

Nuneaton and Bedworth  
Borough Council

# Gypsies, Travellers and Travelling Showpeople Site Allocations Development Plan Document

Preferred Options

2015





## CONTENTS

<b>1.</b>	<b>INTRODUCTION .....</b>	<b>2</b>
	What is a Site Allocations Document? .....	2
	Supporting Evidence .....	3
	Have your Say .....	3
	What Happens Next? .....	4
<b>2.</b>	<b>BACKGROUND .....</b>	<b>5</b>
	Definitions.....	5
	Why Plan for Gypsies and Travellers? .....	6
	What is the current situation in terms of Gypsy and Traveller Sites?.....	10
	How will the sites be identified?.....	10
<b>3.</b>	<b>SITE DELIVERY AND MANAGEMENT .....</b>	<b>12</b>
<b>4.</b>	<b>IDENTIFYING THE PREFERRED SITES.....</b>	<b>13</b>
<b>5.</b>	<b>THE PREFERRED SITES .....</b>	<b>14</b>
	GT.A.....	15
	GT.B.....	16
	GT.C.....	17
	GT.D.....	18
	GT.E.....	19
<b>6.</b>	<b>PREFERRED OPTIONS POLICIES FOR CONSULTATION.....</b>	<b>20</b>
	Gypsy and Traveller Sites .....	20
	Safeguarding sites.....	21
<b>7.</b>	<b>MONITORING .....</b>	<b>22</b>
<b>8.</b>	<b>GLOSSARY .....</b>	<b>23</b>
	<b>APPENDIX A – ALTERNATIVE SITES NOT TAKEN FORWARD.....</b>	<b>25</b>

# 1. INTRODUCTION

## What is a Site Allocations Document?

- 1.1 The Gypsy, Travellers and Travelling Showpeople Site Allocations Development Plan Document (the GTDPD) will identify sites for Gypsies, Travellers and Travelling Showpeople (Gypsy and Travellers) to ensure sufficient land is available in appropriate locations to meet the identified need set out in the Borough Plan. Once adopted, the site allocations GTDPD will sit alongside the Borough Plan. An assessment of the needs of Gypsies and Travellers was jointly commissioned with North Warwickshire Borough Council, with the final assessment completed in 2013. The assessment revealed that there is a need for more residential and transit pitches in the Borough. It is for this reason that the Council must identify suitable sites to accommodate these pitches.
- 1.2 The Council has a duty to plan for the future development of the Borough and is committed to meeting current and future needs of the Gypsy and Traveller communities and the sites put forward in this document offer the scope for meeting that need. Policy NB10 of the Borough Plan sets the criteria against which planning applications for Gypsy and Travellers will be assessed. This DPD will identify sites to meet the accommodation needs of Gypsy and Travellers in the Borough in accordance with national planning policy. The purpose of the public consultation is to invite views on the preferred site options identified in this document. No final decisions have been made in favour of any of the sites and any comments received will be important in informing the final site selection. The key dates for the development of the document are set out below:



## Supporting Evidence

### Sustainability Appraisal

- 1.3 The GTDPD is supported by a Sustainability Appraisal (SA), which has been prepared on an independent basis for the Council. The purpose of the SA is to ensure that all DPD's are compatible with the aims of sustainable development by appraising the environmental, social and economic implications of the document. The SA process runs parallel to the DPD and it will help inform the preparation of the document. The Council, through the SA, has appraised the sites included in this document.

### Habitat Regulations Assessment

- 1.4 The GTDPD is also supported by a Habitats Regulation Assessment (HRA), which identifies where there may be any adverse effects on any Natura 2000 or Ramsar sites. This work has to be undertaken as Ensors Pool is a Special Area of Conservation (SAC), therefore, mitigation may be required to address any impacts the selections of sites may have.

## Have your Say

- 1.5 This document is subject to public consultation between **26 October 2015 and 18 December 2015**. The Council would like your comments on any aspect of the document. A response form accompanies this document to aid you with your response. The Council will only consider comments by respondents who provide their full names and address. Inappropriate, offensive or racist comments will not be accepted.
- 1.6 Comments should be returned by **5pm Friday 18<sup>th</sup> December 2015**. It is recommended that you use the Councils response form. Comments should be sent by email to [planning.policy@nuneatonandbedworth.gov.uk](mailto:planning.policy@nuneatonandbedworth.gov.uk) or in writing to the address below:

Gypsy and Traveller DPD  
Planning Policy and Economic Development  
Nuneaton and Bedworth Borough Council  
Town Hall  
Coton Road  
NUNEATON  
CV11 5AA

- 1.7 If you need more information, please contact us using the details above. Alternatively, you can get in touch through twitter [@nbbcouncil](https://twitter.com/nbbcouncil), [facebook](https://www.facebook.com/nbbcouncil) or telephone 024 7637 6376.

- 1.8 This document, the SA and HRA can be viewed on the Council's website, at the Council's offices and at libraries across the Borough. The documents can be made available in other formats, including large print, CD and other languages on request. Please contact customer services on the telephone number above for further assistance.

### **What Happens Next?**

- 1.9 The Council will consider the comments received to ensure that the most sustainable and suitable sites are chosen. Further public consultation will take place in spring 2016. This will be a submission version of the Plan and it will include the final site allocations for Gypsy and Traveller accommodation.

## **2. BACKGROUND**

2.1 The need to plan for the housing requirements of the whole Borough is in line with Government guidance contained in the National Planning Policy Framework (NPPF) and its companion document 'Planning Policy for Traveller Sites'. The Government carried out a consultation on a range of Gypsy related planning issues at the end of 2014. At the time of writing, there have been no further updates in terms of how this will be taken forward under the new Conservative Government. Any future changes to Government policy will be reflected in future stages of this documents preparation.

### **Definitions**

2.2 National planning policy sets out the following definitions for the purposes of planning policy.

#### **Gypsies and Travellers**

2.3 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 dependents' 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.

#### **Travelling Showpeople**

2.4 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 dependents' 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.

#### **Travellers**

2.5 'Gypsies and Travellers' and 'travelling Showpeople' as defined above.

#### **Pitches and Plots**

2.6 A pitch on a 'Gypsy and Traveller' site and plot means a pitch on a 'Travelling Showpeople' site (often called a 'yard'). This terminology differentiates between residential pitches for gypsies and Travellers and mixed-use plots for travelling Showpeople, which may/will need to incorporate space or to be split to allow for the storage of equipment.

## Why Plan for Gypsies and Travellers?

### Legislation and Guidance

- 2.7 The Housing Act 2004 places a duty on local authorities to produce an assessment of current and future accommodation need for Gypsies and Travellers.
- 2.8 National planning policy for gypsies and Travellers is set out in Planning Policy for Traveller Sites 2014 and is to be read in conjunction with the National Planning Policy Framework.
- 2.9 The failure to allocate sufficient land to meet the need for permanent pitches has a number of possible impacts including:
- Unauthorised development and encampments, as well as tensions with the settled community
  - Difficulty of ensuring stable access to all the support and services that Gypsy, Traveller and Travelling Showpeople communities need
  - Reinforcing the cycle of nomadism and homelessness for those Gypsies and Travellers who may prefer or need a more settled way of life, but cannot find a permanent site
  - Applications for development being decided on appeal, which can result in sites being permitted that may not be the most suitable or sustainable locations for development
  - Failure of the Council to meet the accommodation needs of Gypsies and Travellers in contravention of its duty under the Housing Act 2004
  - Restricting the Council's ability to enforce against unauthorised development as our ability to enforce is related to our activity in meeting the need for new provision.
- 2.10 The Government's overarching aim is to ensure fair and equal treatment for Travellers, in a way that facilitates the traditional and nomadic way of life of Travellers while respecting the interests of the settled community. To help achieve this, the Government's aims in respect of Traveller sites are:
- that local planning authorities should make their own assessment of need for the purposes of planning
  - to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites
  - to encourage local planning authorities to plan for sites over a reasonable timescale
  - that plan-making and decision-taking should protect Green Belt from inappropriate development



- to promote more private Traveller site provision while recognising that there will always be those Travellers who cannot provide their own sites
- that plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective
- for local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies
- to increase the number of Traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply
- to reduce tensions between settled and Traveller communities in plan-making and planning decisions
- to enable provision of suitable accommodation from which Travellers can access education, health, welfare and employment infrastructure
- for local planning authorities to have due regard to the protection of local amenity and local environment.

2.11 The key elements of Planning Policy for Traveller Sites are that Local Planning Authorities should:

- Set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople to address the likely permanent and transit site accommodation needs of Travellers in their area, working collaboratively with neighbouring local planning authorities.
- Produce a Local Plan to:
  - identify 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 the rest of the Plan period.
- Set criteria to guide where land for Gypsy and Traveller sites should be identified and allocated.
- Ensure that Traveller sites are sustainable economically, socially and environmentally.
- Ensure that the scale of such sites does not dominate the nearest settled community, when assessing the suitability of sites in rural or semi-rural settings.
- Should not approve inappropriate development that is harmful to the Green Belt except in very special circumstances. Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.

- Alter Green Belt boundaries only in exceptional circumstances. If a local planning authority wishes to make an exceptional limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet a specific, identified need for a Traveller site, it should do so only through the plan-making process and not in response to a planning application. If land is removed from the Green Belt in this way, it should be specifically allocated in the development plan as a Traveller site only.

2.12 National Planning Policy Guidance, Housing and Economic Land Availability Assessment reiterates the importance of protecting the Green Belt from inappropriate development.

### The Borough Plan

2.13 The Borough Plan identifies targets for residential and transit pitches to accommodate Gypsies and Travellers and criteria to assist in identifying sites. Please note that this consultation is not asking for comments on the targets or criteria but you can comment on these issues via the Borough Plan Submission consultation.

2.14 The targets for residential and transit pitches are based on the Gypsy, Traveller and Travelling Showpeople Accommodation Assessment for North Warwickshire and Nuneaton and Bedworth (SHUSU/University of Salford, 2013) (The GTAA). The GTAA shows that there is a need for 35 residential pitches and between 15-20 transit pitches for the period 2012-2028. This need arises as a result of unauthorised development, movement between areas and household growth.

2.15 The Borough Plan covers the period up to 2031 and so it has been necessary to roll forward the Gypsy and Travellers assessment. In line, with the original assessment an annual compound growth rate of 3% has been added to the residential pitches. This gives a total figure of 40 residential pitches 2012-2031. As a range was given for the transit pitches, no change has been made. No target was identified for Travelling Showpeople.

2.16 In summary, the targets for 2012-2031 set out in the emerging Borough Plan are:

<b>Residential pitches</b>	40
<b>Transit pitches</b>	15-20
<b>Travelling Showpeople plots</b>	0
<b>Bargees</b>	To be determined <sup>1</sup>

<sup>1</sup> The GTAA 2013 did not consider the needs of bargees when it was undertaken and so the needs of this group are being investigated ahead of publication of the next version of this document. The Council would welcome any feedback from consultees on what they think the needs of this part of the Gypsy and Traveller community are.

2.17 Any permanent planning permissions for pitches gained since April 2012 will be taken off the targets. Since April 2012<sup>2</sup>, 9 pitches have gained permanent planning permission on residential sites. This means that the Council will have to identify sites for 31 residential pitches.

2.18 The Borough Plan includes a policy that sets out the criteria against which potential Gypsy and Traveller sites will be judged. These criteria will also be used in the interim period before the GTSDPD is adopted to assess any planning applications for Gypsy and Traveller sites. The policy is set out below:

#### Borough Plan Policy NB10 - Gypsy and Traveller Sites

The following criteria will be used to identify suitable sites for 40 residential and 15-20 transit pitches in a Gypsy and Travellers Site Allocations Plan or in determining any future planning applications contributing to meeting identified need:

- a) The number of pitches or plots is relative to the size and scale of the site;
- b) The number of pitches or plots is relative to the size and density of the surrounding settled community;
- c) The site is not located in areas of high flood risk;
- d) The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets;
- e) The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected;
- f) The site has suitable access to the highway network;
- g) The site is located where air pollution or noise pollution will not affect the health and well being of site residents and neighbouring uses will not be affected by air pollution or noise pollution as a result of the Gypsy and Traveller development;
- h) The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport;
- i) Give preference to sites where derelict or contaminated land is brought back into use.

#### Duty to Co-operate

2.19 Under the duty to co-operate, the Council must work collaboratively with neighbouring local planning authorities to set targets for Gypsy and Traveller accommodation and where necessary to identify suitable sites. The Council jointly commissioned the GTAA with North Warwickshire Borough Council and

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<sup>2</sup> The data here is based at April 2014.

will continue to work with other neighbouring authorities in determining targets and identifying sites to meet these needs.

## What is the current situation in terms of Gypsy and Traveller Sites?

2.20 The GTAA gave an estimate of the Gypsy and Traveller population. Based on monitoring of planning permissions it is possible to provide an updated position (with the exception of Bricks and Mortar):

Type of accommodation	Families/households (1 pitch or house = 1 household)
Travelling Showpeople	1
Socially rented sites	25
Private Sites	34
Unauthorised Sites	4
Bricks and Mortar	42

2.21 The local population is largely Romany (English) Gypsies with a smaller number of Irish Travellers. The surveys from the Assessment revealed that the majority of Gypsies and Travellers on all sites have strong and long standing local connections. The community generally appears to be a settled one with little intention to move and most are not likely to travel or only travel for one to two weeks per year.

2.22 The Assessment states that there are no travelling Showpeople sites in Nuneaton and Bedworth. However, the Council is aware of a site within Nuneaton off Whittleford Road. Warwickshire County Council manages the Griff Hollows site in Nuneaton providing social rented accommodation for 25 households. At the time of the Assessment, the County Council indicated that there was a waiting list of 6 people and that the number of applicants has remained static over the last few years.

2.23 There are a number of private sites<sup>3</sup>. The majority of these are located in the Green Belt. There are 13 private permanent sites which accommodate 27 households. There is also one site with temporary planning permission accommodating 4 households and one unauthorised site accommodating 4 households.

## How will the sites be identified?

2.24 There are a number of issues to consider:

- Site size
- Types of locations

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<sup>3</sup> Data at April 2014

## Site Size

- 2.25 National planning policy indicates that the number of pitches or plots on a site should relate to the specific site and its location as well as the surrounding population's size and density. Government Good Practice Guidance on Designing Gypsy and Traveller Sites states that there is no one ideal size of site or number of pitches. However, experience of site managers and residents indicates that a maximum of 15 pitches gives a comfortable environment that is easy to manage. However, smaller sites of 3-4 pitches can also be successful, particularly where designed for one extended family.
- 2.26 Initial work, using the Good Practice Guidance and experience of existing sites, indicates a pitch size of 500-550 square metres for permanent pitches and 300-350 square metres for transit pitches.

## Types of Location

- 2.27 The Borough consists of three main settlements and smaller urban areas that are densely populated. Outside the urban area, a significant proportion of the Borough is Green Belt.
- 2.28 National planning policy is clear that Gypsy and Traveller accommodation is not an appropriate use in the Green Belt. However, the boundary of the Green Belt can be altered as part of a Local Plan review where there are exceptional circumstances. This may include accommodating a site inset within the Green Belt.
- 2.29 National planning policy also indicates that outside the urban areas, the scale of Gypsy and Traveller sites should not dominate the nearest settled community.
- 2.30 Currently, the majority of the Borough's Gypsy and Traveller sites are located outside the urban area and away from the settled community and often in the Green Belt. National planning policy and current Gypsy and Traveller preferences do not correlate.

### 3. SITE DELIVERY AND MANAGEMENT

- 3.1 The main purpose of the GTDPD is to identify and to allocate sites for Gypsy and Traveller accommodation. However, the aim is to ensure that suitable accommodation is delivered on the ground. Therefore, the sites must be attractive to the Gypsy and Traveller community.
- 3.2 There are three main ways that a site can be provided:
- Private sites owned and inhabited by Gypsies and Travellers families
  - Private sites owned by Gypsies and Travellers but rented to other families
  - Sites managed by Councils or registered providers.
- 3.3 The Council does not intend to provide or manage Gypsy and Traveller accommodation, but it will work with other registered providers or private providers who wish to provide and manage sites.
- 3.4 The intention is to identify sites for the Gypsy and Traveller community to provide accommodation. However, the Council recognises that some Gypsy and Traveller families are unable to afford to purchase or rent pitches at market rates. Obtaining information about the economic circumstances of Gypsies and Travellers is not always possible. It is therefore difficult to give an accurate figure for the need for social rented accommodation. As part of the survey for the GTAA the vast majority of respondents indicated that that they could not afford to buy a pitch. It will, therefore, be necessary to make provision for such households.

## **4. IDENTIFYING THE PREFERRED SITES**

### **How sites have been identified**

- 4.1 The sites in section 5 have been identified as having the potential to meet the needs of Nuneaton and Bedworth's Gypsy and Travellers. The number of pitches that could potentially be allocated on those sites, taking a reasoned approach to site design and impacts on surrounding areas, is greater than the level of need requiring to be met, as identified in the GTAA.
- 4.2 The sites assessed through this process have all been submitted through the Council's call for sites. Through this process the Council only received three specific sites identified for Gypsy and Travellers as the preferred use. The Council, therefore, had to undertake a review of those sites which identified residential as the preferred use as well.

### **How identified site could meet the need**

- 4.3 This document seeks to allocate sufficient land to provide 31 residential pitches and 15-20 transit pitches and 0 Travelling Showpeople pitches. These figures meet the identified need in the evidence base to be met over the plan period 2012-2031.
- 4.4 The sites have the potential to deliver alternative pitch number or different pitch types. This consultation welcomes your view on what you consider the appropriate number for each site should be.

## 5. THE PREFERRED SITES

- 5.1 The preferred sites identified in this document are considered suitable, available and achievable as they have been submitted through the Council's call for sites and have been assessed against the Gypsy and Traveller criteria. Some of the sites recommended here as having potential for allocation are located within the Green Belt. National Policy states that Traveller sites (temporary or permanent) are inappropriate development in the Green Belt and that the development of Traveller sites should not be approved except in very special circumstances<sup>4</sup>. It also states that Green Belt boundaries should be altered only in exceptional circumstances. If a local planning authority wishes to make an exceptional limited alteration to the defined Green Belt boundary to meet a specific, identified need for a Traveller site, it should do so only through the planmaking process, for example through the preparation of the Borough Plan. If land is removed from the Green Belt in this way, it should be specifically allocated in the development plan as a Gypsy and Traveller site only.
- 5.2 Exceptional and very special circumstances are not defined in national policy, only that Traveller sites and conventional housing in the Green Belt are inappropriate and should be permitted only where very special circumstances exist: i.e. where the harm to the Green Belt and any other harm is clearly outweighed by the benefits of the development. The Government consultation on Gypsy and Travellers also stated that it proposes to amend National Planning Policy to provide that, subject to the best interests of the child (under United Nations Convention on the Rights of the Child), unmet need and personal circumstances are unlikely to outweigh harm to the Green Belt and any other harm so as to establish very special circumstances.
- 5.3 The Council is, therefore, required to undertake a balancing exercise, weighing the inappropriateness against benefits arising from the allocation of specific land to meet need. The Council is considering the allocation of Green Belt land due to the lack of suitable sites identified outside the Green Belt to meet local need identified in the GTAA. Any other benefits of individual site development must be considered alongside this lack of suitable sites outside the Green Belt to merit very special circumstances.
- 5.4 Details on each of the sites proposed as potentially suitable for site allocation are set out in this section.

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<sup>4</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6078/2113371.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6078/2113371.pdf)



## GT.A

### *Land off Mancetter Road, Tuttle Hill, Nuneaton* *Potential pitch provision: 15 pitches*

The site is 1.78ha and is located on the northern edge of Nuneaton on the east side of Mancetter Road. It is relatively accessible to employment and training, town centres, leisure facilities and George Eliot hospital in Nuneaton.

There are no immediate physical constraints in terms of open space, landscape, historic environment, flood risk, biodiversity or mineshafts.

Whilst the landscape strategy is to enhance and restore, the Land Use Designations Study indicates that the land north of the quarry is a sensitive landscape. It is a ridgeline and visible within the landscape. New development would be visible and alter the landscape character even if set within a mature landscape. A number of important landscape features are also identified around the site. However, this study is not clear what type of development it is referring. The impact of a Gypsy and Traveller site is likely to be less visible due as there will not be any 2 or more storeys.

Further information is required in terms of historic assets as the HLC indicates a medium potential for archaeology but this is not expected to restrict development of the site.

The site contains no nationally designated wildlife sites. Further information is required in terms of the potential Local Wildlife Site designation. Site falls under Windmill Hill Community Nature Area, a potential LWS which has recently expanded to include the site boundary. Reserve Poor's Piece LWS is located across the other side of Mancetter Road.

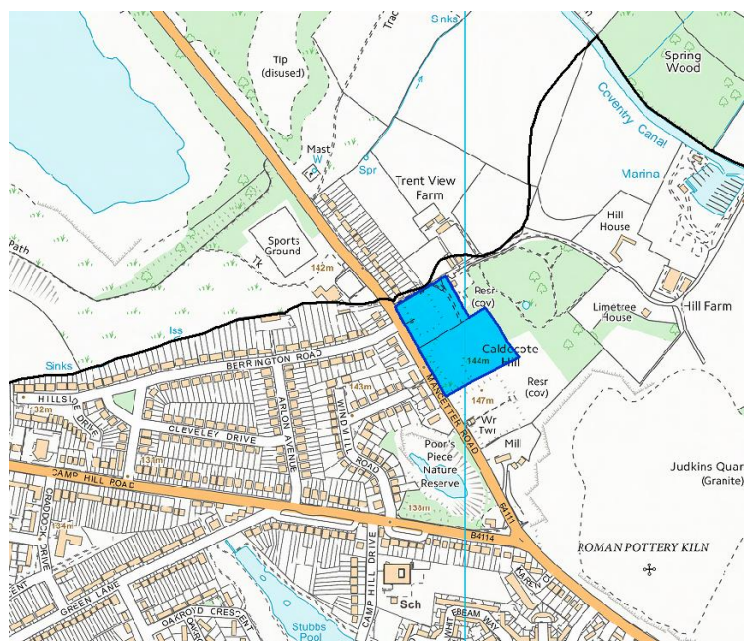
The land is identified as a Mineral Safeguarding Area. Further information is required from WCC but this is not expected to restrict development of the site.

The status of the covered reservoir and its impact on development of the site is unclear.

The site is not located in the Green Belt.

The site is not out of scale with the size of the settlement but it could be considered as not well integrated into the existing urban area due to the lack of development on the east side of Mancetter Road due to Judkins Quarry. However, existing residential development does exist north of the site and on the west side of Mancetter Road.

**The site is recommended for development. The site is not in Green Belt. Issues with landscape would need to be considered and resolved to ensure any design is sensitive to the surrounding landscape.**



## GT.B

### *Burbages Lane, Ash Green*

#### *Potential pitch provision: 15 pitches*

The site is 0.87ha and is located on the western edge of Ash Green. It is relatively accessible to employment and training, town centres, leisure facilities in Bedworth and North Coventry. However, it is more than 5km from George Eliot hospital.

There are no immediate physical constraints in terms of impacts on open spaces, landscape, derelict and contaminated land, flood risk and mineshafts.

The area around the site has the potential to be a Local Wildlife Site. Further work is needed to determine whether or not the site has significant biodiversity value.

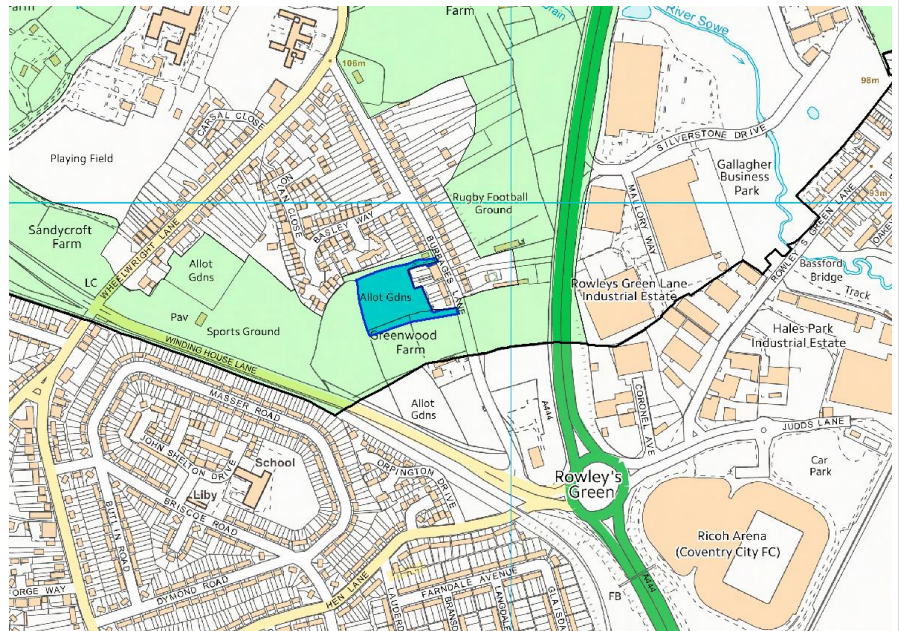
Further information is required in terms of historic assets as the HLC indicates a medium potential for archaeology but this is not expected to restrict development of the site.

The land is identified as a Mineral Safeguarding Area. Further information is required from WCC but this is not expected to restrict development of the site.

The site, is not out of scale with the settlement. It also integrates well into the existing settlement.

The site is Green Belt and the potential boundaries are field boundaries for the site in the Borough. If the area around the site is designated a Local Wildlife Site this will help to give the site a stronger boundary.

**There are outstanding issues for this site in terms of biodiversity and Green belt boundary. If these issues are resolved then there is potential for the site to be considered for development but at this stage there is uncertainty. It is recommended that the northern eastern part of the site is taken forward (as pictured) for consideration as a G&T site. If the southern part is designated as a LWS then this would make the site more defensible in Green Belt terms.**



## GT.C

### *Bottom Meadow, Mile Tree Lane, Coventry*

*Potential pitch provision: 3 pitches*

The site is 0.05ha and is located to the south west of Bulkington. It is relatively less accessible to employment and training, town centre and leisure facilities in Nuneaton and Bedworth. These facilities are more than 2km but less than 5km away. Access to major north south public transport routes is poor.

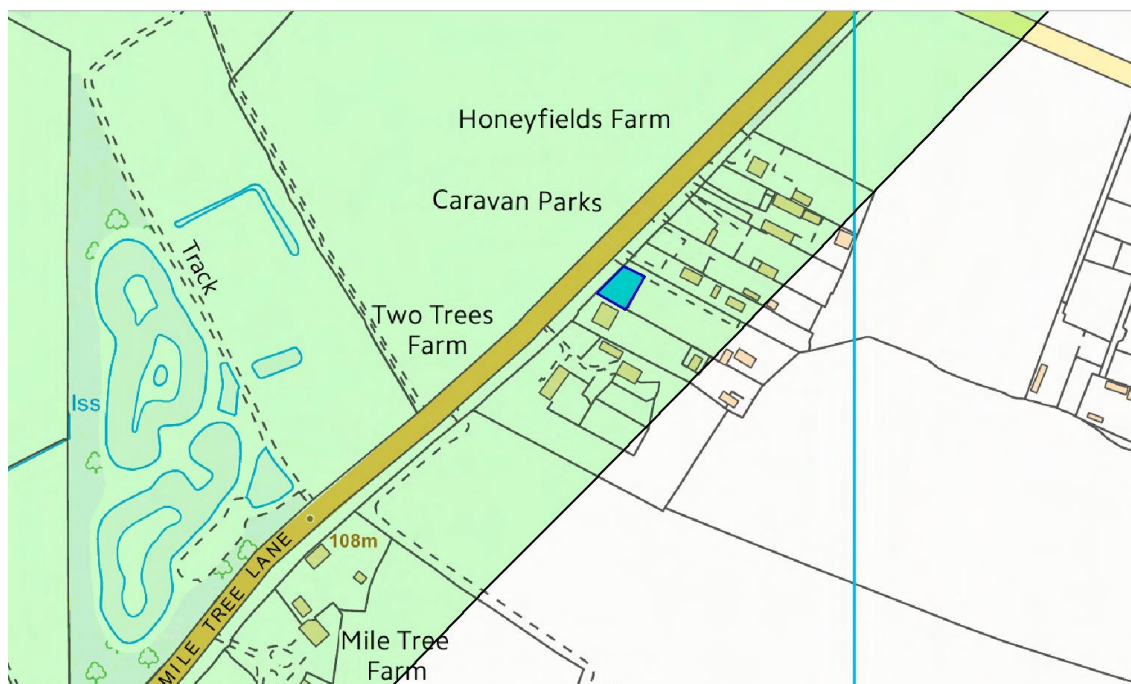
There are no immediate physical constraints in terms of impact on open spaces, landscape, derelict land, flood risk, biodiversity, best and most versatile agricultural land or mineshafts.

Further information is required in terms of historic assets as the HLC indicates a medium potential for archaeology but this is not expected to restrict development of the site.

The land is identified as a Mineral Safeguarding Area. Further information is required from WCC but this is not expected to restrict development of the site.

The site adjoins existing development and would not be out of scale with the existing development.

The site is located in the Green Belt. The potential Green Belt boundaries are a road and the existing development. However, the proposed site does not reach the road boundary. The boundary to the east would be a field boundary which crosses over into an adjacent authority boundary. Considering the existing surrounding uses the openness of this area of Green Belt has been eroded. **This site is recommended for development.**



## GT.D

### *Land at Attleborough Fields, Eastboro Way, Nuneaton* *Potential pitch provision: 15 pitches*

The adjusted site is 1.75ha (original submission 12.35ha) and is located on the eastern edge of Nuneaton. It is accessible to employment and training, town centres, leisure facilities and George Eliot Hospital.

There are no immediate physical constraints in terms of open spaces, landscape, historic environment, derelict or contaminated land, biodiversity or mineshafts.

There are areas of flood zone 2 and 3 as well as significant surface water flooding along the River Anker. Development can avoid these areas and there be sufficient land for a viable site. Measures will also need to be taken to ensure that there is no flooding downstream as a result of the development.

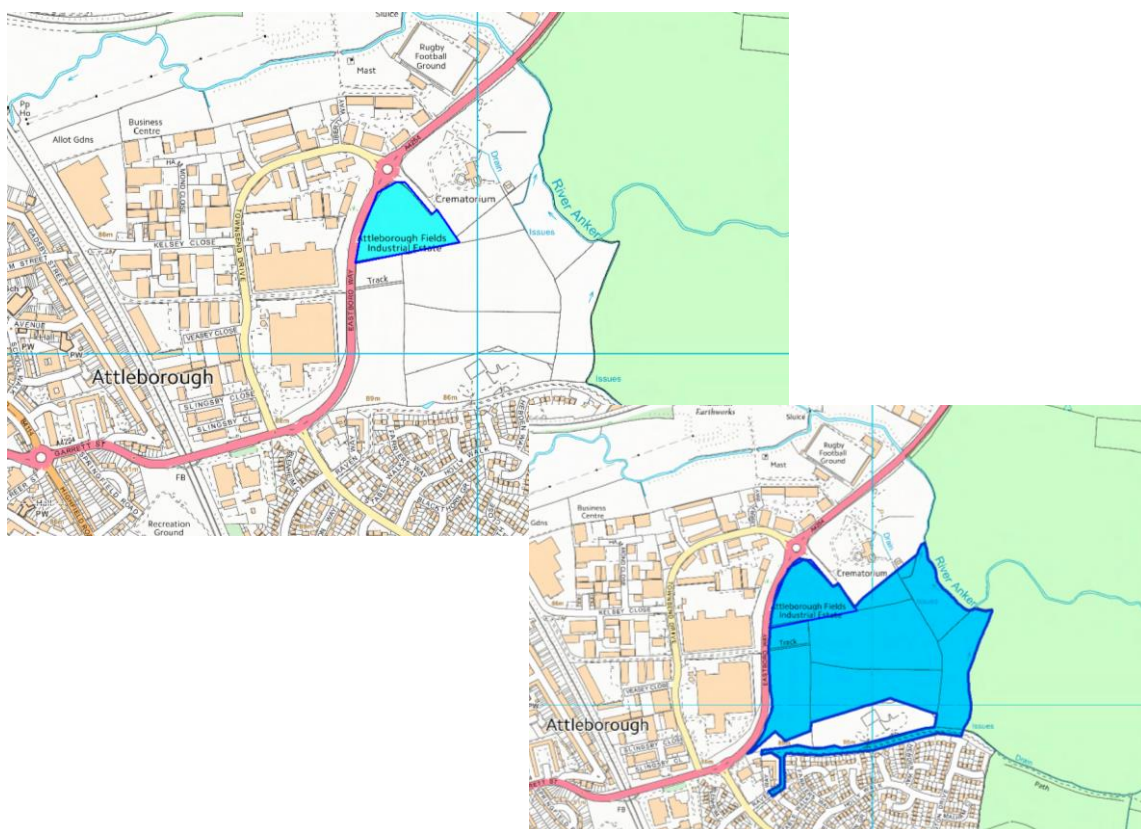
The site includes land that is identified as Grade 2 best and most versatile agricultural land.

The land is identified as a Mineral Safeguarding Area. Further information is required from WCC but this is not expected to restrict development of the site.

The site is not located in the Green Belt.

The site is not out of scale with the size of the settlement. However, due to the scale of a G&T development the site could be considered to be not well integrated into the existing urban area of Nuneaton.

**The areas at risk from flooding should not accommodate built development. However, the site which is left is still a lot larger than is needed for the G&T requirements, therefore, capacity is not an issue. However, development in this area may encourage further development east of Eastboro Way. The site is recommended for development for this use.**



## GT.E

### *Two Trees Farm, Mile Tree Lane, Coventry*

*Potential pitch provision: 6 pitches*

The site is 0.38ha and is located to the south west of Bulkington. It is relatively less accessible to employment and training, town centre and leisure facilities in Nuneaton and Bedworth. These facilities are more than 2km but generally less than 5km away. Access to major north south public transport routes is poor.

There are no immediate physical constraints in terms of impact on open spaces, landscape, derelict land, flood risk, biodiversity, best and most versatile agricultural land or mineshafts.

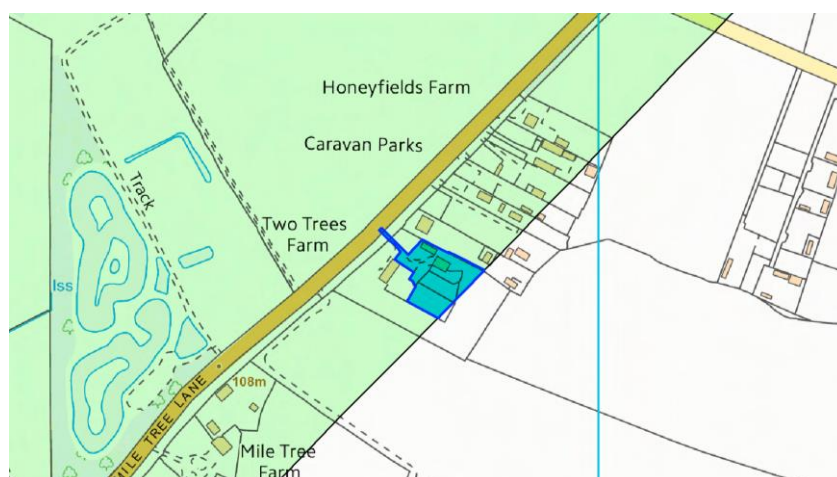
Further information is required in terms of historic assets as the HLC indicates a medium potential for archaeology but this is not expected to restrict development of the site.

The land is identified as a Mineral Safeguarding Area. Further information is required from WCC but this is not expected to restrict development of the site.

The site adjoins existing development and would not be out of scale with the existing development.

The site is located in the Green Belt. The potential Green Belt boundaries are a road and the existing development and field boundaries.

**There are no insurmountable constraints on the site. The main issue for the site would be the creation of a defensible Green Belt boundary. This was granted a 4 year temporary permission by an inspector but then called and dismissed by the secretary of state. However, this site should be reviewed again after the high court ruling associated with the way the Secretary of State dealt with Gypsy and Traveller sites in the Green Belt. The granting of the temporary planning permission by the inspector does indicate the site suitability for this purpose. The allocation of the site would also meet the personal needs of the current occupants and their family. The continuation of access to education and health services is also a matter to be weighed in favour of this site. This site is recommended for development.**



## 6. PREFERRED OPTIONS POLICIES FOR CONSULTATION

6.1 The following sections sets out the policies for the Site Allocations Document.

### Gypsy and Traveller Sites

#### Policy GT1: Meeting the Requirement for Permanent and Transit Pitches

To fulfil the identified need for 31 Gypsy and Traveller pitches for permanent residential pitches and 15-20 Gypsy and Traveller pitches for transit pitches between now and 2031, as evidenced by the Gypsy, Traveller and Travelling Showpeople Accommodation Assessment for North Warwickshire and Nuneaton and Bedworth 2013. The following locations have been identified for potential development for permanent Gypsy and Traveller use, to be solely occupied by Gypsies and Travellers:

GT.A Land off Mancetter Road, Tuttle Hill, Nuneaton  
Potential pitch provision: 15 pitches

GT.B Burbages Lane, Ash Green  
Potential pitch provision: 15 pitches

GT.C Bottom Meadow, Mile Tree Lane, Coventry  
Potential pitch provision: 3 pitches

GT.D Land at Attleborough Fields, Eastboro Way, Nuneaton  
Potential pitch provision: 15 pitches

GT.E Two Trees Farm, Mile Tree Lane, Coventry  
Potential pitch provision: 6 pitches

#### *Justification for Policy GT1*

- 6.2 These sites have been assessed as the most appropriate against the Gypsy and Traveller criteria.
- 6.3 Together they also represent a sustainable pattern of development in that their locations mean that the developments are located close to existing settlements which can accommodate the relatively small impact on infrastructure in a sustainable way. The further details of the justification can be viewed in the accompanying background document. Appendix A identifies the alternative sites which were considered but are not being taken forward as part of the preferred options.
- 6.4 There remains a risk that one or more of these sites will not be able to deliver the pitches proposed. For instance, there may be issues regarding:

- Whether existing uses can be suitably relocated to enable the site to be available
- Whether the infrastructure requirements (both on and off site) can be viably delivered.

6.5 The GTAA indicated a need for 15-20 pitches to be provided on transit sites. It is important that these sites are provided and are used effectively so that Gypsy and Traveller communities who stay for relatively short periods of time on illegal and/or inappropriate sites can be provided with alternative accommodation much more quickly.

6.6 The Council is seeking views on which of the sites in Policy GT1 would be the most appropriate for either permanent or transit uses. The Council would also like to know if consultees think any of these sites could be delivered with both permanent and transit pitches on them. Any responses in relation to the sites or the type of pitches should have clear justification for their reasoning.

### **Safeguarding sites**

6.7 To ensure the levels of Gypsy and Traveller accommodation are maintained and that a range of sites exist, current authorised sites with permanent planning permission will be safeguarded. This will also apply to the sites allocated in this Gypsy and Traveller DPD and any windfall sites that receive permanent permission in the future.

**Policy GT2: Safeguarded sites**

The Council will safeguard existing authorised Gypsy and Traveller sites, new allocated sites and windfall sites with permanent permission where there is an existing, demonstrable need for accommodation.

### ***Justification for Policy GT2***

6.8 Safeguarding will ensure that development or redevelopment of land for uses other than Gypsy and Travellers accommodation would not be permitted. A permanent protected site will give certainty to the Gypsy and Traveller community and settled community.

## **7. MONITORING**

- 7.1 Regular monitoring and review is necessary to assess the effectiveness of planning policies and proposals. There is a requirement for all Local Planning Authorities to produce an Authority Monitoring Report (AMR), which is to be made publicly available on an annual basis.
- 7.2 The Council will review the GTAA periodically to ensure there is a locally derived robust evidence base. Where appropriate the Council will work with other local authorities in the sub region in updating the GTAA.



## 8. GLOSSARY

8.1 The following terms are used in this document and/ or are used in conjunction with planning for Gypsy, Traveller and Showpeople accommodation. In the case of those terms which are related to Gypsy and Traveller Accommodation and culture, it is noted that a number of these terms are often contested and debated. These definitions were used in the GTAA and are not absolute definitions; rather, the explanations provided are those that were used in the GTAA as a frame of reference for the study.

<b>Term</b>	<b>Explanation</b>
<b>Amenity block/shed</b>	On most residential Gypsy/Travellers sites these are buildings where basic plumbing amenities (bath/shower, WC and sink) are provided at the rate of one building per pitch.
<b>Authorised social site</b>	An authorised site owned by either the local authority or a Registered Housing Provider.
<b>Authorised Private site</b>	An authorised site owned by a private individual (who may or may not be a Gypsy or a Traveller). These sites can be owner-occupied, rented or a mixture of owner-occupied and rented pitches.
<b>Bargees</b>	The term Bargee is used to describe those living and working the waterways of Europe. Families are brought up on boats and have a nomadic lifestyle similar to that of Fairground or Circus families.
<b>Bricks and mortar</b>	Permanent mainstream housing.
<b>Caravan</b>	Mobile living vehicle used by Gypsies and Travellers. Also referred to as trailers. Both terms are used within this report.
<b>Caravan Count</b>	Bi-annual count of Gypsy and Traveller caravans conducted every January and July by local authorities published by the CLG
<b>Chalet</b>	In the absence of a specific definition the term 'chalet' is used here to refer to single storey residential units which resemble mobile homes but can be dismantled.
<b>Department for Communities and Local Government (CLG)</b>	The main government department responsible for Gypsy and Traveller accommodation issues
<b>Development Plan Documents (DPDs)</b>	Documents which outline the key development goals of the local planning frameworks/local plans.
<b>Gypsy and Traveller Accommodation Needs Assessment (GTAA)</b>	The main document that identifies the accommodation requirements of Gypsies and Travellers.
<b>Green Belt</b>	A policy or land use designation used to retain areas of largely undeveloped, wild, or agricultural land surrounding or neighbouring urban areas.
<b>Gypsy</b>	Members of Gypsy or Traveller communities. Usually used to describe Romany (English) Gypsies originating from India. This term is not acceptable to all Travellers.

<b>Term</b>	<b>Explanation</b>
<b>Gypsies and Travellers</b> (as used in this document)	Consistent with the Housing Act 2004, inclusive of: all Gypsies, Irish Travellers, New Travellers, Showpeople, Circus People and Gypsies and Travellers in bricks and mortar accommodation.
<b>Homes and Communities Agency (HCA)</b>	National housing and regeneration agency. Has been responsible for administering the Gypsy and Traveller Site Grant since 2009/10.
<b>Local planning framework/Local plan</b>	A set of documents which a Local Planning Authority creates to describe their strategy for development and use of land in their area of authority.
<b>Pitch/plot</b>	Area of land on a site/development generally home to one licensee household. Can be varying sizes and have varying caravan occupancy levels. Often also referred to as a plot, particularly in relation to Travelling Showpeople. There is no agreed definition as to the size of a pitch.
<b>Settled community/people</b>	Reference to non-Travellers (those who live in houses).
<b>Site</b>	An authorised area of land on which Gypsies and Travellers are accommodated in trailers/chalets/vehicles. Can contain one or multiple pitches.
<b>Static caravan</b>	Larger caravan than the 'tourer' type. Can be moved but only with the use of a large vehicle. Often referred to simply as a trailer.
<b>Stopping place</b>	Locations frequented by Gypsies and Travellers, usually for short periods of time.
<b>Suppressed/concealed household</b>	Households, living within other households, who are unable to set up separate family units and who are unable to access a place on an authorised site, or obtain or afford land to develop one.
<b>Trailer</b>	Term commonly used by Gypsies and Travellers to refer to a moveable caravan. Both terms are used within this report.
<b>Transit site</b>	Site intended for short stays. Such sites are usually permanent, but there is a limit on the length of time residents can stay.
<b>Travelling Showpeople</b>	Commonly referred to as Showmen, these are a group of occupational Travellers who work on travelling shows and fairs across the UK and abroad.
<b>Unauthorised Development</b>	This refers to a caravan/trailer or group of caravans/trailers on land owned (possibly developed) by Gypsies and Travellers without planning permission.
<b>Unauthorised Encampment</b>	Residing in caravans/trailers on private/public land without the landowner's permission (for example, at the side of the road, on a car park or on a piece of undeveloped land).
<b>Yard</b>	Term used by Travelling Showpeople to refer to a site.

## **APPENDIX A – ALTERNATIVE SITES NOT TAKEN FORWARD**

Land	Size (ha)	Pitches	GB	Defensible GB	Summary
Land at Ash Green / Blackberry Lane (nun133)	17.8 (1.54)	15	Yes	Not fully (existing housing to east, field boundaries to west & north, residential & road to south.	<p>It is relatively accessible to employment and training, town centres, leisure facilities in Bedworth and North Coventry. It is more than 5km from George Eliot hospital.</p> <p>There are no physical constraints in terms of impacts on open spaces, landscape, derelict and contaminated land, flood risk, biodiversity and mineshafts.</p> <p>Further information is required in terms of historic assets as the HLC indicates a medium potential for archaeology but this is not expected to restrict development of the site.</p> <p>The land is identified as a Mineral Safeguarding Area. Further information required from WCC but this is not expected to restrict development of the site.</p>

Land	Size (ha)	Pitches	GB	Defensible GB	Summary
					<p>Development of the whole site would be out of scale with Ash Green, and the amount of recommended plots. Development of a small site could be an option.</p> <p>The site is located in the Green Belt and potential boundaries are field boundaries. Whilst these are not defensible Green Belt, there are features such as the Prologis Country Park boundary that clearly delineate the site as a whole.</p> <p>The site as a whole is not recommended for further consideration due to the lack of defensible Green belt boundary. However, there may be potential to develop a smaller site to the south east of the site. This would have existing development to the east and field boundaries to the west.</p>
South East of Wilsons Lane (NUN290)	1.36 (0.67)	7	Yes	Not fully. Road to north & east. Road into site	The site is located to the south of Bedworth

Land	Size (ha)	Pitches	GB	Defensible GB	Summary
				<p>on west but doesn't fully follow site boundary. M6 to south.</p>	<p>at Exhall. It is relatively accessible to employment, town centre, leisure facilities and George Eliot Hospital.</p> <p>There are no physical constraints in terms of open space, landscape, historic environment, derelict and contaminated sites, flood risk, best and most versatile agricultural land and mineshafts.</p> <p>Electricity pylons cross the site and it adjoins the M6 motorway.</p> <p>A potential Local Wildlife Site at Wilsons Lane adjoins the site and will require further investigation/mitigation.</p> <p>Part of the site is identified as a Mineral Safeguarding Area. Further information is required from WCC but this is not expected to restrict development of the site.</p> <p>The site is located in the Green Belt. The site has defensible</p>

Land	Size (ha)	Pitches	GB	Defensible GB	Summary
					<p>Green Belt boundaries in terms of the M6 and Wilsons Lane.</p> <p>The site is not out of scale with the size of the settlement. The site adjoins industrial estates to the west but it is not well integrated into the existing urban area of Bedworth as a stand alone site.</p> <p><b>The site has no significant constraints but it would leave a gap between the site and the School Lane employment site meaning it could be considered to be not well integrated into the existing urban area. It may not be an attractive location for development due to electricity pylons and neighbouring uses.</b></p>
Land rear of 22 Coventry Road Bulkington (NUN199)	0.81	15	Yes	Not fully. Residential to east and south. Field boundary to north and west.	Despite being best performing Green Belt, the land is specifically identified in the Coventry Joint Green Belt Study (2009) as an area that could be

Land	Size (ha)	Pitches	GB	Defensible GB	Summary
					<p>removed from the Green Belt.</p> <p>The site is located on the western edge of Bulkington. It is relatively less accessible to employment and training, town centre and leisure facilities in Nuneaton and Bedworth. These facilities are more than 2km but less than 5km away. Access to major north south public transport routes is poor.</p> <p>There are no physical constraints in terms of impact on open spaces, landscape, derelict land, flood risk, biodiversity, best and most versatile agricultural land or mineshafts.</p> <p>Further information is required in terms of historic assets as the HLC indicates a medium potential for archaeology but this is not expected to restrict development of the site.</p>



Land	Size (ha)	Pitches	GB	Defensible GB	Summary
					<p>The land is identified as a Mineral Safeguarding Area. Further information required from WCC but this is not expected to restrict development of the site.</p> <p>The site adjoins Bulkington and its size would not be out of scale with the existing settlement and would integrate well.</p> <p>The site is located in the Green Belt. The potential Green Belt boundaries are field boundaries and not defensible Green Belt.</p> <p>The SHLAA, the JGBS's Landscape Assessment and the TEP Study states that there are some small-scale development opportunities in this area, where land is isolated from adjacent farmland by existing ribbon development and the wooded railway embankment. In addition, developing these sites as a group will enable a defensible</p>

Land	Size (ha)	Pitches	GB	Defensible GB	Summary
					<p>Green Belt boundary using the railway and Bedworth Lane.</p> <p><b>There are no significant constraints for this site. However, the site is not recommended for development as there is a lack of defensible boundaries due to it being a standalone site.</b></p>
Land around Top Farm (NUN304)	94.6 (1.69)	15	No	N/A	<p>The site is located on the north eastern edge of Nuneaton. It is relatively accessible to employment and training, town centres, leisure facilities and George Eliot Hospital.</p> <p>The far north end of the Study Area is of medium sensitivity in that there is a chance that further Palaeolithic finds could be made here, while the area immediately either side of Watling Street is considered to be of medium sensitivity</p>

Land	Size (ha)	Pitches	GB	Defensible GB	Summary
					<p>with the chance that roadside Roman settlement could exist at any point. Development within the Strategic Site could impact upon truncated medieval ridge and furrow earthworks. Overall the Strategic Site is considered to be of medium- low sensitivity.</p> <p>Areas of the site subject to Flood Zones 2 and 3 around the Change Brook and an unnamed drain. There is also some surface water flood risk within the Long Shoot area, along Weddington Walk and unnamed drains on Top Farm. Development can avoid these areas and there be sufficient land for a viable site.</p> <p>The site includes land that is identified as Grade 2 best and most versatile agricultural land.</p> <p>The site is not located in the Green Belt.</p>

Land	Size (ha)	Pitches	GB	Defensible GB	Summary
					<p>The site is not out of scale with the size of the settlement and the site could be well integrated into the existing urban area of Nuneaton, depending on where development is located within the larger site area.</p> <p><b>The site as a whole is too large for a G&amp;T site. The field against Bramdene Avenue could be considered on its own and would integrate into the existing urban area. Any other locations e.g. along Higham Lane would form development which were standalone features of the landscape and could not be considered to be integrated into the existing urban area.</b></p>
Land off Hawkesbury Lane (New SHLAA site)	0.28	3	Yes	Not fully. Road to north, existing development to south and east. Private road to west. Southern boundary of	The site is located to the south west of Bulkington and south east of Bedworth. It is relatively less accessible to employment and training, town centre

Land	Size (ha)	Pitches	GB	Defensible GB	Summary
				<p>goes into Rugby Borough, therefore, NBBC boundary would be in the middle of a field.</p>	<p>and leisure facilities in Nuneaton and Bedworth. These facilities generally 5km or more away. Access to major north south public transport routes is poor.</p> <p>There are no physical constraints in terms of impact on open spaces, landscape, derelict land, flood risk, biodiversity, best and most versatile agricultural land or mineshafts.</p> <p>Further information is required in terms of historic assets.</p> <p>The land is identified as a Mineral Safeguarding Area. Further information required from WCC but this is not expected to restrict development of the site.</p> <p>The site adjoins existing residential and agricultural development and would not be out of scale with the existing development.</p>

Land	Size (ha)	Pitches	GB	Defensible GB	Summary
					<p>The site is located in the Green Belt. The potential Green Belt boundaries are a road to the north, a private road to the west and existing development to the south and east.</p> <p>There are no insurmountable constraints on the site. The main issue for the site would be the creation of a defensible Green Belt boundary. Although the site seems fairly self-contained, it is bound by a private road and the site crosses into Rugby Borough. <b>This site is not recommended for development.</b></p>