

# LOCALPLAN

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Warwick District Council October 2014

## **Sites for Gypsies and Travellers** Preferred Options Consultation Land at Stratford Road, Warwick

# Gypsy and Traveller Preferred Options Consultation

Land at Stratford Road, Warwick

# Contents

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1 Introduction

2 Criteria for Choosing Sites

3 What Happens Next?

Map 1 showing location of potential Gypsy & Traveller site

Map 2 showing location of potential employment site and relationship with Gypsy & Traveller site

# 1 Introduction

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- 1.1 The Council is required by the National Planning Policy Framework (NPPF) 2012 and the Housing Act 2004 to meet the accommodation needs of the population within their area. This includes the needs of the Gypsy and Traveller community and that of Travelling Show People. The Housing Act, 2004, placed a duty upon local authorities to produce assessments of current and future accommodation need for Gypsies and Travellers on a strategic, regional basis.
- 1.2 The NPPF states that the framework “should be read in conjunction with the Government’s Planning Policy for Traveller Sites”. This policy document was published in March 2012 to accompany the NPPF. This sets out the government’s aims in respect of Traveller sites.
- 1.3 The document includes a requirement to identify a five year supply of sites and to update this annually through monitoring of delivery. Beyond this date, areas of search can be identified to provide for sites required in years 6-15 of the Plan Period
- 1.4 To meet the identified need, Warwick District Council is committed to allocating sustainable and affordable sites for permanent residential needs of its Gypsy and Traveller Community and Travelling Show People through the Local Plan process and for meeting its transit need.
- 1.5 To ensure that its future evidence base is robust and reliable, the Council commissioned a new Gypsy and Traveller Accommodation Assessment (GTAA) for Warwick District in 2012, undertaken by Salford University. The report was published in November 2012 and demonstrates a need for 31 permanent pitches to be provided over a 15 year period, 25 within the first five years and in addition, 6-8 transit pitches over the full 15 years. There was no additional need identified for Travelling Show people; the existing site providing accommodation for both current and future need.
- 1.6 The Council held a Gypsy and Traveller Site Options consultation from 14 June to 29 July 2013 and a Preferred Options consultation was carried out between 17 March to 5 May 2014. Since the close of the consultation however, the Council has been made aware of a hitherto unidentified area of land off Stratford Road at Warwick, which currently lies within a ‘cordon sanitaire’ around the Sewage Treatment Works. It is possible that if some additional investment is made in the Sewage Treatment Works, the ‘cordon sanitaire’ may be reduced which would release a large area of land around the works; particularly to the south, for potential development. Warwick District Council also owns an

area of land here which could be included within the overall development to make up a total of some 26ha. It is suggested that the land could be used for **employment/commercial** uses and the Council also considers that **a permanent site for Gypsies and Travellers** could be accommodated here.

- 1.7 As this site had not previously been considered, site assessment work has been undertaken to provide evidence of suitability and we must now appraise it. A public consultation must also be undertaken to gain the views of others. The technical reports forming the evidence base are published on the Council's website.
- 1.8 The new Preferred Option site is 2ha in total and would allow for the siting of 15 pitches with associated access road, open space and significant landscaping buffers. The landscaping would assist in screening the site visually and would contribute toward noise attenuation.

## 2 Criteria for Choosing Sites

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- 2.1 In our previous consultation for the choice of Preferred Options for sites, we listed the criteria by which we would assess the suitability of sites for the use of Gypsies and Travellers. Table 1 below lists the 19 headings under which the Preferred Options for sites were considered, to include environmental issues, with comments relating just to this new proposed site against each. This list is based on Government Guidance in 'Planning Policy for Traveller Sites', March 2012, to be read in conjunction with the National Planning Policy Framework (NPPF) of the same date.

**Table 1**

Ref No.	Criteria	Comment relating to Stratford Road site
1	Landscape character	Assessed as being low to medium (Landscape Character Assessment for Land South of Warwick and Leamington, February 2009 – Richard Morrish)
2	Nature conservation designation	None, but awaiting ecological report
3	Historical designation	None
4	Infrastructure requirements	Services would need to be brought onto the site, but in view of proximity to other dwellings, this should be possible and relatively easy
5	Ecology	Report expected soon

6	Flooding	The land is currently within flood zones, 2, 3, 3a and 3b. However, a technical report which is endorsed by the Environment Agency, which shows that the threat is from the brook which does not flood, but that there is mitigation available which will eradicate the threat completely
7	Contamination and other constraints	Minerals consultation area
8	Agricultural land quality	Grade 3a/4
9	How visible and open in character is the site?	Currently visible from the existing employment site to the north and to residences to the south, the land provides the opportunity for significant landscaping to assist with visual and noise aspects
10	Can the site be visually screened adequately?	Yes with a suitable and significant landscaping scheme to the south and north of the site
11	Is the site close to other residential property?	The nearest residential property is 37m to the boundary of the site
12	How far away is the primary road network?	409m to Stratford Road, 760m to Longbridge J15 M40 and A46 interchange (using existing roads)
13	Distance to GP surgeries, schools, dentists, hospitals, shops, community facilities?	1.2 miles from Newburgh Primary School. 1 mile from Aylesford Secondary School. GP, pharmacy, shops and community facilities within 1.2 miles. Warwick Town Centre with all services at 1.7 miles. Regular bus service along Stratford Road
14	Is the potential site on previously developed land?	No, this is a green field site but outside the green belt
15	Access issues	Advise expected from WCC soon
16	Level site	Yes
17	Suitable size	The total site is 2ha in area. This would allow for a site of 15 pitches with associated access road and landscaping scheme
18	Availability	Available
19	Deliverability	Deliverable within the first five years of the Plan

2.2 As mentioned in Criteria 9 above, a noise report was commissioned in view of the location close to the M40 motorway. Although close to the motorway, the noise at this part of the site is within acceptable limits for a residential development. This part of the site is also currently outside the 'cordon sanitaire' and is therefore not subject to the restrictions that this imposes or results in a reduction of air quality from odours. The alleviation of both visual and noise impacts can be additionally improved by the inclusion of a significant landscape belt to the north and south boundaries.

2.3 The site which is the subject of this consultation can be seen in Map 1. The technical reports which have been prepared as part of the evidence base are published on the Council's website [http://www.warwickdc.gov.uk/info/20416/evidence\\_base](http://www.warwickdc.gov.uk/info/20416/evidence_base) Map 2 shows the extent of and relationship between the proposed employment land and the Gypsy and Traveller site. The consultation regarding the use of adjacent land for employment use is running concurrently with this and your views are sought on both. Please see our separate consultation document and response form for this topic area.

2.4 We are seeking your views on the potential Gypsy & Traveller site based on the above, which, if found to be suitable, could become one of three sites that we would take forward as allocations through the Local Plan. The other two sites are:

- Land at Europa Way for a total of 6 transit and one permanent pitch
- Leamington Football Club, Harbury Lane for a total of 15 permanent pitches

Both of these sites have already been appraised and consulted upon during previous stages of the Plan and have been confirmed as sites to be allocated (subject to the Football Club relocating to an acceptable site elsewhere).

2.5 The results of the public consultation will form part of the basis for the decision as to whether the site is taken forward and suggested as an allocation or rejected. Sites that are allocated will, after further consultation, be submitted to the Secretary of State who will appoint a Planning Inspector to hold an inquiry.

# Map 1



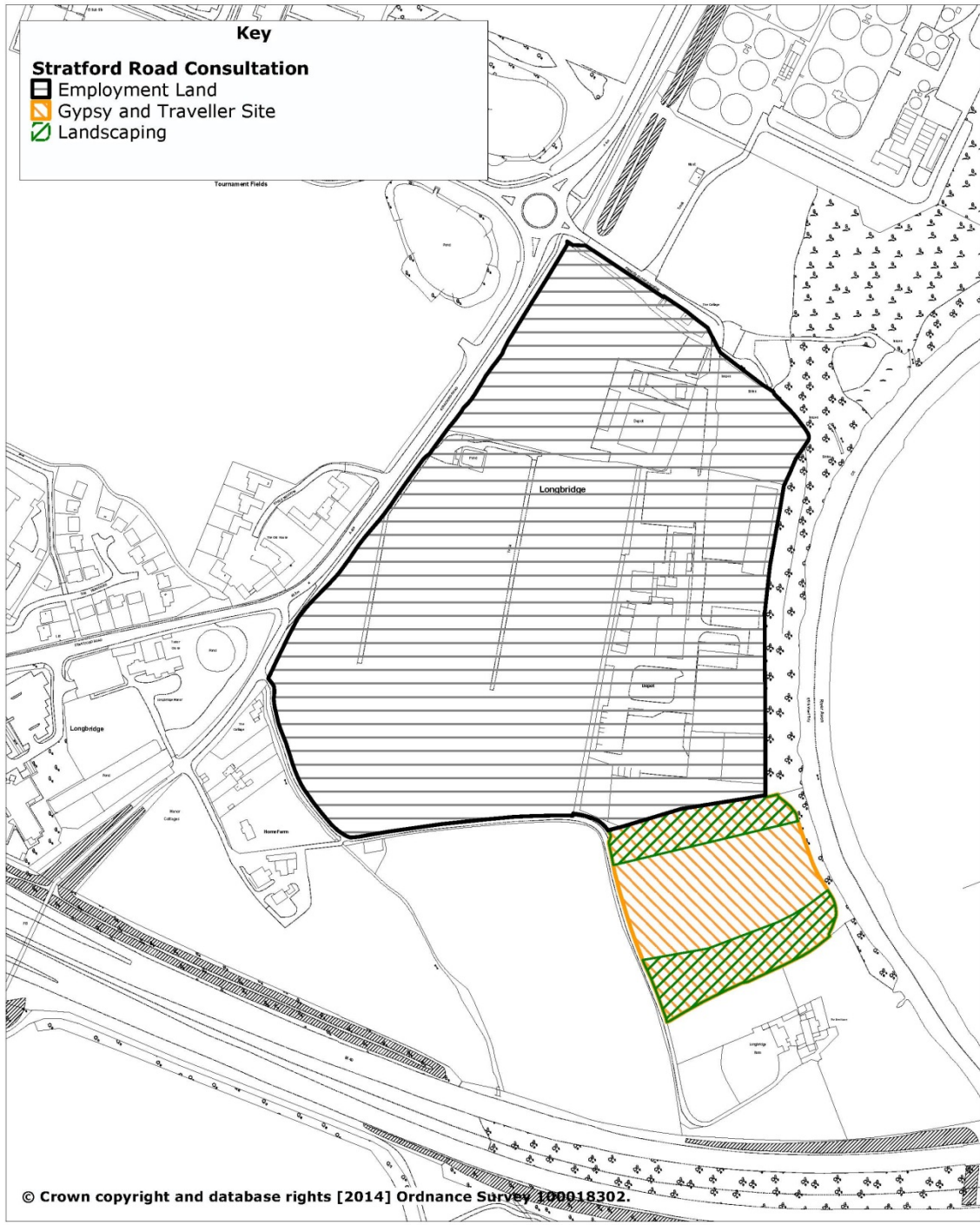
## Gypsy and Traveller Site Option

Scale 0 25 50 75 100 125 m SP2762NW | 1:4000 @ A4 | 15/10/2014 | DSR | Grid Reference: 427165E, 262558N

Policy, Projects and Conservation, Development Services. ldf@warwickdc.gov.uk (01926) 456504



Map 2



**Stratford Road Consultation**

Scale 0 25 50 75 100 125 m SP2762NW | 1:4000 @ A4 | 15/10/2014 | DSR | Grid Reference: 427126E, 262617N

Policy, Projects and Conservation, Development Services. [ldf@warwickdc.gov.uk](mailto:ldf@warwickdc.gov.uk) (01926) 456504

## 3 What Happens Next

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- 3.1 This document forms the basis of this consultation which will run for a period of six weeks from Friday 31<sup>st</sup> October to Friday 12<sup>th</sup> December 2014
- 3.2 Drop-in sessions have been arranged to allow everyone to find out about this potential site and to consider whether it is an appropriate site. You may then wish to submit a response to the Council.
- 3.3 The documents for both the Gypsy & Traveller site and the employment site consultations, can be viewed at the deposit points listed below. Questionnaires can also be obtained from these venues:

<p><b>Warwick District Council Offices</b> Riverside House, Milverton Hill, Royal Leamington Spa Mon – Thurs 8.45am – 5.15pm Fri 8.45am – 4.45pm</p>	<p><b>Leamington Town Hall</b> Parade, Royal Leamington Spa Mon – Thurs 8.45am – 5.15pm Fri 8.45am – 4.45pm</p>
<p><b>Warwickshire Direct Whitnash</b> Whitnash Library, Franklin Road, Whitnash Mon – Tues 10.30am – 5.00pm Wed 1.30pm – 5.00pm Thurs Closed Fri 10.30am – 4.00pm Sat 10.30am – 1.30pm</p>	<p><b>Leamington Spa Library</b> The Pump Rooms, Parade, Royal Leamington Spa Mon – Weds 9.30am – 6.00pm Thurs 10.00am – 7.00pm Fri 9.30am – 6.00pm Sat 9.30am – 4.30pm Sun 12.00am – 4.00pm</p>
<p><b>Warwickshire Direct Warwick</b> Shire Hall, Market Square, Warwick Mon to Thurs 8.00am – 5.30pm Fri 8.00am – 5.00pm Sat 9.00am – 4.00pm</p>	<p><b>Warwickshire Direct Kenilworth</b> Kenilworth Library, Smalley Place, Kenilworth Mon and Tues 9.00am – 5.30pm Wed 10.30am – 5.30pm Thurs and Fri 9.00am – 5.30pm Sat 9.00am – 1.00pm</p>
<p><b>Warwickshire Direct Lillington</b> Lillington Library, Valley Road, Royal Leamington Spa Mon 9.30am – 12.30pm &amp; 1.30pm – 6.00pm Tues and Fri 9.30am – 12.30pm &amp; 1.30pm – 5.30pm Weds Closed Thurs 9.30am – 12.30pm &amp; 1.30pm – 7.00pm Sat 9.30am – 12.30pm</p>	<p><b>Brunswick Healthy Living Centre</b> 98-100 Shrubland Street, Royal Leamington Spa Mon – Fri 9.00am – 5.00pm</p>

- 3.4 The questionnaire has been provided for your use to help structure your response if you wish to use it. You can complete the questionnaire online on our website [www.warwickdc.gov.uk](http://www.warwickdc.gov.uk) using our dedicated consultation database software, or complete a hard copy and return to us, email us or write to the following address:

Development Policy Manager,  
Development Services,  
Warwick District Council,  
Riverside House,  
Milverton Hill,  
Leamington Spa,  
CV32 5QH

Or email us at [newlocalplan@warwickdc.gov.uk](mailto:newlocalplan@warwickdc.gov.uk)

We need your comments by 16:45 on Friday 12<sup>th</sup> December 2014