

# Walsall Site Allocation Document – Publication Version

## Sites for Gypsies and Travellers

The council is inviting comments about three local plan documents that will allocate land across the borough to meet Walsall's needs for new homes, employment land, open space and other land uses, including gypsy and traveller sites:

- (a) Walsall Site Allocation Document (SAD)
- (b) Walsall Town Centre Area Action Plan (AAP)
- (c) Preliminary Draft Community Infrastructure Levy Charging Schedule (CIL)

The three documents can be viewed in full on the Council's web site at

[http://cms.walsall.gov.uk/index/environment/planning/planning\\_policy/planning\\_2026.htm](http://cms.walsall.gov.uk/index/environment/planning/planning_policy/planning_2026.htm) . Copies can also be viewed at the Civic Centre and in local libraries.

The latest drafts of the SAD and AAP are the "Publication Version", and are intended to be the final version that the Council will submit for examination prior to adopting them.

### **What has changed since the previous consultation?**

In the autumn of 2015 we asked for views about the "Preferred Options" version of the plans. We received a large number of representations, both from residents and from statutory bodies. The Publication Version seeks to address these representations and updates the proposals to take account of the latest information we have.

### **What about the proposed traveller sites?**

The Preferred Options documents identified a list of potential sites that might be suitable to provide for the number of additional traveller pitches required by the Black Country Core Strategy (BCCS). The BCCS states that 39 new pitches (a "pitch" is a unit for one family, equivalent to a house) are needed over the period 2008-2018, but the total capacity of the sites identified in the Preferred Options was over 100 pitches: this was to provide a choice of sites.

We have now identified which of the potential sites would be most suitable. At the same time, we have revised our estimate of how many new pitches are likely to be needed. This estimate covers the period 2016-2026. We think we now only need to provide between 10 and 20 new pitches over this period. The list of proposed sites is attached.

### **How have these sites been chosen?**

We have produced a scoring sheet to assess each potential site. The scores are based on matters referred to in national policy and comments in the representations we received in the Preferred Options consultation. We have given a "red/ amber/ green" score to each potential site measured against each of the matters. We have also produced a draft revised Gypsy and Traveller Accommodation Assessment (GTAA) that shows how we have estimated the number of pitches we think are needed.

These two documents can be viewed on our web site. Please note that the GTAA is only in draft form: this is because the Government has recently revised national

policy, and further changes are likely as a result of the Housing and Planning Bill which is currently being taken through Parliament. These national changes are likely to result in revisions to the way the need for accommodation for travellers (and other households) is calculated. A final GTAA is also likely to require a survey of the travelling community.

### **What happens next?**

Subject to the outcome of the current consultation, the Council will be asked to agree to submit the SAD and AAP to the Secretary of State for Communities and Local Government for “examination”. The Secretary of State will appoint a Planning Inspector who will check the plans to make sure they comply with various legal requirements. The Planning Inspector will read any written representations received and may hold meeting sessions to ask questions of the Council’s officers and third parties.

A key part of the examination is that the Inspector will check whether the plans have met needs for Gypsies and Travellers, and whether they provide the most appropriate strategy when considered against any reasonable alternatives. This means for example that if the plans do not adequately provide for the accommodation needs of travellers (or general housing), they might be found “unsound”.

Once the examination is complete, the Inspector will issue a written report to the Council. This may confirm that the plans can be adopted, or it may recommend that the Council carries out further work or makes modifications to the plans. In this case the Council will consult further on these modifications.

### **How can comments be made?**

All representations must be made in writing in order to ensure that they are properly recorded. We have provided response forms and further copies can be obtained from our web site at

[http://cms.walsall.gov.uk/index/environment/planning/planning\\_policy/local\\_development\\_framework/site\\_allocation\\_document.htm](http://cms.walsall.gov.uk/index/environment/planning/planning_policy/local_development_framework/site_allocation_document.htm)

At this “Publication” stage, representations should only be made on the grounds of whether you think the plan is “sound”. This term is defined precisely in law, but it means are the plans:

- **Positively prepared?** – does the plan allocate enough land to meet all needs for the various uses where it is reasonable to do so and consistent with placing development in the right locations?;
- **Justified?** – is the plan the most appropriate strategy when considered against reasonable alternatives?;
- **Effective?** – can the proposals in the plan be delivered over its period ?; and
- **Consistent with national policy?** – is the plan in accordance with national policies?

## Traveller Sites to be Allocated in Site Allocation Document

Ref.	Existing Traveller Sites to be Safeguarded	Capacity (number of pitches)
GT1	Willenhall Lane, Bloxwich	19
GT2	Haywoods, Noose Lane, Willenhall	1
GT3	Trentham Cottage, Noose Lane, Willenhall	11
GT4	47A Guild Avenue, Blakenall	1
GT7	Railswood Nursery, Pelsall	1
Ref.	Existing Traveller Sites with Temporary or Personal Permission to be Made Permanent	Capacity (number of pitches)
GT5	Cartbridge Lane, Rushall	4
GT6	34-38 Gould Firm Lane, Aldridge	4
Ref.	New Traveller Sites	Capacity (number of pitches)
GT1	Willenhall Lane, Bloxwich	2 (conversion of community room on existing site)
GT50	Rear of 48-72 Foster Street, Blakenall	3
HO28	Dolphin Close (Goscote Site C)	10

If site HO28 is not developable as a traveller site, part of one of the following “reserve” sites would be allocated for this use instead. In each case, the rest of the site would still be allocated for general housing. The precise location of the traveller pitches within the site would depend on the overall housing layout.

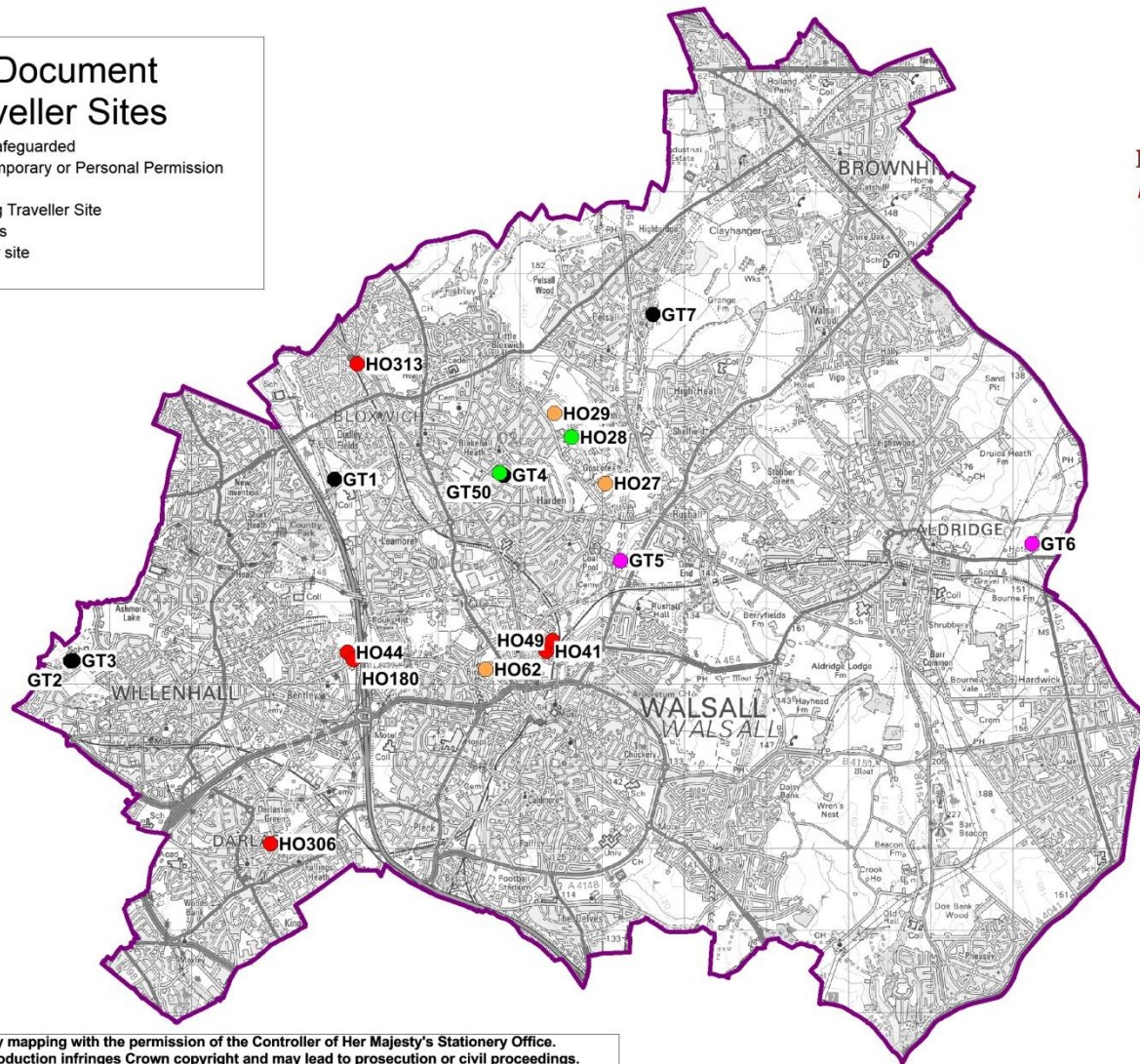
Ref.	Potential “Reserve” New Traveller Sites	Capacity (number of pitches)
HO27	Goscote Lodge Crescent	15
HO29	Goscote Copper Works	15
HO62	Former Metal Casements, Birchills (the part of the site not affected by limestone working)	15

The following sites are proposed in most cases to be allocated for general housing, and are no longer proposed as potential traveller sites:

Ref.	General Housing Sites No Longer Proposed as Potential Traveller Sites	Estimated Number of Dwellings
HO41	Mill Street, Ryecroft	18 (Combined capacity of HO41a, Hatherton Liberal Club, and HO41b, former scrap yard)
HO44	Poplar Avenue, Bentley	23
HO49	Land East of Mill Street, Ryecroft	0 (Site is less than 0.25ha so is too small to allocate for general housing in SAD)
HO180	Churchill Road, Bentley	26
HO306	Darlaston Multi-Purpose Centre Site	35
HO313	Royal British Legion Club, Broad Lane Gardens, Bloxwich	25

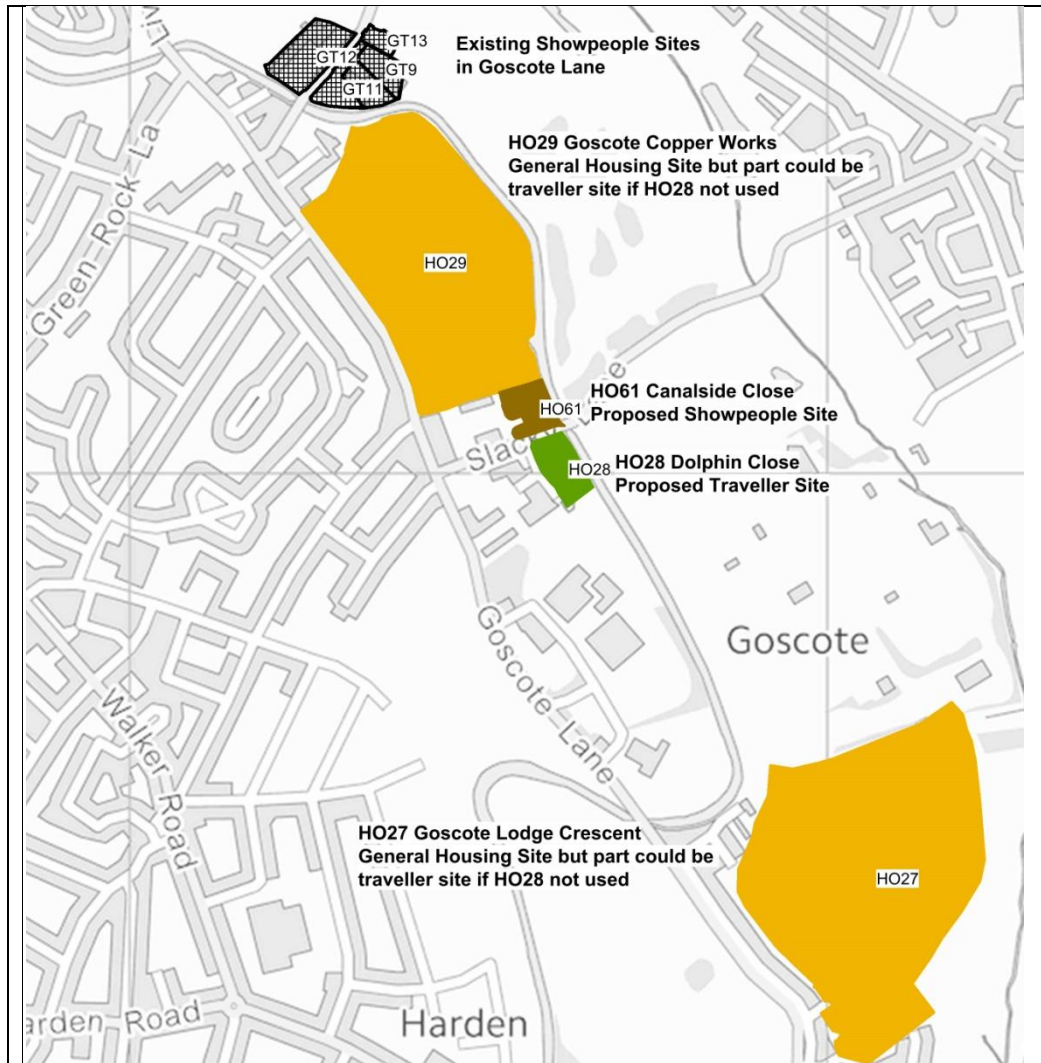
# Site Allocation Document Gypsy and Traveller Sites

- Existing Traveller Sites to be Safeguarded
- Existing Traveller Sites with Temporary or Personal Permission
- Proposed New Traveller Sites
- Proposed Expansion to Existing Traveller Site
- Potential "reserve" traveller sites
- No longer proposed as traveller site



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## **Walsall Site Allocation Document**

### **Response Form**

This form is to help you to comment on Walsall Site Allocation Document, and on any other relevant published supporting documents or evidence. These are available on our website at: **[www.walsall.gov.uk/planning\\_2026](http://www.walsall.gov.uk/planning_2026)**

**How to complete this form:** At this “Publication” stage, it would strengthen your representations if they are made on the grounds of whether you think the plan is “sound”. This raises key questions about the plan.

- Positively prepared – does the plan allocate enough land to meet all needs for the various uses where it is reasonable to do so and consistent with placing development in the right locations?
- Justified – is the plan the most appropriate strategy when considered against reasonable alternatives?
- Effective – can the proposals in the plan be delivered over its period? and
- Consistent with national policy – is the plan in accordance with national policies?

Where possible please submit evidence to support your views. Any supporting evidence can be attached to this form or submitted as a separate document.

It would also make your comments more effective if you provide suggestions for modifications to the plan and a separate box has been provided in this response form to capture these.

**How to submit your comments:** Please complete this form and return to the Planning Policy Team by the **3<sup>rd</sup> May 2016**. Any comments received beyond this date might not be taken into account. This form and any other documents you might wish to provide can be sent by email to [planningpolicy@walsall.gov.uk](mailto:planningpolicy@walsall.gov.uk) or by post to:

Planning Policy Team  
Regeneration and Development  
Walsall Council  
Civic Centre, Darwall Street  
Walsall  
WS1 1DG

If you require this form in an alternative format please contact Planning Policy on 01922 658020 or [planningpolicy@walsall.gov.uk](mailto:planningpolicy@walsall.gov.uk)

Please provide your contact details. Unless you request otherwise your name (and business/who you are representing) and comments will be published as part of the consultation process. However your address and contact details will not be made publicly available or shared with anyone else and will be protected.

### Contact Details

**First Name:**

**Surname:**

**Organisation / Company Name:**

**Address:**

**Postcode:**

**Email Address:**

**Phone Number:**

**Unique ID (where one has previously been provided):**

**Please place an X in the one box that best describes you / your role in responding to this consultation.**

Resident or Individual		Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant		Charity	
Land & Property Agent or Surveyor		Duty to co-operate	
Community or other Organisation		Other (please specify in space below)	

**Comments**

Please state clearly the document you are commenting on and include policy reference, site references and chapter titles where relevant.

<b>Document and reference(s) page / policy / paragraph</b>
<b>Do you support or object to the plan?</b>
<b>If you object, on which test(s) of soundness do you base your objections? (positively prepared, justified, effective and/or consistent with national policy)</b>
<b>Comments (continue on a separate sheet if necessary)</b>





## **Suggested Modifications**

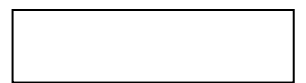
Please state clearly which policy you are proposing modifications to and the changes you would like to see.

<b>Document and reference(s) page / policy / paragraph</b>
<b>Suggested Modifications (continue on a separate sheet if necessary)</b>

## **Request to be notified**

As part of the publication consultation you can a request to be notified of the next stages in the process. If you would like to be kept informed please select the relevant stages below:

<b>Stage</b>	<b>Please place an X in the relevant box(s)</b>
The submission of the Walsall Site Allocation Document for independent examination under Section 20 of the Planning and Compulsory Purchase Act 2004.	
The publication of the recommendations of the person appointed to carry out the independent examination.	
The adoption of Walsall Site Allocation Document.	



## **About you**

**It would help us if you could please provide a few details about yourself. The following questions are voluntary and the information is only used internally to help us shape our consultation processes.**

1. How old are you in years?  
Prefer not to say
  
2. Do you consider yourself to be disabled as set out under the Equality Act 2010? (Please tick one only)  
Yes  
No  
Prefer not to say
  
3. What is your ethnic group? (Please tick one only)  
White British  
White Other  
Mixed or multiple groups  
Asian or Asian British  
Black, African, Caribbean  
or Black British  
Prefer not to say  
Other ethnic group (Please state).....
  
4. What is your sex? (Please tick one only)  
Male  
Female  
Prefer not to say