

Warwick District Local Plan

Sites for Gypsies and Travellers

2011-2029

Publication Draft

August 2014

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1 Introduction

- 1.1 The Council is required by the National Planning Policy Framework (NPPF) 2012 and the Housing Act 2004 to meet the accommodation needs of the population within their area. This includes the needs of the Gypsy and Traveller community and that of Travelling Show People. The Housing Act, 2004, placed a duty upon local authorities to produce assessments of current and future accommodation need for Gypsies and Travellers on a strategic, regional basis.
- 1.2 The NPPF states that the framework “should be read in conjunction with the Government’s Planning Policy for Traveller Sites”. This policy document was published in March 2012 to accompany the NPPF. This sets out the government’s aims in respect of traveller sites.
- 1.3 The document includes a requirement to identify a five year supply of sites and to update this annually through monitoring of delivery. Beyond this date, areas of search can be identified to provide for sites required in years 6-15 of the Plan Period
- 1.4 To meet the identified need, Warwick District Council is committed to allocating sustainable and affordable sites for permanent residential needs of its Gypsy and Traveller Community and Travelling Show People through the Local Plan process
- 1.5 To ensure that its future evidence base is robust and reliable, the Council commissioned a new Gypsy and Traveller Accommodation Assessment (GTAA) for Warwick District in 2012, undertaken by Salford University. The report was published in November 2012 and demonstrates a need for 31 permanent pitches to be provided over a 15 year period, 25 within the first five years and in addition, 6-8 transit pitches over the full 15 years. There was no additional need identified for Travelling Show people; the existing site providing accommodation for both current and future need.
- 1.6 The Council held a Gypsy and Traveller Site Options consultation from 14 June to 29 July 2013 and a Preferred Options consultation was carried out between 17 March to 5 May 2014. The result of these consultations and evidence collected from a number of sources, has informed the allocation of sites through this Development Plan Document to meet both the permanent and the transit need for the district.

2 The Local Plan

- 2.1 This Development Plan Document forms part of the Warwick District Local Plan and has been prepared in line with the Publication Draft Local Plan agreed by the Council on 23rd April 2014.

Policies to provide the framework for development associated with Gypsies and Travellers are included in the Publication Draft Local Plan as follows:

- meeting the accommodation needs of Gypsies and Travellers: policy H7 (NB: this policy is subject to amendments prior to submission to ensure alignment with this Development Plan Document)
- criteria for choosing sites: Policy H8 (NB: this policy is subject to amendments prior to submission to ensure alignment with this Development Plan Document)
- the potential need for compulsory purchase of land: Policy H9.

3 Potential Site Options

Preferred Options

3.1 Through the preferred options consultation a number of sites were considered. These consisted of five sites identified as Preferred Options and a further eight alternative sites.

3.2 The five preferred option sites were:

Site ref:	Description	Site area	Capacity	Recommended
GT04	Land at Harbury Lane (Leamington Football Club)	13.8ha (now reduced to 2.4ha of Football Club land)	15 pitches	10 pitches
GT12	Land north of Westham Lane, Barford	1.8ha	15 pitches	8 pitches
GT15	Land off Europa Way	1.6ha	5 pitches	5 pitches
GT19	Land off Birmingham Road, Budbrooke	0.3ha	5 pitches	5 pitches
GTalt01	Brookside Willows, Banbury Road, Warwick	4.7ha	15 pitches	10 pitches

3.3 The alternative sites considered were:

Site ref:	Description	Site Area	Capacity	Recommended
GT02	Land abutting Fosse Way close to junction with A425	9.8ha	15 pitches	10 pitches
GT05	Land at Tachbrook Hill Farm	6.8ha	15 pitches	10 pitches
GTalt 12	Land off Barford Bypass	0.9ha	8 pitches	8 pitches
GT06	Land at Park Farm/Spinney Farm	13.2ha	15 pitches	10 pitches
GT08	Depot west side of	2.0ha	15 pitches	8 pitches

	Cubbington Heath Farm			
GT11	Land at Budbrooke Lodge, Racecourse and Hampton Road	3.2ha	15 pitches	10 pitches
GTalt 02	Wood Yard, Rugby Road, Cubbington	3.3ha	15 pitches	10 pitches
GTalt 03	Land at Henley Road/Hampton Road, Hampton on the Hill	1.6ha	15 pitches	15 pitches

Previously unconsidered site

3.4 Since the consultation took place on the Preferred Options, Severn Trent Water and an adjacent landowner have made representations to the Publication Draft Local Plan indicating that land in the proximity of the Sewage Works on Stratford Road in Warwick which is owned in part by Severn Trent Water, in part by a private landowner and in part by Warwick District Council, could be made suitable for development. This site was previously unsuitable due to a Cordon Sanitaire in place around the sewage works. However, due to modern working practices and equipment, the Cordon Sanitaire could now be reduced in area. The proposal is for the three landowners (possibly in conjunction with other landowners in the area) to work together to bring forward a masterplan for the area to include a gypsy and traveller site and (subject to the outcomes of consultation) land for employment. Whilst it will not be possible or desirable to develop the whole of the area, by using its landownership and by working in conjunction with other landowners, it will be possible for Warwick District Council to ensure the delivery of a gypsy and traveller site within this wider area.

Transit Site Provision

3.5 The Preferred Options proposed that the requirement for Transit Site provision should be met through Warwickshire County Council which is committed to providing two to serve transit need (one in the north and one in the south of the county). At that time the indications were that these sites would have the capacity to meet the needs of Warwick District in full. However, the site in the south at Daventry Road, Southam currently only has a three year temporary planning permission and may not be sufficient to meet the requirements of south Warwickshire. Warwick District therefore needs to ensure that the transit site requirement is met within the allocations of this Development Plan Document.

4 Site assessments

4.1 All the preferred sites and alternative sites identified with the Preferred Options, along with sites suggested through the consultations, have been re-assessed to take account of issues raised through the consultation and to take account of updated evidence. These site assessments form part of the evidence base which justifies the proposals set out in this Development Plan.

5 Sites for allocation

5.1 The Council has allocated the following sites for Gypsy and Traveller use.

Policy GT1 Site Allocations

Unmet need for permanent and transit Gypsy and Traveller will be addressed by allocating the following sites:

Ref	Location	Type of site	Site Area	Number of pitches	Within first five years	Post five years
Site A (GT04) ¹	Harbury Lane	Permanent	2.4ha	15	9	6
Site B	Stratford Road	Permanent	Location to be identified within the area shown at Appendix A	15	15	0
Site C (GT15)	Europa Way	Permanent	1.6ha	1	1	0
Site C (GT15)	Europa Way	Transit	1.6ha	6	6 transit	2 transit (if required)

Provision of pitches on these sites will be phased so that 25 permanent pitches will be provided in years 1–5 and a further 6 permanent pitches in years 6–15 in accordance with the GTAA. For this reason, 9 pitches only will be allowed on Site A during years 1-5 , a further 15 on Site B and 1 pitch on site C. An additional 6 permanent pitches will be allowed on Site A in years 6-15.

The development of the sites will be subject to other relevant policies in the Warwick District Local Plan and national planning policy.

These sites shall be occupied only by those persons who meet the definition of ‘gypsies and travellers’ in Annex 1: Glossary of the DCLG document ‘Planning Policy for Traveller Sites’.

Explanation

5.2 These allocations provide a 5 year land supply for permanent pitches and the 6-15 year supply is also met. The need for transit provision of 6 -8 pitches is met at Europa Way in conjunction with Warwickshire County Council’s provision at Daventry Road, Southam

¹ This is dependent upon a new, suitable site being found for the football club

- 5.3 The sites are at the upper end of the recommended site size. This reflects the views of land owners and the public in requesting fewer, larger sites, at the same time as complying with the Government's guidelines regarding the number of pitches that should be provided on a site.

Policy GT2 Assessing Planning Applications

Planning applications will be expected to show due regard to the guidance in the Government's good practice guide 'Designing Gypsy & Traveller Sites', and the criteria set out in the Warwick District Local Plan, policy H8'.

Any commercial activity or storage which is proposed on the site, must be detailed in the planning application. Where uses cannot be considered to be ancillary to the residential use, proposals should comply with policy EC1 of the Local Plan. Applicants should demonstrate that the uses are compatible with surrounding uses and the residential nature of the site.

Seeking pre-application advice is strongly encouraged for all such development.

Explanation

- 5.4 The Government's good practice guide 'Designing Gypsy and Traveller Sites' provides guidance on designing sites which are successful, easy to manage and maintain, safe and sustainable and is based on the experiences of local authorities, social and private landowners across the country. For this reason, regard should be had to the guidance therein and the principles adopted wherever possible on new sites and extensions to existing sites.
- 5.5 The policy requires that proposals which involve commercial or storage uses on the site must provide details of the scale and nature of operations. This information will be used to assess whether the commercial uses can be considered to be ancillary. Where uses are not ancillary, the proposals should comply with Policy EC1 in the local plan. It is also important that the amenity of residents on the site and within close proximity to the site is not unduly affected by any commercial activity.

6 Management of Sites

Permanent Sites

- 6.1 It is envisaged that Gypsies and Travellers will purchase allocated land, provide services and manage the sites themselves. In the absence of someone wishing to do this, a social landlord or private landowner will be invited to provide such a site, renting the pitches out directly to members of the Gypsy and Traveller community. These sites will require to be licensed by the local authority and Council Tax will be collected..

Transit Site

6.2 It is envisaged that the transit site will be managed by Warwickshire County Council as part of its management role at other emergency stopping places and transit sites within the County. A bond and rent will be applied to each pitch, collected by Warwickshire County Council.

7 Delivery and Monitoring

7.1 The Development Plan aims to be aspirational but realistic. It needs to be deliverable and it needs to deliver the objectives set out in the Local Plan and national policy. It is important that its delivery is monitored so that the delivery mechanisms can be improved over time or, if necessary, the Plan can be reviewed where it is either not being delivered as intended or where it is not delivering the objectives.

7.2 The purpose of this section is to set out the Council’s approach to the delivery of the Plan, which will help to ensure the Plan is effective.

7.3 The key activities associated with the delivery and monitoring of the Plan are set out below.

Delivery and Monitoring Activities	
Area of Activity	Description of Activity
Infrastructure contributions	Applications will be expected to comply with Policies DM1 and DM2 of the Local Plan. This means that unless it can be demonstrated that it is not viable to do so, applications for Gypsy and Traveller Sites will be expected to make contributions towards the provision of infrastructure required to support the development.
The potential to use Compulsory Purchase Orders to bring forward essential elements of the Plan	The Council will consider the use of Compulsory Purchase Order (CPO) powers to ensure land is available to deliver essential sites and if necessary infrastructure to support the sites
On-going work relating to Duty to Cooperate	The Council will continue to cooperate with other Councils and bodies to ensure that cross border issues relating to need, site availability and infrastructure are addressed.
Reviewing the Plan	Throughout the Plan Period, the Council will monitor evidence and issues which could render the Plan out of date and as a result could trigger a review or partial review. For instance, the Plan may be reviewed if one or more of the following circumstances arises: a) Updated evidence or changes to national policy suggests that the

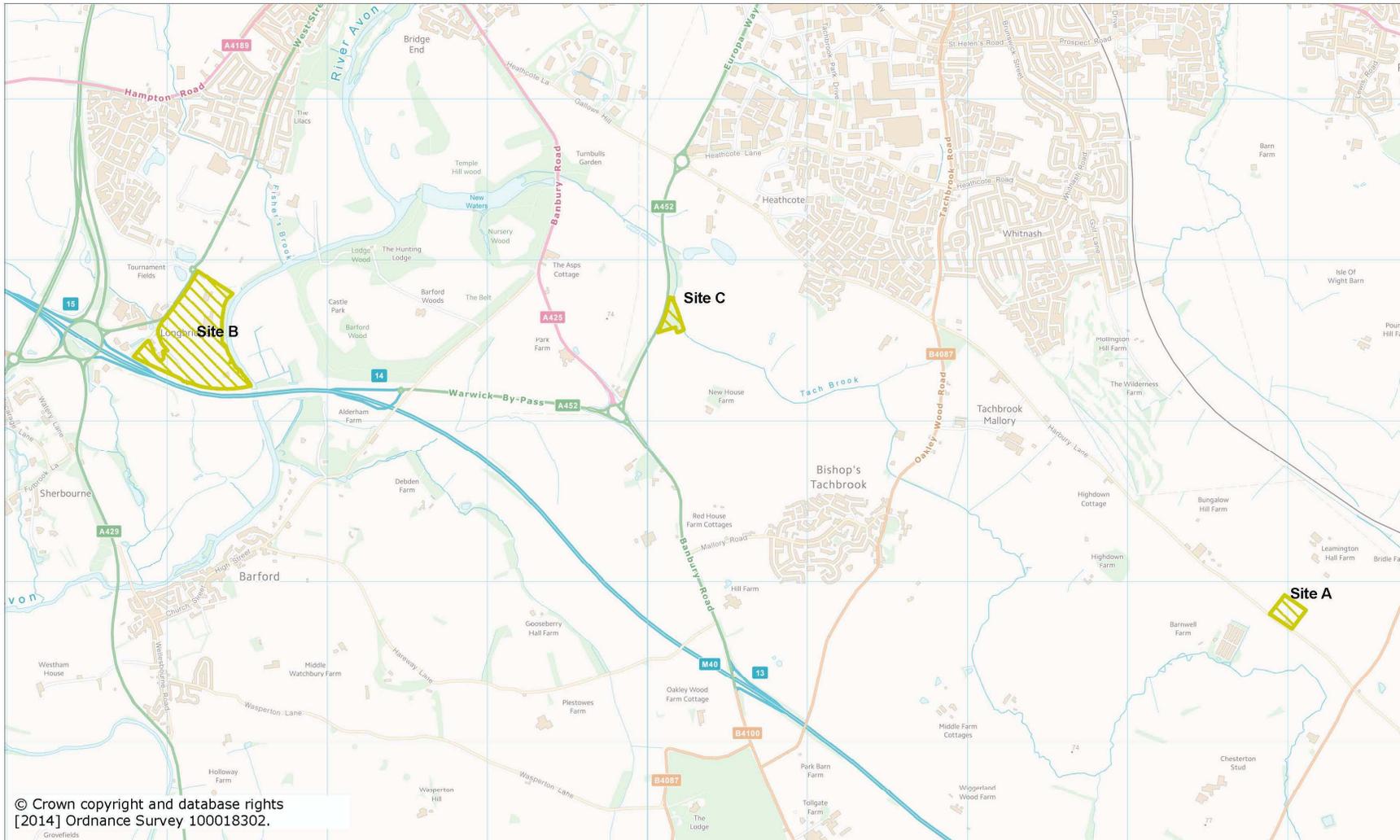
Delivery and Monitoring Activities

Area of Activity	Description of Activity
	<p>overall development strategy should be significantly changed</p> <p>b) The annual monitoring report demonstrates that the sites are not being delivered and should therefore be significantly changed</p> <p>c) Any other reasons that render the Plan, or part of it, significantly out of date</p>
The Development Management process	<p>The process for determining planning applications is central to the delivery of the Plan. Planning applications will be determined in accordance with the policies and proposals in this Plan, the Local Plan and national planning policy. To aid the process for determining planning applications, applicants should understand the relevant sections of the Plans and any supporting documents and guidance and should ensure that proposals comply with the proposals and policies prior to submission. To assist in this, the Council welcomes pre-application discussions. Where proposals do not accord with the Plan's proposals and policies they will not normally be approved.</p>
Monitoring the Local Plan	<p>The delivery and impact of the Plan's proposals and policies will be monitored on an annual basis. This information will be collated and presented in an annual monitoring report. The annual monitoring data will be used to assess the on-going effectiveness of the Plan and to inform decisions about the need to review the Plan and associated documentation.</p>

8 References

- National Planning Policy Framework, DCLG, March 2012
- Planning Policy for Travellers, DCLG, March 2012
- Designing Gypsy and Traveller Sites, DCLG, May 2008
- Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment, Salford Housing & Urban Studies Unit, University of Salford, November 2012
- Evidence base: http://www.warwickdc.gov.uk/info/20416/evidence_base

Appendix A: Maps of Allocated Sites



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 [2014] Ordnance Survey 100018302.

Key

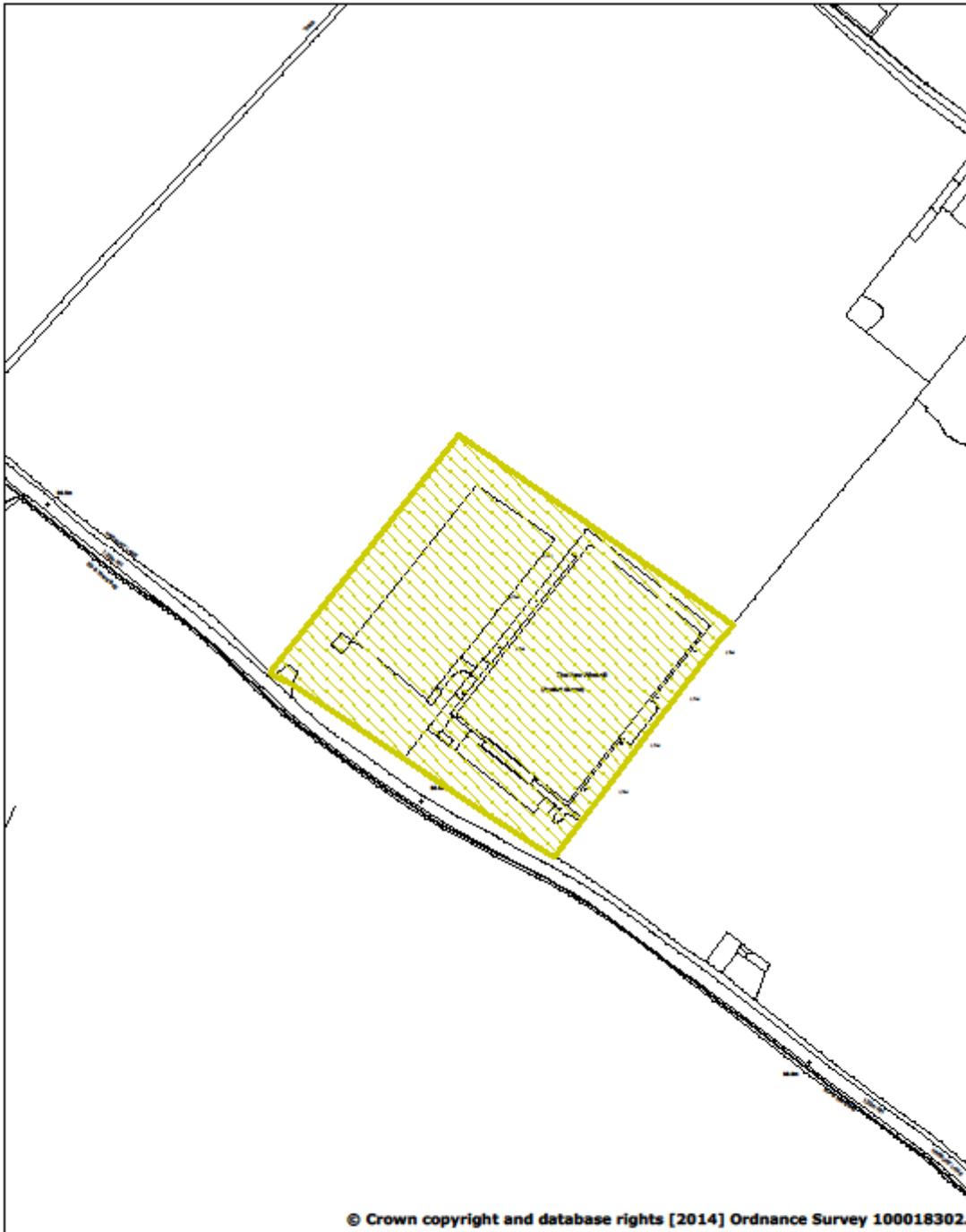
Gypsy and Traveller Site Allocations
 Site Ref



Overview Plan



SP3061 1:30000 @ A4 05/08/2014 DSR
 Grid Reference: 430384 E, 261974 N
 Policy, Projects & Conservation, Development Services
 ldf@warwickdc.gov.uk (01926) 456504

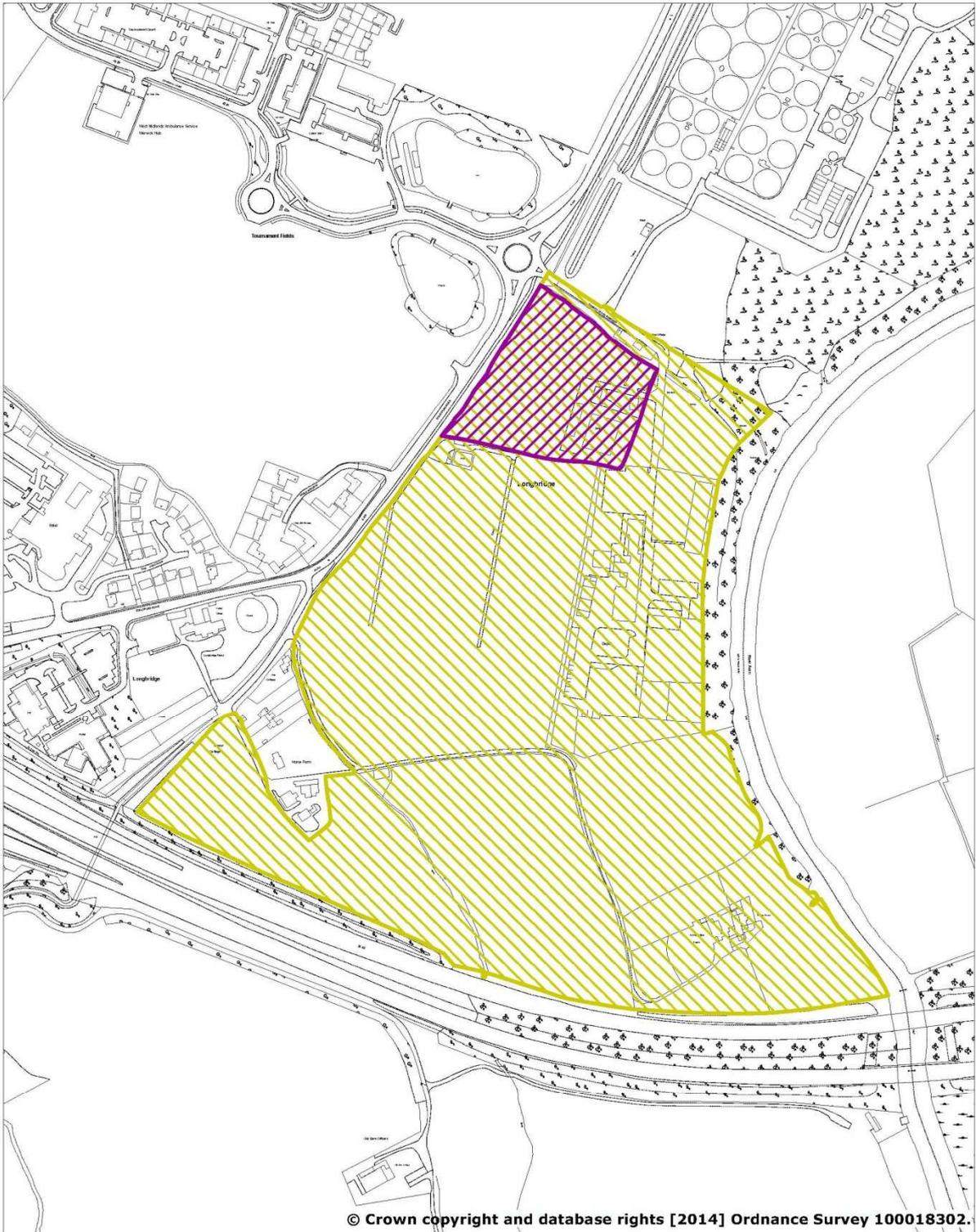


Key
 Gypsy and Traveller Site Allocations

Site A , (GT04)
 Leamington Football Club, Harbury Lane

Gypsy and Traveller Site
 Allocations DPD
 Policies Map





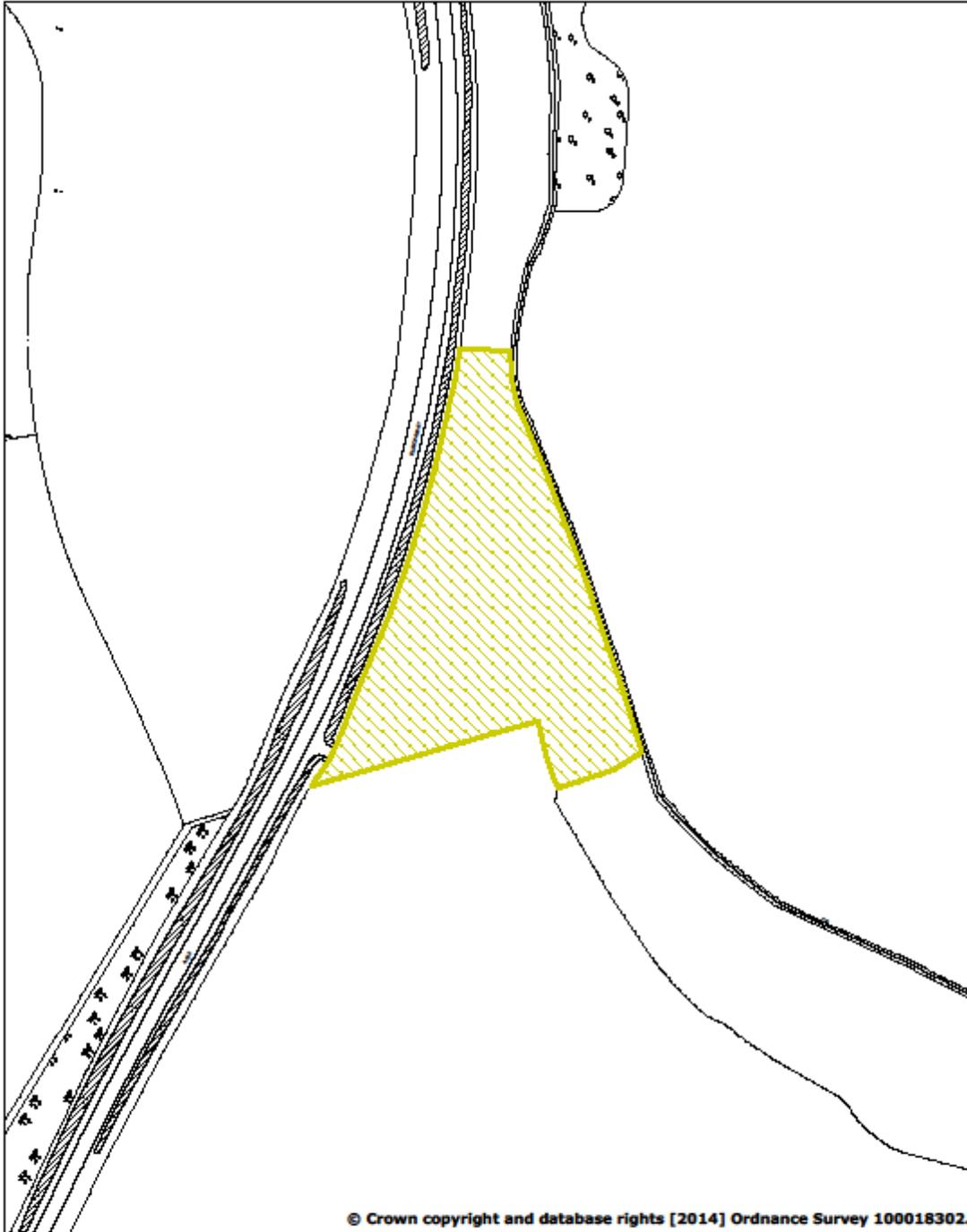
Key

-  Stratford Road Masterplan
-  WDC District Boundary
-  WDC Property and Land
-  Land at Princes Close Gardens

Site B ,
 Area for Land off Stratford Road Masterplan,
 to include Gypsy & Traveller Site Allocation

Gypsy and Traveller Site Allocations DPD Policies Map





Key

 Gypsy and Traveller Site Allocations

Site C , (GT15)
Land off Europa Way

Gypsy and Traveller Site Allocations DPD Policies Map

