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**South  
Staffordshire  
Council**

# **South Staffordshire Council**

## **Pitch Deliverability Assessment**

### **Final Report**

**August 2021**



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# 1. Executive Summary

## Introduction

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

## Key Findings

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

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

## 2. Methodology

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

### Stage 1 – Initial Review of Sites

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

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

## Stage 2 – Detailed Site Assessment

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

## Stage 3 – Capacity Findings and Site Deliverability Options

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

### 3. Gypsy, Traveller & Travelling Showpeople Sites & Population

#### Sites and Yards in South Staffordshire

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

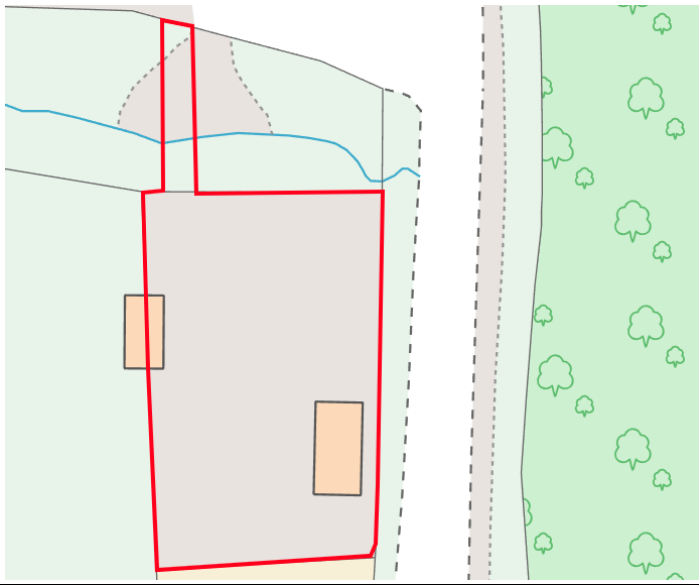
Figure 1 - Total amount of provision in South Staffordshire (August 2021)

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



## 4. Site Assessment Matrices

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

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


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

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

**intensification to meet planning conditions?**

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

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


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

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

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




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

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

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

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

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


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

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

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



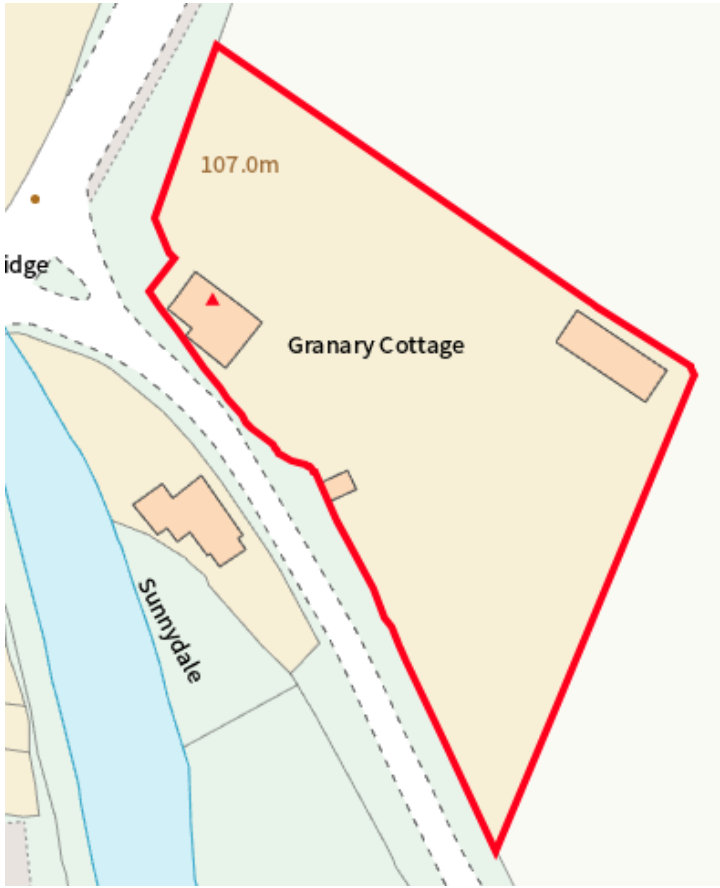
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	No
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SITE BACKGROUND	
Site reference	SS006
Site name and address	Glenside, Cross Green
Site plan	
Site planning status	Authorised and unauthorised
Planning history	14/00601/LUE - Approved for 2 pitches (however not restricted to travellers)
Number of pitches (August 2021)	2 authorised, 1 unauthorised
PPTS planning definition status of households	
Meet definition	3
Do not meet definition	0
Undetermined	0
Current and future need	
Total pitch need 2021-25	1 x unauthorised
Total pitch need 2026-38	0
Site area (excluding flood zone)	2,725m <sup>2</sup>
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	Yes

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

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

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

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

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




<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	<p>Yes</p> <p>The owner stated that he has an urgent need for two more pitches for his family. He is in a position to provide these immediately. There is adequate space on this site.</p>
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SITE BACKGROUND	
Site reference	SS010
Site name and address	Kingswood Colliery, Great Wyrley
Site plan	
Site planning status	Authorised
Planning history	<p><b>00/00478/LUE</b> Certificate of lawfulness for showmen's winter and summer quarters for their living accommodation (mobile homes) and associated storage of vehicles and equipment – APPROVED</p> <p><b>07/01049/LUE</b> - Parking of residents and visitors' vehicles, large lorries, trailers and storage of showmen's equipment predominately associated with the adjoining showmen's mobile home site - APPROVED</p> <p><b>11/00745/LUE</b>- Residential caravan site, parking and storage of heavy lorries and fairground equipment and parking of residents' and visitors vehicles - REFUSED</p> <p><b>15/00106/COU</b> - Change of use of land as a residential caravan site for 14 traveller families - REFUSED - allowed on appeal REF APP C3430/C/15/3130029</p>
Number of pitches (August 2021)	14
PPTS planning definition status of households	
Meet definition	14

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

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

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


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

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

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




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

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

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

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

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

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




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

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

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

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


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

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

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




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

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

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

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

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

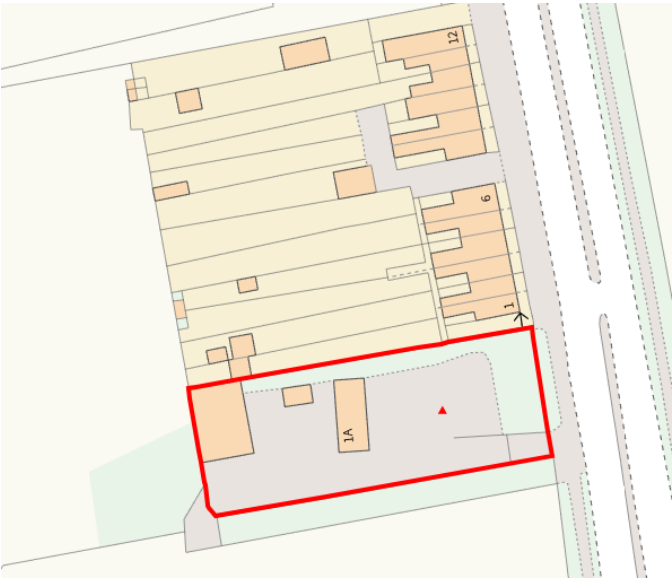
SITE BACKGROUND	
Site reference	SS021
Site name and address	New Acres Stables, Penkridge
Site plan	
Site planning status	Temporary (to April 2025)
Planning history	<p><b>09/00809/FUL</b> - REFUSED - allowed on appeal for 7 temporary plots - <b>APP/C3430/A/10/2127110</b></p> <p><b>15/00001/FUL</b> - REFUSED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

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

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

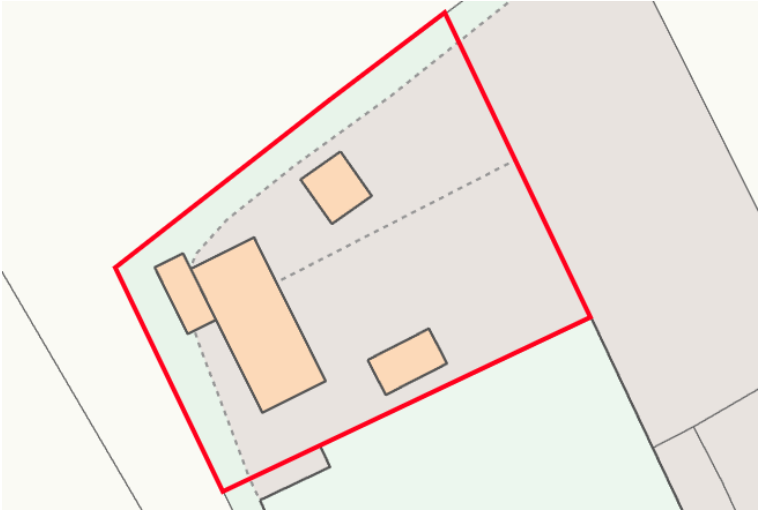


<b>Constraints on design and layout of the site</b>	<p>Site not currently authorised, therefore allocating this site for pitches would cause greater harm to the Green Belt than would be the case if the principle of permanent development had been established.</p> <p>Previous history of problems with social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

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

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

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


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

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

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

<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	<p>Yes</p> <p>The owner stated that his family have been on this site for the last ten years. He is already speaking to the council about meeting his need on the site and is in a position to do so.</p> <p>He said he has the space to meet need for the extra identified pitch.</p>
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SITE BACKGROUND	
Site reference	SS030
Site name and address	Rear of 122 Streets Lane, Great Wyrley
Site plan	
Site planning status	Unauthorised
Planning history	<b>17/00572/COU</b> - Change of use of the land for use as a caravan site for the applicant's family - REFUSED.
Number of pitches (August 2021)	4
PPTS planning definition status of households	
Meet definition	4
Do not meet definition	0
Undetermined	0
Current and future need	
Total pitch need 2021-25	4 x unauthorised, 1 x teenager
Total pitch need 2026-38	0
Site area (excluding flood zone)	3,790m <sup>2</sup>
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	Yes
Environmental Constraints	

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

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

	<p>led to a cramped layout and a fire risk. He needs three mobile homes in addition to a tourer for his son. There is one acre available on the site however it would only be proposed to use a small portion of the site. The owner and family are living in four tourers and the Bungalow at the moment. They also need a day room for the family.</p> <p>The family have lived on the site for four years and can configure the site as required. The pitches can be delivered immediately.</p>
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SITE BACKGROUND	
Yard reference	SS035
Yard name and address	Dobsons Yard, Featherstone (TSP)
Yard plan	
Yard planning status	Tolerated
Planning history	The site is time immune for approximately 6 plots
Number of plots (August 2021)	6
PPTS planning definition status of households	
Meet definition	6
Do not meet definition	0
Undetermined	0
Current and future need	
Total plot need 2021-25	0
Total plot need 2026-38	3
Yard area (excluding flood zone)	6,035m <sup>2</sup>
Yard ownership	Private
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	Yes
Environmental Constraints	
Ancient Woodland	No

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

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

## 5. Assessment Outcomes

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

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

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



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

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

## 6. Conclusions

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

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