

**South Worcestershire  
Traveller and Travelling Showpeople**

**Site Allocations  
Development Plan Document**

**Site Assessment  
Background Report**

March 2016

## Background

The Government's Planning Policy for Traveller Sites (August 2015) states that local planning authorities 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"*. Further, Local Plans should *"identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11-15"*.

Planning Policy for Traveller Sites says that to be deliverable, sites should be:

- Available now,
- Offer a suitable location for development now, and
- Achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development on the site is viable.

To be considered developable, sites should be in a suitable location for Traveller site development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

Planning Policy for Traveller Sites also says that *"criteria should be set to guide land supply allocations where there is identified need. Where there is no identified need, criteria-based policies should be included to provide a basis for decisions in case applications nevertheless come forward. Criteria based policies should be fair and should facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community"*.

## Purpose

The purpose of this document is to set out the methodology for assessing the broad suitability of potential sites for Travellers and Travelling Showpeople to inform proposed allocations in the South Worcestershire Traveller and Travelling Showpeople Site Allocations Development Plan Document.

The methodology has been designed to be consistent with national planning policy, Policy SWDP17 in the South Worcestershire Development Plan (SWDP) and good practice on designing Gypsy and Traveller sites. SWDP17 includes criteria against which planning applications for Traveller and Travelling Showpeople sites will be assessed.

It should be noted that the recommended shortlisting of a potential site using the methodology in this document does not imply that an application for development would be granted planning permission. The Draft Traveller and Travelling Showpeople Site Allocations Development Plan Document will be subject to public consultation and independent examination. Any planning application would also be considered on its merits and against the relevant Development Plan policies operating at the time.

# Identifying Potential Sites for Travellers and Travelling Showpeople – Key Considerations

## National and Local Designations

Planning Policy for Traveller Sites states that local planning authorities, in producing their Local Plan, should “*protect local amenity and the environment*” (paragraph 10). Sites would not be considered appropriate within International (eg Special Protection Areas, Special Areas of Conservation and Ramsar sites), National (e.g. Areas of Outstanding Natural Beauty, Sites of Special Scientific Interest, National Nature Reserves) or Local (eg Conservation Areas, Local Green Spaces) designations because the objectives of the designation are likely to be compromised by the development of a Gypsy, Traveller or Travelling Showpeople site.

Planning Policy for Traveller Sites also says that “*Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. 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*” (paragraph 16). Significant Gaps perform a similar function to Green Belts in preventing a coalescence of settlements. Planning permission would only be granted for development in a Significant Gap if it was considered appropriate to a rural area and had no demonstrably adverse effect on the open and essentially undeveloped character of the area.

## Access To Services

Planning Policy for Traveller Sites indicates that local authorities should identify sites with good access to health services and ensure that children can attend school on a regular basis (paragraphs 4 and 13).

The Good Practice Guide on Designing Gypsy and Traveller Sites (published by DCLG in 2008, cancelled in August 2015) also highlighted the importance of local community services and facilities being within easy access from the site by a variety of modes of transport. Although cancelled and not yet replaced by a more up to date version, the guidance is still considered useful in its coverage of designing Traveller sites.

In addition, there should be safe and convenient vehicular and pedestrian access and sites should be easily accessed by towing caravans.

## Relationship To Surrounding Land Uses

The Government is keen to promote a peaceful and integrated co-existence between a Gypsy, Traveller or Travelling Showpeople site and the local settled community.

The Good Practice Guide stated that “*where possible, sites should be developed near to housing for the settled community as part of mainstream residential developments*”. Planning Policy for Traveller Sites also says that local planning authorities “*should consider, wherever possible, including Traveller sites suitable for mixed residential and business uses, having regard to the safety and amenity of the occupants and neighbouring residents*” (paragraph 18).

Planning Policy for Traveller Sites states that local planning authorities should “*very strictly limit new Traveller site development in open countryside that is away from existing settlements ...*” (paragraph 25). Local planning authorities should also “*ensure that sites in rural areas respect the scale of, and do not dominate the nearest settled community, and*

*avoid placing an undue pressure on local infrastructure” (paragraph 25). Also, “when assessing the suitability of sites in rural and semi-rural settings, local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community” (paragraph 14).*

Planning Policy for Traveller Sites identifies the need *“for proper consideration of the effect of local environmental quality (such as noise and air quality) on the health and well-being of any Travellers that may locate there or on others as a result of new development”* (paragraph 13). The Good Practice Guide suggested that this will include consideration of noise and possible disturbance to residents living on the site, and possible noise and disturbance to the wider community, in particular from movement of Traveller or Travelling Showpeople vehicles. Noise and disturbance from adjoining uses, such as from industrial areas, railway lines or from highways, should also be considered given the greater noise transference through walls of caravans than through the walls of conventional housing.

The Good Practice Guide emphasised the importance of locating sites away from heavy industry and stated that locations adjacent to industrial areas are unpopular because of their relative isolation, distance from local facilities and because of safety fears.

The Good Practice Guide also suggested that sites should provide visual and acoustic privacy, and have characteristics which are sympathetic to the local environment. When selecting locations for permanent sites, consideration needs to be given to the relatively high density of children likely to be on the site.

#### Site Conditions

Planning Policy for Traveller Sites states that sites should not be located *“in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans”* (paragraph 13).

The Good Practice Guide also said that a site must be relatively flat and suitable for purpose. Sites should not be developed on exposed sloping sites where there is risk of caravans being overturned or where there is a high probability of flooding risk.

Brownfield (previously developed) and derelict land may be suitable.

#### Essential Services

The Good Practice Guide stated that it is essential that sites have access to water, electricity, drainage and sanitation. Sewerage for permanent sites should normally be through mains systems. However, in some locations this may not always be possible and in that case suitable alternative arrangements should be made, for example a biodisc sewage plant system.

## Site Suitability Criteria

The following essential and desirable site criteria are based on:

- Planning Policy for Traveller Sites (DCLG, 2015)
- South Worcestershire Development Plan Policy SWDP17
- Good Practice Guide: Designing Gypsy and Traveller Sites (DCLG, 2008, cancelled in August 2015), and
- General preferences of the Travelling community, based on published reports and the Worcestershire Gypsy & Traveller Accommodation Assessment (GTAA)

### Essential Site Criteria

|                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Availability</b>                                     | <ul style="list-style-type: none"> <li>• Whether the landowner is willing to sell or is interested in developing the site for Gypsy, Traveller and Travelling Showpeople purposes</li> </ul>                                                                                                                                                                                                                                                                                                                                          |
| <b>Suitability</b>                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <i>Physical Constraints</i>                             | <ul style="list-style-type: none"> <li>• Whether the site is within, or on the edge of, a town or Category 1, 2 or 3 settlement<sup>1</sup> or within a proposed urban extension</li> <li>• Whether the site is outside Flood Zone 1 or vulnerable to surface water flooding</li> <li>• Whether the site is located on relatively flat and stable land</li> <li>• Whether the site is affected by contamination which cannot be mitigated</li> <li>• Whether the site has safe and convenient access to the public highway</li> </ul> |
| <i>Environmental, Historic or Landscape Constraints</i> | <ul style="list-style-type: none"> <li>• Whether the site is within an International (Special Protection Area, Special Area of Conservation or Ramsar) or National planning designation (Sites of Special Scientific Interest, National Nature Reserves, Areas of Outstanding Natural Beauty, Ancient Woodlands, Veteran Trees, Scheduled Monuments, Registered Historic Parks and Gardens, Listed Buildings)</li> </ul>                                                                                                              |
|                                                         | <ul style="list-style-type: none"> <li>• Whether there are any local designations affecting the site (including Local Nature Reserves, Local Wildlife Sites, Sites of Importance for Nature Conservation, Local Geological Sites, Local Heritage Assets, Conservation Areas, Local Green Space, Tree Preservation Orders)</li> <li>• Whether the site is within the Green Belt<sup>2</sup></li> </ul>                                                                                                                                 |

<sup>1</sup> Category 1, 2 and 3 Settlements - The results of the Village Facilities and Rural (Public) Transport Survey enabled a hierarchy of settlements to be ranked according to their sustainability and access to local services. Category 1 settlements have at least four key services in the Village Facilities Survey. Category 2 settlements have at least two key services including a shop and have access to at least daily services for employment and shopping purposes. Category 3 settlements have at least one key service (other than a parish / village hall) and have access within the settlement to at least a daily bus service to a "designated town".

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                          | <ul style="list-style-type: none"> <li>• Whether the site falls within a Significant Gap</li> <li>• Whether there are any known protected species or habitats recognised in the Biodiversity Action Plan on the site</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                 |
| <i>Potential impacts</i> | <ul style="list-style-type: none"> <li>• Whether there is any likely adverse visual impact which cannot be adequately minimised</li> <li>• Whether there is likely to be any adverse impact on privacy and residential amenity for both site residents and neighbouring land uses which cannot be mitigated</li> <li>• Whether the site (and possible number of caravans stationed) respects the scale of, and would not dominate, the nearest settled community</li> <li>• Whether there is likely to be any adverse impact from noise for both site residents and neighbouring land uses which cannot be mitigated</li> </ul> |
| <b>Achievability</b>     | <ul style="list-style-type: none"> <li>• Whether the site is likely to be capable of providing adequate on-site services for water supply, mains electricity, waste disposal and foul and surface water drainage - or whether there are any likely abnormal costs which would prejudice the ability of the site from being developed</li> </ul>                                                                                                                                                                                                                                                                                 |

#### Proposed Desirable Sustainability Criteria

|                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Suitability</b>             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <i>Sustainability Criteria</i> | <ul style="list-style-type: none"> <li>• Whether the site is accessible by walking, cycling and public transport to local services and facilities including shops, schools and health facilities</li> <li>• Whether the site would be an extension to an existing serviced site</li> <li>• Whether the site would be on previously developed land</li> <li>• Whether the site would have an adverse impact on the Green Infrastructure as defined in SWDP 5 which could not be mitigated<sup>3</sup></li> </ul> |

<sup>2</sup> An exceptional limited alteration to the Green Belt boundary would be required for such a site to be considered (DCLG (2015) Planning Policy for Traveller Sites (DCLG, 2015))

<sup>3</sup> Green Infrastructure is the network of green spaces that intersperse and connect our cities, towns and villages, providing multiple benefits for environment, economy and communities. The components of Green Infrastructure include biodiversity, landscape, historic environment, access and recreation and water.

## Assessment Process

A traffic light approach was adopted, identifying sites which do not satisfy criteria in red, where criteria may be capable of being satisfied in amber and where criteria are satisfied in green.

| Essential Criteria                                                                                     | Designation / Issue                                  | Red                                                                                                  | Amber                                                                                                      | Green                                                                                                       |
|--------------------------------------------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| <b>Availability</b>                                                                                    | Promoted sites, public land ownership, etc           | Owner has confirmed that site is not available, nor is it likely to be available in the future       | Site availability is unknown and requires further investigation                                            | Evidence that landowner willing to sell or develop the site for Traveller or Travelling Showpeople purposes |
| <b>Within, or on the edge of a town or Category 1, 2 or 3 Settlement or a Proposed Urban Extension</b> | Near Settled Community                               | Site is not within 1000 metres of a settled development                                              | Would be within 1000 metres of a town or Category 1, 2 or 3 settlement                                     | Would be within a town or Category 1, 2 or 3 settlement or proposed urban extension                         |
| <b>Flood Risk</b>                                                                                      | Environment Agency Indicative Flood Mapping and SFRA | Site is within Flood Zone 3                                                                          | Site is affected by Flood Zones 1 and/or 2 requiring site FRA (and application of sequential tests)        | The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1      |
| <b>Contaminated Land</b>                                                                               | Contaminated Land Register                           | On contaminated land which cannot be mitigated                                                       | On contaminated land which could be mitigated                                                              | Not on contaminated land                                                                                    |
| <b>Topography</b>                                                                                      | Stable location                                      | On steep slope or unstable land                                                                      | Land appears relatively flat or stable land, requiring further investigation                               | Relatively flat and stable land                                                                             |
| <b>Safe &amp; Convenient Access</b>                                                                    | County Council / Highways Authority                  | Site does not have or could not have convenient / safe access to highway                             | Site has or could have access to public highway but requires further investigation about safety            | Site appears to be able to accommodate safe and convenient access on to the public highway                  |
| <b>International Designation</b>                                                                       | SPA, SAC Ramsar sites                                | Site covered by an International designation and purpose of the designation likely to be compromised | Site within the buffer of an International designation and purpose of the designation could be compromised | The site is not within an International designation or its buffer                                           |
| <b>National Designation</b>                                                                            | AONB SSSI National Nature Reserves Scheduled         | The site is affected by a national designation and the purpose of                                    | The site is affected by a national designation or immediately                                              | The site is not affected by or immediately adjacent to any national                                         |

|                                                     |                                                                                                                                                                                                                                                                                                     |                                                                                                                                        |                                                                                                                                                                  |                                                                                                                                 |
|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
|                                                     | Monuments<br>Listed Buildings<br>Ancient Woodland<br>Veteran Trees<br>Historic Parks and Gardens                                                                                                                                                                                                    | the designation is likely to be compromised by the site.                                                                               | adjacent to a nationally designated site, and the purpose of the designation could be compromised.                                                               | designations.                                                                                                                   |
| <b>Local Designations</b>                           | Conservation Areas<br>Local Wildlife Sites<br>Local Nature Reserves<br>Sites of Importance for Nature Conservation<br>Local Geological Sites<br>Local Heritage Assets<br>Local Green Space<br>Tree Preservation Orders<br>H&SE hazardous installations/pipelines<br>Sewage Works - Cordon Sanitaire | The site is covered by a local designation and the purpose of the designation likely to be compromised                                 | The site is in close proximity of local designation and could compromise the purpose of the designation, requiring further investigation of mitigatory measures. | The site is not affected by, or immediately adjacent to, any local designation.                                                 |
| <b>Priority Species and Habitats</b>                | Biodiversity Action Plan                                                                                                                                                                                                                                                                            | The site is known to home priority species or habitats which would be adversely affected by development                                | The site is known to home or be near known BAP species or habitats, but mitigatory measures can be proposed                                                      | No known BAP species or habitats on the site or in close proximity                                                              |
| <b>Green Belt</b>                                   | Green Belt                                                                                                                                                                                                                                                                                          | Site is within the Green Belt and no exceptional circumstances exist                                                                   | Site is within the Green Belt but exceptional circumstances may exist                                                                                            | Site is not within the Green Belt                                                                                               |
| <b>Significant Gap</b>                              | Significant Gap                                                                                                                                                                                                                                                                                     | Site is within a Significant Gap and the purpose of designation likely to be compromised                                               | Site could have a negative impact on the purpose of Significant Gap designation, requiring further investigation                                                 | Site not within Significant Gap                                                                                                 |
| <b>Residential Amenity / Neighbouring Land Uses</b> | Residential Amenity and Neighbouring Land Uses                                                                                                                                                                                                                                                      | Adverse impact on privacy and residential amenity for both site residents and / or neighbouring land uses which could not be mitigated | May be adverse impact on privacy and residential amenity for both site residents and / or neighbouring land uses which could be                                  | Unlikely to be significant adverse impact on privacy and residential amenity for both site residents and neighbouring land uses |

|                                                     |                                                                                                          |                                                                                                                                                 |                                                                                                                                                                                |                                                                                                                                                            |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                     |                                                                                                          |                                                                                                                                                 | mitigated                                                                                                                                                                      |                                                                                                                                                            |
| <b>Capable of On-Site Services</b>                  | On-Site Services for water supply, mains electricity, waste disposal and foul and surface water drainage | Site not capable of providing adequate on-site services for water supply, mains electricity, waste disposal and foul and surface water drainage | May be capable of providing adequate on-site services for water supply, mains electricity, waste disposal and foul and surface water drainage, requiring further investigation | Site capable of providing adequate on-site services for water supply, mains electricity, waste disposal and foul and surface water drainage                |
| <b>Desirable Criteria</b>                           | <b>Issue</b>                                                                                             | <b>Red</b>                                                                                                                                      | <b>Amber</b>                                                                                                                                                                   | <b>Green</b>                                                                                                                                               |
| <b>Distance to Shop</b>                             | Walking distance up to 800 metres                                                                        | Not applicable                                                                                                                                  | Site not within 800 metres of a shop                                                                                                                                           | Site within 800 metres of a shop                                                                                                                           |
| <b>Distance to Primary School</b>                   | Walking distance up to 2,000 metres                                                                      | Not applicable                                                                                                                                  | Site not within 2,000 metres of a primary school                                                                                                                               | Site within 2,000 metres of a primary school                                                                                                               |
| <b>Distance to GP</b>                               | Walking distance up to 1,200 metres                                                                      | Not applicable                                                                                                                                  | Site not within 1,200 metres of a GP                                                                                                                                           | Site within 1,200 metres of a GP                                                                                                                           |
| <b>Distance to Public Transport (Bus Stop)</b>      | Walking distance up to 800 metres                                                                        | Not applicable                                                                                                                                  | Site not within 800 metres of bus stop                                                                                                                                         | Site within 800 metres of bus stop                                                                                                                         |
| <b>Expansion / intensification of existing Site</b> | Existing Sites                                                                                           | Not applicable                                                                                                                                  | Would be a new site                                                                                                                                                            | Would be an extension to an existing site                                                                                                                  |
| <b>Previously Developed Land</b>                    | National Land Use Database / SHLAA                                                                       | Not applicable                                                                                                                                  | Not on previously developed land                                                                                                                                               | Would be on previously developed land                                                                                                                      |
| <b>Green Infrastructure</b>                         | Green Infrastructure                                                                                     |                                                                                                                                                 | The site is within an area identified as "protect and enhance" or "protect and restore" as identified on the Environmental Character Areas map in SWDP 5                       | The site is not within an area identified as "protect and enhance" or "protect and restore" as identified on the Environmental Character Areas map in SWDP |

The Institute of Highways and Transportation Guidelines for Providing Journeys on Foot (2000) suggests that for facilities such as shops and bus stops, walking distances of up to 800m can be considered, with the desirable and acceptable distances being 200m and 400m. Acceptable walking distances to facilities are defined as those where a high proportion of the trips generated by new development can be conveniently made by passenger transport, on foot or by bicycle.

The South Worcestershire Council's assessed the accessibility of potential Traveller sites against the criteria below:

|                   | <b>Facilities e.g. shops,<br/>bus stops</b> | <b>Commuting/school</b> | <b>Other</b> |
|-------------------|---------------------------------------------|-------------------------|--------------|
| Desirable         | 200m                                        | 500m                    | 400m         |
| Acceptable        | 400m                                        | 1000m                   | 800m         |
| Preferred Maximum | 800m                                        | 2000m                   | 1200m        |

Source: Guidelines for Providing for Journeys on Foot (IHT 2000)

To give sufficient flexibility for traveller site allocations it is considered that a distance of within 1,000 metres of a town or Category 1, 2 or 3 village would be reasonable.

## Assessment Stages

A staged approach was undertaken to identifying and assessing the suitability of potential sites for inclusion in the Traveller and Travelling Showpeople DPD.

### Stage 1: Identification of Potential Land for Site Assessment

The first step in the assessment process was to identify land that may be potentially available for Traveller or Travelling Showpeople use.

In February / March 2015 the South Worcestershire Councils undertook a “call for sites” which provided an opportunity for individuals and organisations to suggest sites that they considered might be suitable for allocation as a Traveller or Travelling Showpeople site. It was made clear that proposals could be for either new sites or an expansion or intensification of an existing site. Proposals were invited for permanent residential sites or transit sites / temporary stopping places.

It was also made clear that all sites submitted would undergo a rigorous assessment against specific criteria to assess their potential suitability. Submitting a site for consideration was not a guarantee that it would be found suitable or that it would be allocated as part of the emerging DPD. It was also explained that any sites that were included within the DPD would still be required to follow the normal planning procedures in securing planning permission.

Individuals and organisations that were invited to submit sites in the “call for sites” included:

- All Gypsy, Traveller and Travelling Showpeople households on authorised (permanent and temporary) and unauthorised Traveller and Travelling Showpeople sites in south Worcestershire.
- All registered caravan parks owners in south Worcestershire.
- Public sector landowners, including the District and County Councils and Housing Associations.
- Landowners who put land forward for consideration as potential housing allocations in the Strategic Housing Land Availability Assessment (SHLAA).

Additionally, a Press Release was issued to raise awareness so that others might put sites forward if they desired to do so.

17 valid site submissions were received – which are summarised in Table 1 below.

Table 1 – List of Sites Submitted for consideration in the “Call for Sites”

| Site Name and Location             | District      | New or Existing Site | Potential Number of New or Additional Pitches | For Gypsy, Showman &/or Transit Use |
|------------------------------------|---------------|----------------------|-----------------------------------------------|-------------------------------------|
| Hillbee Farm<br>Upton Upon Severn  | Malvern Hills | Existing             | 5                                             | Gypsy + Showpeople                  |
| Haylers End<br>Hanley Swan         | Malvern Hills | New                  | 30                                            | Gypsy                               |
| Lower Howsell Road<br>Leigh Sinton | Malvern Hills | New                  | 20                                            | Gypsy                               |
| Fieldview                          | Malvern Hills | Existing             | 6                                             | Gypsy + Transit                     |

|                                                                                |          |          |        |         |
|--------------------------------------------------------------------------------|----------|----------|--------|---------|
| Gadfield Elm (near Staunton)                                                   |          |          |        |         |
| Acton Villa, Acton, Ombersley                                                  | Wychavon | Existing | 5      | Gypsy   |
| Comhampton Lane, Dunhampton, Ombersley                                         | Wychavon | New      | 4      | Gypsy   |
| The Hill, Canada Bank, Charlton                                                | Wychavon | Existing | 4      | Gypsy   |
| Land known as the Tree Nursery, adj Westwood Way and A38 roundabout, Droitwich | Wychavon | New      | 10     | Transit |
| Land off Narroway Lane, Crossway Green                                         | Wychavon | New      | 3 - 4  | Gypsy   |
| Land off Waresley Road, Hartlebury                                             | Wychavon | New      | 2      | Gypsy   |
| Torton Paddock, Charlton Lane, Torton                                          | Wychavon | Existing | 2      | Gypsy   |
| The Orchard, Knowle Hill, Badsey                                               | Wychavon | Existing | 7      | Gypsy   |
| Seven Acres, Main Rd, Crophorne                                                | Wychavon | Existing | 3      | Gypsy   |
| Orchard View, Evesham Rd, Fladbury                                             | Wychavon | Existing | 8 - 10 | Gypsy   |
| 8 Evergreen Bank, Main Rd, Crophorne                                           | Wychavon | Existing | 3      | Gypsy   |
| Blossom Hill, Village St, Aldington                                            | Wychavon | Existing | 2      | Gypsy   |
| Laurel Park, Bredon                                                            | Wychavon | Existing | 3      | Gypsy   |

In addition to the 17 sites submitted for consideration, land at Broomhall Community and Norton Barracks Community (the proposed Worcester South urban extension) and land at Temple Laugherne (the proposed Worcester West urban extension) were also assessed for their suitability for accommodating Traveller sites.

As background, the South Worcestershire Development Plan proposes up to 20 pitches through the identification of two sites (up to 10 pitches each) on the proposed Worcester South and Worcester West urban extensions – policies SWDP 45/1 and 45/2 respectively. The precise location of these sites would be identified through detailed masterplanning of the urban extensions. At the masterplanning stage, it would also be determined whether the sites on the urban extensions were to meet Malvern Hills, Worcester or Wychavon's pitch requirements.

The potential suitability of Traveller sites in south Worcestershire which have temporary planning permission and no conditions limiting the site to named individuals were also assessed and are summarised in Table 2 below.

Table 2 – List of Sites with Temporary Planning Permission Without Personal Occupancy Restrictions

| <b>Site Name and Location</b>          | <b>District</b> | <b>Number of Pitches with Temporary Planning Permission</b> | <b>Expiry of Temporary Planning Permission</b> |
|----------------------------------------|-----------------|-------------------------------------------------------------|------------------------------------------------|
| Shorthill Caravan Park, Crossway Green | Wychavon        | 10 Gypsy + 24 Transit                                       | July 2019                                      |

## **Stage 2: Initial Suitability and Availability Assessment**

The second stage involved a desk-based assessment of suitability criteria, together with an initial investigation of likely availability.

This stage sieved out immediately sites which were likely to fail on the grounds of either the site being unavailable for Traveller or Travelling Showpeople purposes or potential sites contravening major constraints such as being within planning designations, areas prone to flooding, on contaminated land etc.

The initial site availability and suitability assessment is summarised in Table 3.

All sites where at least one criterion was not satisfied (ie red on the matrix) were rejected.

All sites which did not receive a “red” in the Initial Availability and Suitability Assessment were taken forward to be considered at the next stage.

Table 3 - Initial Availability and Suitability Assessment Matrix

| Site Details                                                                   |                | Essential Availability Criteria | Essential Suitability Criteria                                                     |            |                   |                                       |                   |                               |                                   | Conclusion                                                                                                                                              |
|--------------------------------------------------------------------------------|----------------|---------------------------------|------------------------------------------------------------------------------------|------------|-------------------|---------------------------------------|-------------------|-------------------------------|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Name / Location                                                           | Source         | Availability for T&TS Use       | Within 1000m of a town or Category 1, 2 or 3 Settlement, or within Urban Extension | Flood Risk | Contaminated Land | International or National Designation | Local Designation | Green Belt or Significant Gap | Known Priority Species & Habitats | Should the site be considered further?                                                                                                                  |
| Hillbee Farm Upton Upon Severn                                                 | Call for Sites |                                 |                                                                                    |            |                   |                                       |                   |                               |                                   |                                                                                                                                                         |
| Haylers End Incinerator Hanley Swan                                            | Call for Sites |                                 |                                                                                    |            |                   |                                       |                   |                               |                                   | 1.3 km from nearest settlement                                                                                                                          |
| Lower Howsell Road Leigh Sinton                                                | Call for Sites |                                 |                                                                                    |            |                   |                                       |                   |                               |                                   | Significant Gap                                                                                                                                         |
| Fieldview Gadfield Elm (nr Staunton)                                           | Call for Sites |                                 |                                                                                    |            |                   |                                       |                   |                               |                                   | 1.6km from nearest settlement. Whole site in Flood Risk zones 2 & 3. Gas pipeline runs through site.                                                    |
| Acton Villa, Acton, Ombersley                                                  | Call for Sites |                                 |                                                                                    |            |                   |                                       |                   |                               |                                   | 1.3 km from nearest settlement                                                                                                                          |
| Comhampton Lane, Dunhampton, Ombersley                                         | Call for Sites |                                 |                                                                                    |            |                   |                                       |                   |                               |                                   | 1.7km from nearest settlement                                                                                                                           |
| The Hill, Canada Bank, Charlton                                                | Call for Sites |                                 |                                                                                    |            |                   |                                       |                   |                               |                                   | 1.5 km from Crophorne                                                                                                                                   |
| Land known as the Tree Nursery, adj Westwood Way and A38 roundabout, Droitwich | Call for Sites |                                 |                                                                                    |            |                   |                                       |                   |                               |                                   | Adj. SSSI (e Great Adj. Listed building (The Boat House). IAdj. Historic Park and Garden (Westwood House). In a local or regional wildlife site. TPO on |

| Site Name / Location                    | Source                                                    | Availability for T&TS Use | Within 1000m of a town or Category 1, 2 or 3 Settlement, or within Urban Extension | Flood Risk | Contaminated Land | International or National Designation | Local Designation                    | Green Belt or Significant Gap | Known Priority Species & Habitats | surrounding land. Should the site be considered further?                                                 |
|-----------------------------------------|-----------------------------------------------------------|---------------------------|------------------------------------------------------------------------------------|------------|-------------------|---------------------------------------|--------------------------------------|-------------------------------|-----------------------------------|----------------------------------------------------------------------------------------------------------|
| Land off Narrowway Lane, Crossway Green | Call for Sites                                            |                           |                                                                                    |            |                   |                                       |                                      |                               |                                   | 760m from nearest settlement.                                                                            |
| Land off Waresley Road, Hartlebury      | Call for Sites                                            |                           |                                                                                    |            |                   |                                       |                                      |                               |                                   | In Green Belt. TPOs on trees along boundary with Pleck Orchard.                                          |
| Torton Paddock, Charlton Lane, Torton   | Call for Sites                                            |                           |                                                                                    |            |                   |                                       |                                      |                               |                                   | 1.8km to nearest settlement. In Green Belt.                                                              |
| The Orchard, Knowle Hill, Badsey        | Call for Sites                                            |                           |                                                                                    |            |                   |                                       |                                      |                               |                                   | 300m to edge of Evesham.                                                                                 |
| Seven Acres, Main Rd, Cropthorne        | Call for Sites                                            |                           |                                                                                    |            |                   |                                       |                                      |                               |                                   | 900m from nearest settlement.                                                                            |
| Orchard View, Evesham Rd, Fladbury      | Call for Sites                                            |                           |                                                                                    |            |                   |                                       |                                      |                               |                                   | 1.4km to nearest settlement.                                                                             |
| 8 Evergreen Bank, Main Rd, Cropthorne   | Call for Sites                                            |                           |                                                                                    |            |                   |                                       |                                      |                               |                                   | 770m from nearest settlement.                                                                            |
| Blossom Hill, Village St, Aldington     | Call for Sites                                            |                           |                                                                                    |            |                   |                                       | Within 100m of special wildlife site |                               |                                   | 150m to Aldington and 370m to Badsey. Access road appears to be in flood zone 3 but not the land itself. |
| The Laurels, Main Rd, Bredon            | Call for sites                                            |                           |                                                                                    |            |                   |                                       |                                      |                               |                                   | 50m to Bredon                                                                                            |
| Shorthill Caravan Park, Crossway Green  | Temporary consent, without personal occupancy restriction |                           |                                                                                    |            |                   |                                       |                                      |                               |                                   | 550m from Crossway Green                                                                                 |
| Worcester South Urban Extension         | SWDP                                                      |                           |                                                                                    |            |                   |                                       |                                      |                               |                                   | Likely to be situated in a Significant Gap – but the principle of this is accepted by                    |

|                                |      |  |  |  |  |  |  |  |  |                                                                                                                                                                                         |
|--------------------------------|------|--|--|--|--|--|--|--|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                |      |  |  |  |  |  |  |  |  | SWDP.<br>Precise location of potential Traveller site not known so difficult to assess suitability criteria further at this stage.                                                      |
| Worcester West Urban Extension | SWDP |  |  |  |  |  |  |  |  | Precise location of potential Traveller site not known so difficult to assess suitability criteria further at this stage, but principle of Traveller site development accepted in SWDP. |

### Stage 3: Detailed Site Assessment

The third stage involved a more detailed on-site assessment of suitability, achievability and sustainability issues. The potential capacity of sites was also considered.

The on-site assessment helped determine the suitability of a site against the following essential criteria:

- Whether the land is relatively flat and stable.
- Whether the site has (or has potential of) safe and convenient access to the highway network.
- Whether there is likely to be any significant adverse visual impact which could not be adequately minimised.
- Whether there is likely to be a significant adverse impact on privacy and residential amenity for both site residents and neighbouring land uses that could not be mitigated.
- Whether the site is likely to be capable of providing adequate on-site services for water supply, mains electricity, waste disposal and foul and surface water drainage.

Whilst a failure to meet the criteria listed below may not, in themselves, preclude the development of Traveller and Travelling Showpeople sites, they are important considerations which could assist in assessing the sustainability of sites and prioritising between a choice of potential sites.

- Whether local services and facilities such as schools and health facilities are accessible by walking, cycling and public transport.
- Whether it would be an extension to an existing site or a new site.
- Whether the site would be on previously developed land.

The results of the Stage 3 detailed site assessment are summarised in Table 4.

**Table 4 - Suitability and Achievement Assessment Matrix**

| Site Name / Location                    | Essential Criteria |                                  |               |                                           |                          | Desirable Suitability Criteria |                            |                |                      |                                              |                           |                      |                                              | Conclusion                                                                                                                                                                 |
|-----------------------------------------|--------------------|----------------------------------|---------------|-------------------------------------------|--------------------------|--------------------------------|----------------------------|----------------|----------------------|----------------------------------------------|---------------------------|----------------------|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                         | Topography         | Safe Access on to Public Highway | Visual Impact | Residential Amenity and Neighbouring Uses | Capable On-Site Services | Distance to Shop               | Distance to Primary School | Distance to GP | Distance to Bus Stop | Intensification / Extension to existing Site | Previously Developed Land | Green Infrastructure | Potential Number of New / Additional Pitches |                                                                                                                                                                            |
| Hillbee Farm Upton Upon Severn          |                    |                                  |               |                                           |                          | 1870m                          | 1800m                      | 1130m          | 410m                 | Intensification                              |                           |                      | 5                                            | Need to demonstrate suitable access can be achieved                                                                                                                        |
| The Orchard, Knowle Hill, Badsey        |                    |                                  |               |                                           |                          | 1300m                          | 1800m                      | 1740m          | 1400m                | Intensification                              |                           |                      | 7                                            |                                                                                                                                                                            |
| Blossom Hill, Village St, Aldington     | Sloping site       |                                  |               |                                           |                          | 960m                           | 1330m                      | 2300m          | 90m                  | Extension                                    |                           |                      | 2                                            |                                                                                                                                                                            |
| Seven Acres, Main Rd, Cropthorne        |                    |                                  |               |                                           |                          | 2600m                          | 1490m                      | 4km            | 530m                 |                                              |                           |                      | 3                                            | Need to demonstrate suitable access can be achieved                                                                                                                        |
| 8 Evergreen Bank, Main Rd, Cropthorne   |                    |                                  |               |                                           |                          | 2500m                          | 1300m                      | 4km            | 390m                 | Intensification                              |                           |                      | 3                                            | Need to demonstrate suitable access can be achieved                                                                                                                        |
| Land off Narrowway Lane, Crossway Green |                    |                                  |               |                                           |                          | 390m                           | 2000m                      | 5km            | 180m                 | New site                                     |                           |                      | 3-4                                          | Access from Narrowway Lane is not feasible because of the very narrow lane – one vehicle width with no proper waiting bays. Would also be inappropriate to increase use of |

|                                        |  |  |  |  |  |       |       |      |      |                 |  |  |    |                                                                                                                     |
|----------------------------------------|--|--|--|--|--|-------|-------|------|------|-----------------|--|--|----|---------------------------------------------------------------------------------------------------------------------|
|                                        |  |  |  |  |  |       |       |      |      |                 |  |  |    | access via Mayview as this is a single width domestic drive onto the A449 where national speed restriction applies. |
| The Laurels, Kemerton Road, Bredon     |  |  |  |  |  | 1260m | 1380m | 540m | 300m | Intensification |  |  | 3  | Need to demonstrate suitable access can be achieved                                                                 |
| Shorthill Caravan Park, Crossway Green |  |  |  |  |  | 490m  | 2100m | 5km  | 290m | New site        |  |  | 10 |                                                                                                                     |
| Worcester South Urban Extension        |  |  |  |  |  |       |       |      |      | New site        |  |  | 10 |                                                                                                                     |
| Worcester West Urban Extension         |  |  |  |  |  |       |       |      |      | New site        |  |  | 10 |                                                                                                                     |

## Conclusions

Based on the assessment of sites submitted during the “call for sites”, broad locations identified for Traveller sites on the urban extensions in SWDP 45 and sites with temporary planning permission and no personal occupancy restrictions, the following 9 sites meet, or have the potential to meet, the essential suitability criteria Traveller or Travelling Showpeople sites and should be taken forward for consideration and consultation as part of the Site Allocations Development Plan Document Preferred Options consultation.

6 of the 9 sites are already authorised permanent Traveller sites and proposals would involve an intensification of, or extension to, the existing site.

The 6 existing sites are potentially available now and could meet the identified need for pitches in the short to medium period.

3 sites, including the two proposed urban extensions at Worcester South and Worcester West, would be new Traveller sites.

| Site Name and Location                    | District                    | New or Existing Site | Potential No. New Pitches | For Gypsy, Showman &/or Transit Use |
|-------------------------------------------|-----------------------------|----------------------|---------------------------|-------------------------------------|
| Hillbee Farm<br>Upton Upon Severn         | Malvern Hills               | Existing             | 5                         | Gypsy                               |
| The Orchard, Knowle Hill,<br>Badsey       | Wychavon                    | Existing             | 7                         | Gypsy                               |
| Blossom Hill, Village St,<br>Aldington    | Wychavon                    | Existing             | 2                         | Gypsy                               |
| Seven Acres, Main Rd,<br>Crophorne        | Wychavon                    | Existing             | 3                         | Gypsy                               |
| 8 Evergreen, Main Rd,<br>Crophorne        | Wychavon                    | Existing             | 3                         | Gypsy                               |
| Laurel Park, Bredon                       | Wychavon                    | Existing             | 3                         | Gypsy                               |
| Shorthill Caravan Park,<br>Crossway Green | Wychavon                    | New                  | 10<br>5                   | Gypsy<br>Transit                    |
| Worcester South Urban<br>Extension        | Malvern Hills<br>/ Wychavon | New                  | up to 10                  | Gypsy &/or<br>Showpeople?           |
| Worcester West Urban<br>Extension         | Malvern Hills               | New                  | up to 10                  | Gypsy &/or<br>Showpeople?           |