances

40. PPTS seeks to enable the 'provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure'.
41. Although some of the appellant's health problems have unfortunately increased since the previous appeal, I am not persuaded that any of the conditions referred to require treatment that can only be carried out by a specific hospital or that the treatments referred to would not be available to him from another site. This also applies to his son, Billy Joe. However, I accept that a roadside existence would be extremely unsuitable for the appellant and his wife in respect of their health needs and for his father in law in respect of his age and need to be cared for by his daughter.
42. The previous appeal gave significant weight to the health needs of the appellant's brother, Steven, who has unfortunately since died and his mother, Gemima, who is not included in this appeal and who, together with Joanne Lee, provided much of his care. In view of this change in circumstances, I attach only moderate weight to the health needs of the current occupiers and this accords with the degree of weight given in the previous appeal decision for those occupiers.
43. The appellant has two children of school age, rather than the one suggested by the Council as the change in the school leaving age now requires full time education until the age of 18. One daughter, aged 15 at the time of the hearing, has a home tutor from the Traveller Education Service and attends a centre in Codsall for education twice a week. Another daughter, aged 17 at the time of the hearing, attends college in Cannock for a hairdressing course. William Lee hopes that his daughters will gain jobs and independence and says that they need access to regular schooling and health care and to maintain their social and family relationships. As the family has no alternative site it is likely that the children's education would be disrupted or access to their bases in Codsall and Cannock made more difficult should they have to leave this site for a roadside existence. This is an important consideration which adds further weight but is not determinative in itself given that the girls have only a short period of time left in mandatory education and it is likely that they are now able to travel independently.
44. The proposed development would enable the extended family to live together as a group where they are able to provide the necessary care and support for one another which is an important consideration given their circumstances. This is part of the traveller way of life which PPTS seeks to facilitate and this provides some weight in favour of the appeal.
45. Overall, the health and education needs of the family have decreased since the previous appeal decision but for the above reasons, given the particular personal circumstances of the appellant and his family there would be some benefit in having a settled base in this location. This adds a moderate amount

of weight to the proposed development. However, the revised PPTS makes it clear that, subject to the best interests of the child, personal needs are unlikely to clearly outweigh harm to the Green Belt.

Whether the harm is clearly outweighed by other considerations

46. The Framework advises that inappropriate development should not be approved except in very special circumstances. These will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. The substantial harm caused by reason of inappropriateness and the significant impact on openness together with the slight impact on its purposes carries substantial weight against the proposal. The very limited harm in terms of landscape character carries a further small amount of weight against the development. For these reasons the proposed development would not fulfil the environmental dimension of sustainable development as set out in the Framework.
47. In favour of the appeal is the unmet need for sites within the district. This carries significant weight in favour of the development as does the failure of the Council to meet that need. The lack of alternative available sites for the appellant and his family also provides significant weight in favour of the appeal. The proposed development would enable the family to maintain their economic connections with the area and to access health and education services justified by their personal circumstances. These matters carry moderate weight in favour of the proposal and it would, therefore have some social and economic benefits.
48. Whilst general need and personal need are important factors, I find that, in accordance with PPTS and subject to the best interests of the child, they do not justify permanent harm to the Green Belt and landscape character. The accommodation need in the local area should be assessed through the development plan process with a supply of suitable and deliverable sites identified to meet that need. Through that process, sites which best meet the need with least harm to the environment should come forward and those sites might be less harmful than, and therefore preferable to, the appeal site.
49. Whilst the application was for a permanent permission, the appellant has requested that a temporary permission is considered should a permanent permission be unacceptable. Although a temporary permission is not a substitute for a permanent site, it would give the family an opportunity to pursue a site through the DPD allocation process. On each pitch, there is a moderate need for the occupiers to stay put in the short term while no suitable alternative is available having regard to the educational needs of the children, and the need for all, particularly those with medical problems, to have ready access to health services.
50. However, whilst a temporary condition would lessen the harm I have identified in terms of the Green Belt and the landscape character of the area it would not overcome that harm sufficiently because the operational development includes a hardstanding and two amenity blocks.
51. Crucially, unlike the previous PPTS, paragraph 27 of the revised PPTS advises that if a local planning authority cannot demonstrate an up to date supply of deliverable sites, this cannot be a significant material consideration when considering applications for the grant of temporary planning permission where

the proposal is on land designated as Green Belt. A temporary permission would not, therefore, be appropriate.

52. I have had due regard to the Human Rights Act 1998 (HRA) and the Public Sector Equality Duty under the Equality Act 2010. Article 8 of the European Convention on Human Rights (as incorporated by the HRA) requires that decisions ensure respect for private and family life and the home. The Article 8 rights of the children must also be seen in the context of Article 3 of the United Nations Convention on the Rights of the Child which requires that the best interests of the children shall be a primary consideration. No other consideration can be regarded as inherently more important. I have kept these interests at the forefront of my mind in reaching my decision. Dismissing the appeal would result in the direct loss of the proposed occupiers' homes as the site is currently occupied by them. Dismissing the appeal would force the appellant and his family, none of whom have their own permanent, individual base, to leave the site after the expiry of the extant permission in December 2014 and resume an itinerant lifestyle. This would represent an interference with the best interests of the two children referred to earlier and with the occupants' homes, their family life and their livelihoods, and this adds further weight in favour of the appeal.
53. However, these are qualified rights and interference may be justified where in the public interest. The concept of proportionality is crucial. These interferences would be in accordance with the law and in pursuit of a well-established and legitimate aim, that is, the protection of the Green Belt. The harm that would be caused by the development in terms of the Green Belt would be substantial. In the context of this case it outweighs the human rights of the families and the best interests of the children. Despite the need for pitches, the lack of a five year supply, the lack of an affordable, available and suitable alternative site and the other matters weighing in the appellant's favour, I have concluded that the granting of a temporary or permanent planning permission would not be appropriate. I am satisfied that the legitimate aim of the protection of the Green Belt cannot be achieved by any means which are less interfering with the appellant's and the families rights. They are proportionate and necessary in the circumstances.
54. Weighing all these matters in the balance, I conclude that the totality of the other social and economic considerations in favour of the proposal, unmet need (including the lack of alternative accommodation) and personal circumstances, do not clearly outweigh the environmental harm in terms of the identified harm to the Green Belt and the conflict with the development plan and the Framework as a whole and do not amount to the very special circumstances necessary to justify inappropriate development on either a permanent or a temporary basis.
55. There was no dispute between the parties in their statements or at the hearing regarding the appellant and his family's status as travellers as defined in the previous version of PPTS. The revised version of PPTS alters the definition of a gypsy or traveller for planning purposes. This has not been specifically referred to by the parties. As I am dismissing the appeal on the grounds of harm to the Green Belt, this is not a matter upon which I need to make a determination in this case.

Conclusion

56. For the reasons given above and taking into account all other matters raised, the proposed development would not constitute sustainable development and the appeal is dismissed.

Sarah Colebourne

Inspector

APPEARANCES

FOR THE APPELLANT

| | |
|--------------|---------------------|
| Philip Brown | Planning Consultant |
| William Lee | Appellant |

FOR THE COUNCIL

| | |
|-------------|---------------------|
| Paul Turner | Planning Consultant |
|-------------|---------------------|

INTERESTED PERSONS OBJECTING TO THE DEVELOPMENT

| | |
|---------------------------------------|--|
| District Councillor Len Bates | |
| District Councillor Donald Cartwright | |
| Peter Tufnell | Planning Consultant for Penkridge Parish Council |
| Parish Councillor J Kelly | Penkridge Parish Council |

DOCUMENTS

- 1 Decision notice and plans for wider site (09/00809/FUL).
- 2 Gypsy and Traveller Accommodation Assessment, dated January 2014 (GTAA 2014).
- 3 Letter from James Lee re Featherstone sites.
- 4 Approved site layout plans for wider site (09/00809/FUL).



Appeal Decision

Hearing held on 6 February 2019

Site visit made on 6 February 2019

by Rachel Walmsley BSc MSc MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22 March 2019

Appeal Ref: APP/C3430/W/18/3201530 122 Streets Lane, Cheslyn Hay WS6 7AW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Barry Birch against the decision of South Staffordshire Council.
 - The application Ref 17/00572/COU, dated 20 June 2017, was refused by notice dated 3 November 2017.
 - The development proposed is change of use of land for use as a caravan site for the applicants family.
-

Decision

1. The appeal is dismissed.

Procedural matters

2. A revised version of the National Planning Policy Framework (the Framework)¹ has been published since the appeal was lodged. Both main parties were given the opportunity to comment on any relevant implications for the appeal. I have had regard to the Framework and any comments received in reaching my decision.
3. At the time of my site visit caravans were present on the appeal site, albeit not in the location or to the specification applied for in the planning application. I have therefore decided the appeal on the basis of what I saw on site and the evidence before me.

Main Issues

4. These are:
 - (i) whether the proposal would be inappropriate development in the Green Belt, taking into account the effect of the proposal on the openness of the Green Belt and the purposes of including land within it; and,
 - (ii) if the development is inappropriate, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other

¹ National Planning Policy Framework, Ministry of Housing, Communities and Local Government (July 2018)

considerations, so as to amount to the very special circumstances necessary to justify the development.

Reasons

Inappropriate development and openness

5. The Framework (paragraph 133) indicates that openness is an essential characteristic of the Green Belt with a fundamental aim of Green Belt policy being to prevent urban sprawl and keep land permanently open. There is a general presumption against inappropriate development in the Green Belt unless very special circumstances exist. Most new development should be regarded as inappropriate, but for certain defined exceptions.
6. The main parties agree that the development would be inappropriate development in the Green Belt. The three caravans proposed would extend the presence of structures in the landscape beyond a line of frontage development and therefore into the countryside. Given the form and scale of the caravans, they would also be a notable feature on an open and development free area of land. The proposal would therefore result in a loss of openness and an encroachment into the countryside.
7. The openness of the Green Belt has a spatial as well as a visual aspect. Visually the development would be largely obscured from views from the highway by an existing property and boundary landscaping which front the appeal site. Boundary landscaping along the other three sides of the site would also help screen the caravans from local views. Nonetheless the landscaping would not obscure or minimise the presence of the development in a way that the openness of the Green Belt could be said to be preserved.
8. My attention is drawn to an appeal² which found that the development proposed would have a limited effect on the openness of the Green Belt because of an existing progression of built features into the Green Belt and high conifer hedges. I have found that at the appeal site the landscaping would do little to mitigate the harm to the openness of the Green Belt and there is no development that exists within the Green Belt that sets a precedent for development to progress further into it. As such the appeal decision carries limited weight in favour of the appeal.
9. The proposal would result in a loss of openness of the Green Belt and an encroachment into the countryside which would be contrary to a fundamental aim of Green Belt policy as set out in the Framework.
10. Policy H6 of the Core Strategy³ grants planning permission in suitable locations for additional pitches for gypsies, travellers and travelling showpeople in accordance with the national Planning Policy for Traveller Sites (PPTS), the Framework and criteria 1-9 listed within the policy. I concur with the main parties that criterion 8 (a) is the most relevant and disputed criterion. Whilst landscaping would help to mitigate the visual impact of the development, I have found that the proposal would have a demonstrably harmful impact on the openness of the Green Belt. As such the development would be contrary to criterion 8 (a) of policy H6.

² APP/C3430/W/17/3187057

³ South Staffordshire Council, Core Strategy Development Document (Adopted 11 December 2012)

11. As with an appeal before me⁴, the development performs well against most of the criteria within policy H6. Whilst this carries some weight in favour of the proposal, the development would have a demonstrably harmful impact on the openness of the Green Belt. In accordance with the Framework, substantial weight must be given to this harm.

Other considerations

Need for and supply of sites

12. The PPTS indicates in Policy B that Councils should be able to demonstrate a five-year supply of deliverable sites to meet the identified need for gypsy and traveller accommodation. The Council accepts that it cannot demonstrate an adequate five-year supply.
13. The Council's most recent Gypsy and Traveller Accommodation Assessment (GTAA) dated 2017 indicates that there is an established need for 48 new pitches in the five-year period 2016-2021. The Site Allocations Document (SAD)⁵ allocates 20 new pitches which is substantially short of the number of pitches needed. The Council confirmed that the remaining supply will come through sites that meet policy requirements. With a large percentage of undeveloped land in the district being Green Belt and with no alternative sites available, a supply of sites to meet the need identified is not immediately forthcoming.
14. I find that the Council cannot demonstrate a five-year supply of deliverable sites to meet the identified need for gypsy and traveller accommodation. The PPTS makes it clear that where a proposal is on land designated as Green Belt, the lack of an up-to-date five-year supply of deliverable sites is not a significant material consideration when considering proposals for the grant of temporary planning permission. As the appeal proposal is for a permanent development, it would have a greater impact on the Green Belt than a temporary site, and I consider that the lack of an adequate supply of sites to meet the general need for accommodation carries only moderate weight.

Alternative sites

15. With no vacant pitches on publicly available sites and private sites being full, I am satisfied that there are no suitable alternative sites available for the appellant and his extended family.
16. The large percentage of the borough designated as Green Belt restricts the potential for a suitable site. Whilst policy H6 of the Core Strategy provides for traveller development, the restrictive approach taken by planning policy to development in the Green Belt means that the matter of alternative sites carries important weight in support of the appeal proposal.

Personal need and circumstances

17. At the date of the hearing the appellant, Mr Barry Birch and his wife Ceylon and their children Barry Birch (Jnr) and his wife Laney Birch, Brad Birch (age 19), Hazel Birch (age 18) and Cole Birch (age 15) were living in caravans on the appeal site. The family comprise four households; Barry and Ceylon Birch; Barry (Jnr) and Laney Birch; Hazel Birch; and Brad and Cole Birch. If the

⁴ APP/Q4625/C/13/2209742 & APP/Q4625/C/13/2209777

⁵ Site Allocations Document (adopted 11 September 2018)

- appeal is allowed, Barry and Ceylon Birch would live in the existing bungalow, once works to it are complete, and other family members in the three caravans proposed.
18. I heard that the male members of the family carry out manual work, including gardening and property maintenance, and travel within around fifty miles of the appeal site to seek and carry out this work. The Council does not dispute traveller status and having regard to the definition in Annex 1 of the PPTS, I am satisfied that the occupants of the appeal site are travellers for the purpose of planning policy.
 19. The family have moved from site to site for many years, stopping at the side of the road for limited periods of time. They have more recently resided at the appeal site following their decision to live closer to and offer support to their son Brad who was the first to move to the site. The appellant is seeking a settled base so that his immediate and extended family can live together. The appellant owns the appeal site which makes it a logical and convenient place to reside.
 20. There are no alternative sites available to the appellant. The Council re-affirmed this position stating that there were no publicly available sites for the appellant and his family to reside. The appellant had not considered what he would do if the appeal was dismissed but strongly held the view that it would put the family in a difficult position of having no-where to reside which, in turn, would exacerbate the health problems members of his family currently suffer.
 21. At the time of the hearing three family members were suffering with a shared health problem that requires regular medication. I have no written evidence of the medical condition, nor did I hear that proximity to the doctors surgery in Cheslyn Hay was imperative. Nonetheless I did hear that being registered at a local surgery has enabled those concerned to receive prescribed medication. In addition, two family members visit the doctors on a weekly and monthly basis respectively which has been made possible since living on the appeal site which is within a reasonable travelling distance of a doctor's surgery. Another family member visits Cannock Hospital every six months. The hospital is within about three miles of the appeal site making visits convenient and possible.
 22. There are no children within the family who attend school currently but it was suggested that children may do so in the future and the proximity of the site to local schools would facilitate this. With no children requiring education at the time of the hearing, the matter of education carries little favourable weight. Nonetheless access to medical services as described is an important factor in support of the appeal proposal and in light of the above I accord moderate weight to the personal need of the appellant and his extended family for accommodation.

Whether the harm is clearly outweighed by other considerations

23. The Framework advises that inappropriate development should not be approved except in very special circumstances. These will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

24. The substantial harm caused by reason of inappropriateness and the significant impact on openness and the harm to Green Belt purposes carries substantial weight against the proposal.
25. In favour of the appeal is the unmet need for sites within the district. This carries moderate weight in favour of the development, as does the failure of the Council to meet that need. The lack of alternative sites for the appellant and his family also provides important weight in favour of the appeal. The proposed development would enable the family to maintain their economic connections with the area and access health services justified by their personal circumstances. This carries moderate weight in favour of the proposal. Also in favour of the appeal is the limited weight to the favourability of the site in the context of policy H6 and the many criteria listed. However, whilst general need and personal need are important factors, in accordance with the PPTS and subject to the best interests of the child, they do not justify permanent harm to the Green Belt. Furthermore, the weight to compliance with criteria in policy H6 is limited and does not clearly outweigh the substantial harm to the Green Belt.
26. Although the application is for a permanent permission I have considered the option of a temporary permission. A temporary permission would give the family an opportunity to pursue a site through the current review of the local plan. However, a temporary permission would not overcome the harm found to the Green Belt as a result of caravans being on the appeal site. In addition and crucially, paragraph 27 of the PPTS advises that if a local planning authority cannot demonstrate an up-to-date supply of deliverable sites, this cannot be a significant material consideration when considering applications for the grant of temporary planning permission where the development proposed is in the Green Belt. A temporary permission, therefore, would not be appropriate.
27. In my considerations I have taken into account the human rights of the appellant and his extended family. Dismissal of the appeal would result in the family continuing to travel with no settled base for their caravans. This would represent an interference with the best interests of the children and with the occupants' homes, their family life and their livelihoods, as detailed within their rights under Article 8 of the European Convention on Human Rights. This adds weight in favour of the appeal.
28. However, these are qualified rights and interference may be justified where in the public interest. I turn to the matter of proportionality. The harm that would be caused by the development to the Green Belt would be substantial. In this case it outweighs the human rights of the families and the best interests of the children. Despite the need for pitches, the lack of a five-year supply, the lack of alternative sites and other matters weighing in the appellant's favour, I have concluded that the granting of a temporary or permanent planning permission would not be appropriate. Therefore, the legitimate aim of the protection of the Green Belt cannot be achieved by any means which are less interfering with the appellant's and family's rights.
29. I therefore conclude that the matters in favour of the proposal do not clearly outweigh the identified harm to the Green Belt and the conflict this creates with the development plan and the Framework. As such these matters do not

amount to the very special circumstances necessary to justify inappropriate development on a permanent or temporary basis.

Conclusion

30. None of the suggested conditions would overcome my objection to the appeal proposal. As such, for the reasons given above and having regard to all other matters raised, I conclude that the appeal is dismissed.

R Walmsley

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Barry Birch
Barry Birch (Jnr)
Brad Birch
Cole Birch
Philip Brown Phillip Brown Associates

FOR THE LOCAL PLANNING AUTHORITY:

Paul Turner South Staffordshire Council
Lucy MacDonald South Staffordshire Council

INTERESTED PERSONS:

| | |
|------------------|-----------------------------|
| Jak Abrahams | Local Resident |
| Margaret Baggott | Local Resident |
| Lynda McBurnik | Local Resident |
| Janet Ceney | Local Resident |
| J Fletcher | Local Resident |
| M Fletcher | Local Resident |
| L Kilby | Local Resident |
| S Kilby | Local Resident |
| Audrey Kingston | Local Resident |
| Paul Kingston | Local Resident |
| Cllr Kath Perry | Great Wyrley Parish Council |
| Cllr Ray Perry | Great Wyrley Parish Council |

DOCUMENTS SUBMITTED DURING THE HEARING:

Document 1 – Signed and dated copy of the Statement of Common Ground

Document 2 – Appeal decision ref APP/C3430/W/17/3187057

Document 3 – Planning Enforcement Notice re16/00541/UNDEV dated 23 November 2017

Document 4 – Third party objection, Cllrs R.J and Mrs K.M Perry