

Walsall Council

# Gypsy, traveller and travelling showpeople site survey



**ROGER TYM & PARTNERS**  
Planners and Development Economists

## Appendix A

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Statements in this document represent the views of Roger Tym and Partners and are not necessarily endorsed by Walsall Council. The Council has added factual corrections in **red text**.

This document does not reflect changes since 2010.

ROGER TYM & PARTNERS

11-15 Dix's Field  
Exeter  
Devon  
EX1 1QA

t (01392) 210 868  
f (01392) 210 869  
e [exeter@tymconsult.com](mailto:exeter@tymconsult.com)  
w [www.tymconsult.com](http://www.tymconsult.com)

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# 1 SITE ASSESSMENT

- 1.1 The site assessments have looked at sites where it is considered that there is a realistic potential to locate gypsies, travellers and showpeople seeking accommodation in Walsall. The assessment has focused on existing authorised and unauthorised sites, sites in the planning process and sites that have come forward through the SHLAA process.

## ***New and existing sites availability and suitability assessment***

- 1.2 We have developed assessment criteria which will assist in the analysis of the social, environmental and economic impacts of each site. Against each of the criteria we will traffic light the appropriateness of developing the site against the criteria for each of the different types of pitch provision. The traffic light system indicates:
- **Red** - site does not meet the required standards
  - **Amber** - site does not fully meet required standard but could be brought forward if alternatives are limited and a more flexible approach is required or if issue can be mitigated
  - **Green** - site meets required standard
- 1.3 We have set out the assessment as a check list and commentary as shown below. It is important to note that the criteria will not be considered on an equal basis, given their variety and importance in planning terms. The results of the assessment of the criteria will be drawn together with a concluding commentary as to the suitability of the site for allocation in a DPD and development of the site.
- 1.4 In criteria that involve distance we will use walking distances by a route rather than straight lines as this provides a more realistic assessment. Whilst these are ideal distances it is recognised that on balance these may not always be possible to achieve and a degree of flexibility may need to be built into the assessment. The distance ranges used will be as follows:
- Local facilities (e.g. convenience shops, primary school, bus stop) 3-10 min walk 250 - 800m
  - District facilities (e.g. health centres, railway stations, secondary school) 20min - 1 hour walk 1.5km to 5km
- 1.5 The assessment considers the following types of potential sites
- Authorised and unauthorised gypsy and traveller sites
  - Authorised travelling showpeople sites
  - New potential sites

## NOTES ON ASSESSMENT CRITERIA

### *(i) Constraints*

Sites which are subject to serious constraints will form the first stage of the site selection process. This includes SSSI, area of flood risk, areas of poor drainage or land stability where mitigation cannot be implemented, hazardous installations, contaminated land, mineral workings

Is the site greenfield/greenbelt or previously developed (PDL)?

### *(ii) Access to services*

Sites should be located in close proximity to as wide a range of facilities as possible, this is more important for permanent sites.

Local shops - food, PO, banks, pharmacy etc, shops are local facilities

Education - nurseries and primary schools are local facilities, secondary schools and colleges are district facilities

Health - health centres and dentists are district facilities

### *(iii) Access and infrastructure*

Access - is site capable to have vehicle access that meets highways adoptable standards

Public transport - the site should be within walking distance of bus stops (local facility) and or railway station (district facility)

Utility infrastructure - is basic infrastructure i.e. water & electricity available on site or a reasonable distance away ( if entrance or boundaries lie adjacent to adopted highways or existing development then services are available)

### *(iv) Site capabilities*

*Number of potential pitches* - include space sufficient for living and/or travelling accommodation, associated vehicles and minimum amenity space (approximate pitch size to meet requirements is around 250 - 500 m<sup>2</sup> for gypsy & traveller sites & at least 4000m<sup>2</sup> for travelling showpeople plot/yard)

*Business area* - is the site suitable and does it have enough room for business accommodation. This criteria only checks whether the site has the physical capacity and access to accommodate business use. The potential suitability of the site on planning policy grounds for business use, for example the proximity to other residential development, has not been assessed.

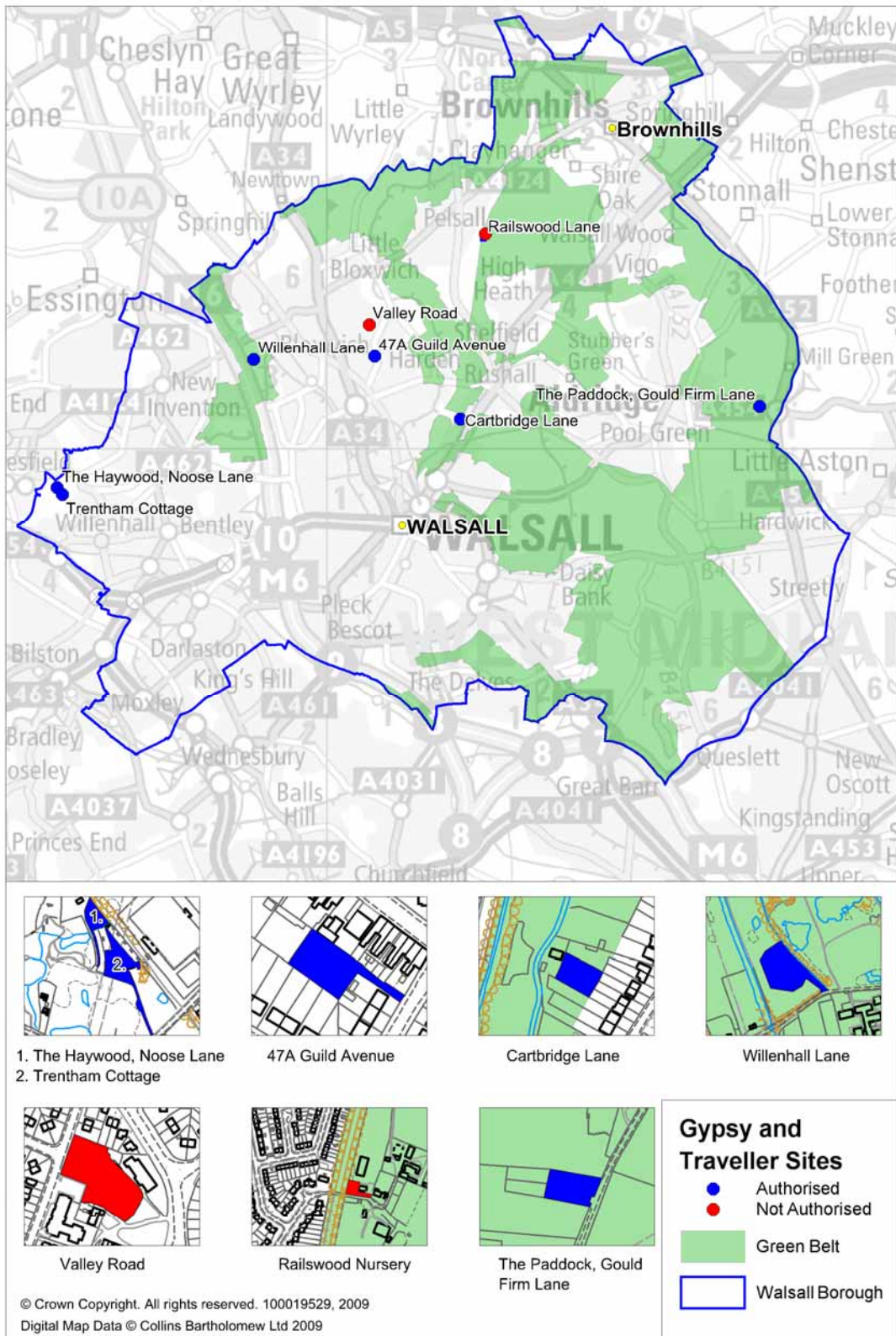
*Shared amenities/day room* - is there spare land capacity beyond that required for likely number of pitches

*(v) Future development* - could the site potential expand in the future if required?



## Authorised and unauthorised gypsy and traveller sites

Figure 1.1 Authorised and unauthorised gypsy and traveller sites (plots)



|              |                                 |
|--------------|---------------------------------|
| Site details | Site Number 1                   |
| Site name    | Willenhall Lane                 |
| Site area    | 0.9 hectares                    |
| Ownership    | Walsall Council                 |
| Current use  | Public gypsy and traveller site |



| Site 1                                 | Comments   | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|--|--------------------------------|-----------------------------------|---------|------------------|
| <b>(i) Constraints</b>                 |  |                                |                                   |         |                  |
|  | A small part of the site is within an area of floodrisk (2 and 3a) The site is not known to be subject to any other major constraint |                                |                                   |         |                  |
|  | Site is wholly contained within the greenbelt  |                                |                                   |         |                  |
| <b>(ii) Access to services -</b>       |  |                                |                                   |         |                  |
| Local shops                            | The nearest town/district centre is approximately 1.5km distance   |                                |                                   |         |                  |
| Education                              | Primary school provision is located within 1km and secondary education is less than 0.3km from the site                              |                                |                                   |         |                  |
| Health                                 | Nearest primary healthcare facilities are all within 2km   |                                |                                   |         |                  |
| <b>(iii) Access and infrastructure</b> |  |                                |                                   |         |                  |
| Access                                 | Access is not considered as an issue in this location.   |                                |                                   |         |                  |
| Public transport                       | The nearest bus stops are about 0.5km and the nearest railway station is around 1.5km  |                                |                                   |         |                  |
| Utility infrastructure                 | There is no apparent issues regarding utility infrastructure in this location  |                                |                                   |         |                  |
| <b>(iv) Site capabilities</b>          |  |                                |                                   |         |                  |
| <i>Number of potential pitches</i>     | The site has recently been redeveloped to accommodate 19 plots for gypsy/traveller use.  |                                |                                   |         |                  |
| <i>Business area</i>                   | Due to its location within the greenbelt it is considered that it is inappropriate for business uses                                 |                                |                                   |         |                  |
| Play areas                             | Land has been set aside for a play area within the redevelopment   |                                |                                   |         |                  |
| <i>Shared</i>                          | A community room has been  |                                |                                   |         |                  |

| Site 1  | Comments  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|---|---|--------------------------------|-----------------------------------|---------|------------------|
| <i>amenities/day room</i>   | included within the redevelopment.  |                                |                                   |         |                  |
| <i>(v) Future development</i>   | There is land adjacent to the site that could be utilised for further pitch provision, however it may be subject to flooding and land ownership is unclear. |                                |                                   |         |                  |
| <b>Summary</b>  |   |                                |                                   |         |                  |
| <p>The site at Willenhall is a long established council owned and managed site. Its recent redevelopment has improved standards and has increased the capacity of the site. Further development within the site is unlikely given its relatively high density. Adjacent land could theoretically provide further provision and is considered in the new sites section.</p> <p>Given the recent investment the site at Willenhall Lane should be protected for future gypsy and traveller use.</p> |   |                                |                                   |         |                  |



|              |                                  |
|--------------|----------------------------------|
| Site details | Site Number 2                    |
| Site name    | The Haywood, Moose Lane          |
| Site area    | 0.15 hectares                    |
| Ownership    | Private owner                    |
| Current use  | Private gypsy and traveller Site |



| Site 2                                 | Comments  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|---|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | The site is subject to floodrisk (Zone 2). As such further development of caravans requiring planning permission would be subject to the exception test.  | Yellow                         | Yellow                            | Yellow  | Yellow           |
|  | Not within greenbelt  | Green                          | Green                             | Green   | Green            |
| <i>(ii) Access to services.</i>        |   |                                |                                   |         |                  |
| Local shops                            | The nearest town/district centre is approximately 2km distance  | Yellow                         | Yellow                            | Green   | Green            |
| Education                              | Primary and secondary education is within acceptable walking distances  | Green                          | Green                             | Green   | Green            |
| Health                                 | Nearest primary healthcare facilities are all within 2km  | Yellow                         | Yellow                            | Green   | Green            |
| <i>(iii) Access and Infrastructure</i> |   |                                |                                   |         |                  |
|  | The site is accessed via a narrow private lane, but as this is an existing site it is not considered to pose any major issues for gypsy and travellers, but may cause an issue for showground equipment   | Green                          | Red                               | Green   | Green            |
| Public transport                       | The nearest bus stops are about 0.5km and the nearest railway station is around 6km   | Green                          | Green                             | Green   | Green            |
| Utility infrastructure                 | There is no apparent issues regarding utility infrastructure in this location   | Green                          | Green                             | Green   | Green            |
| <i>(iv) Site Capabilities</i>          |   |                                |                                   |         |                  |
| Number of potential pitches            | Site has permission for 4 pitches. On a size basis it is considered that the site could provide around 3 - 6 gypsy and traveller pitches dependant on the type of site. The site is not big enough to accommodate a travelling showpeople plot/yard | Green                          | Red                               | Green   | Green            |
| Business area                          | This is a relatively small site with narrow road access. Therefore it is  | Red                            | Red                               | Red     | Red              |

| Site 2   | Comments  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|---|--------------------------------|-----------------------------------|---------|------------------|
|  | considered that it is inappropriate for business uses   |                                |                                   |         |                  |
| Play areas   | No formal play area within site, however land could be made available. Public recreation area at Willenhall Memorial Park is within a short walking distance. |                                |                                   |         |                  |
| Shared amenities/day room  | Unclear as whether a day room is available on site  |                                |                                   |         |                  |
| <i>(v) Future development</i>  | Currently only 1 pitch on site but has permission for four. This is an appropriate number for this size of site, so further expansion within site unlikely.   |                                |                                   |         |                  |
| <b>Summary</b>   |   |                                |                                   |         |                  |
| This well established site has potential to increase its capacity. As a privately owned site this will be at the discretion of the owners. Although flood risk is a concern, as it is not within the high risk zone and because of the lack of other available sites it is considered that the site should continue in its present role. |   |                                |                                   |         |                  |

|              |                                  |
|--------------|----------------------------------|
| Site details | Site 3                           |
| Site name    | Trentham Cottage                 |
| Site area    | 0.50 hectares                    |
| Ownership    | Private owner                    |
| Current use  | Private gypsy and Traveller Site |





| Site 3                                 | Comments  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|---|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | There are no known major constraints on this site   |                                |                                   |         |                  |
|  | Previously developed land not within greenbelt  |                                |                                   |         |                  |
| <i>(ii) Access to services</i>         |   |                                |                                   |         |                  |
| Local shops                            | The nearest town/district centre is approximately 2km distance  |                                |                                   |         |                  |
| Education                              | Primary and secondary education is within acceptable walking distances  |                                |                                   |         |                  |
| Health                                 | Nearest primary healthcare facilities are all within 2km  |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i> |   |                                |                                   |         |                  |
| Access                                 | The site is accessed via a narrow private lane, but as this is an existing site it is not considered to pose any major issues for gypsy and travellers, but may cause an issue for showground equipment                         |                                |                                   |         |                  |
| Public transport                       | The nearest bus stops are about 0.5km and the nearest railway station is around 6km   |                                |                                   |         |                  |
| Utility infrastructure                 | There is no apparent issues regarding utility infrastructure in this location   |                                |                                   |         |                  |
| <i>(iv) Site capabilities</i>          |   |                                |                                   |         |                  |
| Number of potential pitches            | Site has permission for 15 pitches. On a size basis it is considered that the site could provide around 10 - 20 gypsy and traveller pitches dependant on the type of site. The site is large enough to accommodate 1 plot/yard. |                                |                                   |         |                  |
| Business area                          | Although this is a relatively small   |                                |                                   |         |                  |

| Site 3   | Comments  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|---|--------------------------------|-----------------------------------|---------|------------------|
|  | site, there may be room for some limited business uses, if the road access is suitable, however this would result in a reduction in the overall number of pitches.<br>business uses |                                |                                   |         |                  |
| Play areas   | No formal play area within site, however land could be made available. Public recreation area at Willenhall Memorial Park is within a short walking distance.                       |                                |                                   |         |                  |
| Shared amenities/day room  | Unclear as whether a day room is available on site  |                                |                                   |         |                  |
| <i>(v) Future development</i>  | The site is operating at a good density, intensification may cause community and a safety issue, therefore further development is not recommended.                                  |                                |                                   |         |                  |
| <b>Summary</b>   |   |                                |                                   |         |                  |
| This is a well established site offering both permanent and transit accommodation. No changes are considered necessary and the site should be protected from alternative development as it is fulfilling an important role in provided pitch provision within Walsall. |   |                                |                                   |         |                  |

|              |                                  |
|--------------|----------------------------------|
| Site details | Site 4                           |
| Site name    | 47A Guild Avenue                 |
| Site area    | 0.064 hectares                   |
| Ownership    | Private                          |
| Current use  | Private gypsy and traveller site |



| Site 4                                 | Comments  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|---|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | No known constraints, located within a residential area.  |                                |                                   |         |                  |
|  | Previously developed land not within greenbelt  |                                |                                   |         |                  |
| <i>(ii) Access to services</i>         |   |                                |                                   |         |                  |
| Local shops                            | Nearest town/district centre is within 1.5km  |                                |                                   |         |                  |
| Education                              | Access to education is good with nursery, primary and secondary schools all within reasonable walking distances.  |                                |                                   |         |                  |
| Health                                 | GP/health centres and dentists are available within 1km distance  |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i> |   |                                |                                   |         |                  |
| Access                                 | Site has a driveway which is linked to residential estate roads. Not suitable for showground equipment or business uses   |                                |                                   |         |                  |
| Public transport                       | Bus stop is located less than 100m and the railway station is only 2.5 km away.   |                                |                                   |         |                  |
| Utility infrastructure                 | Site within residential area, so no issue regarding utility provision.  |                                |                                   |         |                  |
| <i>(iv) Site capabilities</i>          |   |                                |                                   |         |                  |
| Number of potential pitches            | This is a small area and only suitable for the 1 pitch which is already located on the site. The site is not large enough for a travelling showpeople plot. As the site is within a residential area it |                                |                                   |         |                  |

| Site 4  | Comments  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|---|---|--------------------------------|-----------------------------------|---------|------------------|
|   | not an appropriate location for emergency or transit pitches.   |                                |                                   |         |                  |
| Business area   | Site is too small and in an inappropriate location for any business uses.   |                                |                                   |         |                  |
| Play areas  | Site is too small for a play area within the site. Play areas are available within the adjacent residential area. |                                |                                   |         |                  |
| Shared amenities/day room   | As there is only one pitch shared facilities are unnecessary.   |                                |                                   |         |                  |
| <i>(v) Future development</i>   |   |                                |                                   |         |                  |
| <b>Summary</b>  |   |                                |                                   |         |                  |
| This site is too small to offer any potential to increase pitch provision. However as an existing private site it is making an important contribution to pitch provision and any applications to change the use should be resisted. |   |                                |                                   |         |                  |



|              |  |
|--------------|--|
| Site details | Site 5                                 |
| Site name    | Cartbridge Lane (temporary permission) |
| Site area    | 0.17 hectares                          |
| Ownership    | Private                                |
| Current use  | Private gypsy and traveller site       |



| Site 5                                 | Comments  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|---|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | Around half the site is within an area subject to a high probability of flood risk (Zone 3a); there are no other known constraints.   | Red                            | Red                               | Red     | Red              |
|  | Site is green field site within the green belt  | Yellow                         | Yellow                            | Yellow  | Yellow           |
| <i>(ii) Access to services</i>         |   |                                |                                   |         |                  |
| Local shops                            | The nearest town/district centre is under 3km in distance   | Yellow                         | Yellow                            | Green   | Green            |
| Education                              | Secondary education is within 1.5 km, however primary education is over 1km in distance   | Yellow                         | Yellow                            | Green   | Green            |
| Health - health centres and            | Health facilities are within 1km in distance  | Green                          | Green                             | Green   | Green            |
| <i>(iii) Access and infrastructure</i> |   |                                |                                   |         |                  |
| Access                                 | Access is via road serving both residential and an employment area  | Green                          | Green                             | Green   | Green            |
| Public transport                       | Bus stop is within 500m, whilst the railway station is just less than 3km in distance.  | Green                          | Green                             | Green   | Green            |
| Utility infrastructure                 | Site is adjacent to a residential area.   | Green                          | Green                             | Green   | Green            |
| <i>(iv) Site capabilities</i>          |   |                                |                                   |         |                  |
| Number of potential pitches            | Site has permission for 4 pitches. On a size basis it is considered that the site could provide around 3 - 7 gypsy and traveller pitches dependant on the type of site. The site is not large enough to accommodate | Green                          | Red                               | Green   | Green            |

| Site 5   | Comments   | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|--|--------------------------------|-----------------------------------|---------|------------------|
|  | showman plot/yard.   | Green                          | Red                               | Green   | Green            |
| Business area  | The site could potentially accommodate a limited amount of business uses   | Green                          | Red                               | Green   | Green            |
| Play areas   | There are no play areas within the site, but one could be accommodated   | Yellow                         | Yellow                            | Green   | Green            |
| Shared amenities/day room  | It is understood that an amenity block has already been developed on this site   | Green                          | Green                             | Green   | Green            |
| <i>(v) Future development</i>  | It would not be suitable to expand the site in terms of the number of permanent pitches within the existing site area. | Red                            | Red                               | Yellow  | Yellow           |
| <b>Summary</b>   |  |                                |                                   |         |                  |
| The site is within an area of high flood risk and within the greenbelt and only enjoys temporary 3 year permission. If alternative provision in areas of less risk and outside of the greenbelt can be found then it may be appropriate not to continue the current use. |  |                                |                                   |         |                  |

|   |
|---|
| Site 6 The Paddock, Gould Firm Lane.  |
| This site is considered under the new sites section (see site 26) because this relates to the wider area rather than the existing site which is only one pitch. |



## *Unauthorised sites*

|              |                                  |
|--------------|----------------------------------|
| Site details | Site 7                           |
| Site name    | Railswood Nursery                |
| Site area    | 0.06 hectares                    |
| Ownership    | Private                          |
| Current use  | Private gypsy and traveller Site |



| Site 7                                 | Comments  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|---|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | No known constraints on site  | Green                          | Green                             | Green   | Green            |
|  | Site is previously developed land within the greenbelt  | Yellow                         | Yellow                            | Yellow  | Yellow           |
| <i>(ii) Access to services</i>         |   |                                |                                   |         |                  |
| Local shops                            | Nearest town/district centre is about 4km in distance   | Yellow                         | Yellow                            | Green   | Green            |
| Education                              | Secondary education is available within a reasonable walking distance however the nearest primary school is over 1km in distance  | Yellow                         | Yellow                            | Green   | Green            |
| Health                                 | Health facilities are available within 800m   | Green                          | Green                             | Green   | Green            |
| <i>(iii) Access and infrastructure</i> |   |                                |                                   |         |                  |
| Access                                 | There are no known highway issues regarding this site   | Green                          | Green                             | Green   | Green            |
| Public transport                       | The nearest bus stop is around 600m from the site. The railway station is approximately 5km.  | Green                          | Green                             | Green   | Green            |
| Utility infrastructure                 | The site benefits from utility infrastructure.  | Green                          | Green                             | Green   | Green            |
| <i>(iv) Site capabilities</i>          |   |                                |                                   |         |                  |
| Number of potential pitches            | There is currently 1 pitch on the site. It is a very small site and could only accommodate 2 pitches if the pitches were small. There is not enough room for a showpeople yard. | Green                          | Red                               | Green   | Green            |
| Business area                          | There is no room for business operations from this site   | Red                            | Red                               | Red     | Red              |
| Play areas                             | There is no room for play   | Yellow                         | Yellow                            | Yellow  | Yellow           |

|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  | area within the site. The nearest public area is at Pelsall Common which is short walk from the site.  |  |  |  |  |
| Shared amenities/day room  | As it is likely that there is only 1 pitch, shared amenities are not required.   |  |  |  |  |
| <i>(v) Future development</i>  | The site was recently refused planning permission but does has the potential for 1 authorised pitch, but does not have room for further provision. |  |  |  |  |
| <b>Summary</b>   |  |  |  |  |  |
| <p>Although the site is located within greenbelt, it is not an open area and has development and trees surrounding the site. It is a reasonable sustainable location in terms of access to services and facilities and opportunity to access public transport. The site was refused permission at the end of 2009 on the grounds of doubts regarding the gypsy status of the applicant and the site being in the green belt. However, given the Council's need for sites and the likely limited public funding available to develop new public sites it is considered that this site should be supported if there are no suitable sites not within the green belt.</p> |  |  |  |  |  |

|              |               |
|--------------|---------------|
| Site details | Site 8        |
| Site name    | Valley Road   |
| Site area    | 0.13 hectares |
| Ownership    | Private       |
| Current use  | Residential   |



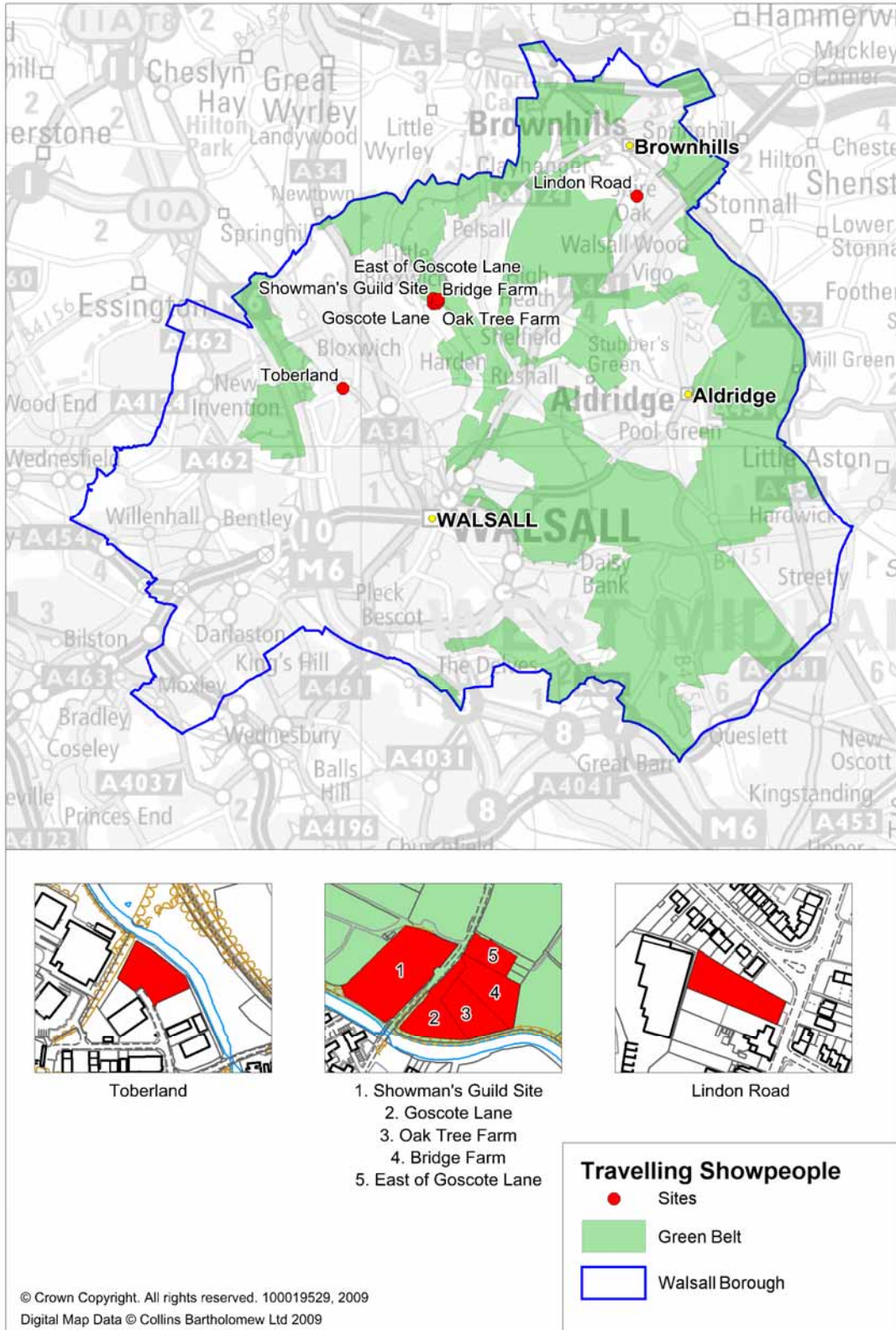


| Site 8                                 | Comments  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|---|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | Site is located within a residential area with no known constraints   | Green                          | Green                             | Green   | Green            |
|  | Previously developed land   | Green                          | Green                             | Green   | Green            |
| <i>(ii) Access to services</i>         |   |                                |                                   |         |                  |
| Local shops                            | The nearest town/district centre is about 1.5km from the site   | Yellow                         | Yellow                            | Green   | Green            |
| Education                              | Education facilities are within a reasonable walking distance   | Green                          | Green                             | Green   | Green            |
| Health                                 | The nearest GP/health centre is less than 600m and dentist at around 1km from the site.   | Green                          | Green                             | Green   | Green            |
| <i>(iii) Access and infrastructure</i> |   |                                |                                   |         |                  |
| Access                                 | Site is adjacent to residential road.   | Green                          | Green                             | Green   | Green            |
| Public transport                       | The bus stop is around 300m and the railway station is approximately a 3km distance   | Green                          | Green                             | Green   | Green            |
| Utility infrastructure                 | A residential property is already located on the site therefore there is no issue regarding utility infrastructure  | Green                          | Green                             | Green   | Green            |
| <i>(iv) Site capabilities</i>          |   |                                |                                   |         |                  |
| Number of potential pitches            | It is considered that the site could provide around 3 - 5 gypsy and traveller pitches dependant on the type of site. The site is not big enough to accommodate a travelling showpeople plot | Green                          | Red                               | Green   | Green            |
| Business area                          | Due to the small nature of  | Red                            | Red                               | Red     | Red              |

| Site 8   | Comments  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|---|--------------------------------|-----------------------------------|---------|------------------|
|  | the site and its position within a residential area it is unsuitable for business uses                              |                                |                                   |         |                  |
| Play areas   | Some limited play area could be incorporated within the site, however there are public area within walking distance |                                |                                   |         |                  |
| Shared amenities/day room  | A shared amenity/day room could be provided as part of a development of this site                                   |                                |                                   |         |                  |
| <i>(v) Future development</i>  | The site is constrained by surrounding residential development, so future expansion is unlikely                     |                                |                                   |         |                  |
| <b>Summary</b>   |   |                                |                                   |         |                  |
| The site is currently unauthorised but permission is granted by the owner for transit pitches. The area is long established as a location for gypsy and travellers in bricks and mortar housing. Although the area is mainly residential because of its long association with the gypsy and traveller community it could be appropriate to authorised and formalise the site for either permanent or transit uses. |   |                                |                                   |         |                  |

## Authorised travelling showpeople sites

Figure 1.2 Authorised travelling showman yards (plots)



|              |                      |
|--------------|----------------------|
| Site details | Site 9               |
| Site name    | Bridge Farm          |
| Site area    | 0.28 hectares        |
| Ownership    | Private              |
| Current use  | Private Showman Yard |





| Site 9                                 |   | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|---|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | No known constraints  |                                |                                   |         |                  |
|  | Developed land within the greenbelt   |                                |                                   |         |                  |
| <i>(ii) Access to services</i>         |   |                                |                                   |         |                  |
| Local shops                            | The nearest town/district centre is approximately 2km from the site   |                                |                                   |         |                  |
| Education                              | Primary and secondary education is within reasonable walking distance   |                                |                                   |         |                  |
| Health                                 | GP/health centres and hospital care is around 1km from the site and a dentist is about 1.5km in distance  |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i> |   |                                |                                   |         |                  |
| Access                                 | The site is adjacent to Goscote Lane, along which there is little other development other than further showman sites, so access it not considered to be a major issue in this location. |                                |                                   |         |                  |
| Public                                 | Bus stops are available within a short walking distance and the railway station in about 3km from the site  |                                |                                   |         |                  |
| Utility infrastructure                 | This is a well established site, adjacent to a residential area therefore it is not thought to have any utility issues  |                                |                                   |         |                  |
| <i>(iv) Site capabilities</i>          |   |                                |                                   |         |                  |
| Number of potential pitches            | In combination with neighbouring Goscote Lane and Oak Tree Farm sites, it is estimated that there are approximately 21 plots.   |                                |                                   |         |                  |
| Business area                          | The site is already used for the storage and maintenance of showground equipment  |                                |                                   |         |                  |

| Site 9  |  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|---|--|--------------------------------|-----------------------------------|---------|------------------|
| Play areas  | A play area could potentially be provided, especially if in conjunction with the neighbouring sites. Public play areas are about 1km from the site | Green                          | Green                             | Green   | Green            |
| Shared amenities/day room   | Shared facilities are already available and there is potential to provide further facilities if required.  | Green                          | Green                             | Green   | Green            |
| <i>(v) Future development</i>   | There is no capacity for further provision within this site.   | Red                            | Red                               | Red     | Red              |
| <b>Summary</b>  |  |                                |                                   |         |                  |
| This is a long established showman site. Although it is located within the green belt, impact is reduced through comprehensive screening. Due to the long establishment of showmen in this area and lack of alternative sites this site should be protected from other development. Expansion within the site is unlikely, especially as it has been commented that over crowding already exists. |  |                                |                                   |         |                  |

|              |                      |
|--------------|----------------------|
| Site details | Site 10              |
| Site name    | Oak Tree Farm        |
| Site area    | 0.25 hectares        |
| Ownership    | Private              |
| Current use  | Private Showman Yard |



| Site 10                                |   | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|---|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | No known constraints  |                                |                                   |         |                  |
|  | Developed land within the greenbelt   |                                |                                   |         |                  |
| <i>(ii) Access to services</i>         |   |                                |                                   |         |                  |
| Local shops                            | The nearest town/district centre is approximately 2km from the site   |                                |                                   |         |                  |
| Education                              | Primary and secondary education is within reasonable walking distance   |                                |                                   |         |                  |
| Health                                 | GP/health centres and hospital care is around 1km from the site and a dentist is about 1.5km in distance  |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i> |   |                                |                                   |         |                  |
| Access                                 | The site is adjacent to Goscote Lane, along which there is little other development other than further showman sites, so access it not considered to be a major issue in this location. |                                |                                   |         |                  |
| Public transport                       | Bus stops are available within a short walking distance and the railway station in about 3km from the site  |                                |                                   |         |                  |
| Utility infrastructure                 | This is a well established site, adjacent to a residential area therefore it is not thought to have any utility issues  |                                |                                   |         |                  |
| <i>(iv) Site capabilities</i>          |   |                                |                                   |         |                  |
| Number of potential pitches            | In combination with neighbouring Goscote Lane and Bridge Farm sites, it is estimated that there are approximately 21 plots.   |                                |                                   |         |                  |
| Business area                          | The site is already used for the storage and maintenance of showground equipment  |                                |                                   |         |                  |

| Site 10   |  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|---|--|--------------------------------|-----------------------------------|---------|------------------|
| Play areas  | A play area could potentially be provided, especially if in conjunction with the neighbouring sites. Public play areas are about 1km from the site | Green                          | Green                             | Green   | Green            |
| Shared amenities/day room   | Shared facilities are already available and there is potential to provide further facilities if required.  | Green                          | Green                             | Green   | Green            |
| <i>(v) Future development</i>   | There is no capacity for further provision within this site.   | Red                            | Red                               | Red     | Red              |
| <b>Summary</b>  |  |                                |                                   |         |                  |
| This is a long established showman site. Although it is located within the green belt, impact is reduced through comprehensive screening. Due to the long establishment of showmen in this area and lack of alternative sites this site should be protected from other development. Expansion within the site is unlikely, especially as it has been commented that over crowding already exists. |  |                                |                                   |         |                  |

|              |                      |
|--------------|----------------------|
| Site details | Site 11              |
| Site name    | Goscote Lane         |
| Site area    | 0.29 hectares        |
| Ownership    | Private              |
| Current use  | Private Showman Yard |



| Site 11                                |   | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|---|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | No known constraints  |                                |                                   |         |                  |
|  | Developed land within the greenbelt   |                                |                                   |         |                  |
| <i>(ii) Access to services.</i>        |   |                                |                                   |         |                  |
| Local shops                            | The nearest town/district centre is approximately 2km from the site   |                                |                                   |         |                  |
| Education                              | Primary and secondary education is within reasonable walking distance   |                                |                                   |         |                  |
| Health                                 | GP/health centres and hospital care is around 1km from the site and a dentist is about 1.5km in distance  |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i> |   |                                |                                   |         |                  |
| Access                                 | The site is adjacent to Goscote Lane, along which there is little other development other than further showman sites, so access it not considered to be a major issue in this location. |                                |                                   |         |                  |
| Public transport                       | Bus stops are available within a short walking distance and the railway station in about 3km from the site  |                                |                                   |         |                  |
| Utility infrastructure                 | This is a well established site, adjacent to a residential area therefore it is not thought to have any utility issues  |                                |                                   |         |                  |
| <i>(iv) Site capabilities</i>          |   |                                |                                   |         |                  |
| Number of potential pitches            | In combination with neighbouring Goscote Lane   |                                |                                   |         |                  |



|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  | and Bridge Farm sites, it is estimated that there are approximately 21 plots.  |  |  |  |  |
| Business area  | The site is already used for the storage and maintenance of showground equipment   |  |  |  |  |
| Play areas   | A play area could potentially be provided, especially if in conjunction with the neighbouring sites. Public play areas are about 1km from the site |  |  |  |  |
| Shared amenities/day room  | Shared facilities are already available and there is potential to provide further facilities if required.  |  |  |  |  |
| <i>(v) Future development</i>  | There is no capacity for further provision within this site.   |  |  |  |  |
| <b>Summary</b>   |  |  |  |  |  |
| <p>This is a long established showman site. Although it is located within the green belt, impact is reduced through comprehensive screening. Due to the long establishment of showmen in this area and lack of alternative sites this site should be protected from other development. Expansion within the site is unlikely, especially as it has been commented that over crowding already exists.</p> |  |  |  |  |  |



|              |                               |
|--------------|-------------------------------|
| Site details | Site 12                       |
| Site name    | Showman's Guild, Goscote Lane |
| Site area    | 0.7 hectares                  |
| Ownership    | Showman's Guild               |
| Current use  | Private Showman Yard          |



| Site 12                                |   | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|---|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | No known constraints  |                                |                                   |         |                  |
|  | Developed land within the greenbelt   |                                |                                   |         |                  |
| <i>(ii) Access to services</i>         |   |                                |                                   |         |                  |
| Local shops                            | The nearest town/district centre is approximately 2km from the site   |                                |                                   |         |                  |
| Education                              | Primary and secondary education is within reasonable walking distance   |                                |                                   |         |                  |
| Health                                 | GP/health centres and hospital care is around 1km from the site and a dentist is about 1.5km in distance  |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i> |   |                                |                                   |         |                  |
| Access                                 | The site is adjacent to Goscote Lane, along which there is little other development other than further showman sites, so access it not considered to be a major issue in this location. |                                |                                   |         |                  |
| Public transport                       | Bus stops are available within a short walking distance and the railway station in about 3km from the site  |                                |                                   |         |                  |
| Utility infrastructure                 | This is a well established site, adjacent to a residential area therefore it is not thought to have any utility issues  |                                |                                   |         |                  |
| <i>(iv) Site capabilities</i>          |   |                                |                                   |         |                  |
| Number of potential                    | It is estimated that there are  |                                |                                   |         |                  |

| Site 12  |  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|--|--------------------------------|-----------------------------------|---------|------------------|
| pitches  | approximately 20 plots.  |                                |                                   |         |                  |
| Business area  | The site is already used for the storage and maintenance of showground equipment   |                                |                                   |         |                  |
| Play areas   | A play area could potentially be provided, especially if in conjunction with the neighbouring sites. Public play areas are about 1km from the site |                                |                                   |         |                  |
| Shared amenities/day room  | Shared facilities are already available and there is potential to provide further facilities if required.  |                                |                                   |         |                  |
| <i>(v) Future development</i>  | There is no capacity for further provision within this site.   |                                |                                   |         |                  |
| <b>Summary</b>   |  |                                |                                   |         |                  |
| <p>This is a long established showman site. Although it is located within the green belt, impact is reduced through comprehensive screening. Due to the long establishment of showmen in this area and lack of alternative sites this site should be protected from other development. Expansion within the site is unlikely, especially as it has been commented that over crowding already exists.</p> |  |                                |                                   |         |                  |

|              |   |
|--------------|---|
| Site details | Site 13                                 |
| Site name    | East of Goscote Lane (adj. Bridge Lane) |
| Site area    | 0.5 hectares                            |
| Ownership    | Private                                 |
| Current use  | Private Showman Yard                    |



| Site 13                                |   | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|---|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | No known constraints  |                                |                                   |         |                  |
|  | Developed land within the greenbelt   |                                |                                   |         |                  |
| <i>(ii) Access to services</i>         |   |                                |                                   |         |                  |
| Local shops                            | The nearest town/district centre is approximately 2km from the site   |                                |                                   |         |                  |
| Education                              | Primary and secondary education is within reasonable walking distance   |                                |                                   |         |                  |
| Health                                 | GP/health centres and hospital care is around 1km from the site and a dentist is about 1.5km in distance  |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i> |   |                                |                                   |         |                  |
| Access                                 | The site is adjacent to Goscote Lane, along which there is little other development other than further showman sites, so access it not considered to be a major issue in this location. |                                |                                   |         |                  |
| Public transport                       | Bus stops are available within a short walking distance and the railway station in about 3km from the site  |                                |                                   |         |                  |
| Utility infrastructure                 | This is a well established site, adjacent to a residential area therefore it is not thought to have any utility issues  |                                |                                   |         |                  |
| <i>(iv) Site capabilities</i>          |   |                                |                                   |         |                  |
| Number of potential                    | The site has recently been  |                                |                                   |         |                  |

| Site 13  |  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|--|--------------------------------|-----------------------------------|---------|------------------|
| pitches  | given permission for 2 plots   |                                |                                   |         |                  |
| Business area  | The site is already used for the storage and maintenance of showground equipment   |                                |                                   |         |                  |
| Play areas   | A play area could potentially be provided, especially if in conjunction with the neighbouring sites. Public play areas are about 1km from the site |                                |                                   |         |                  |
| Shared amenities/day room  | Shared facilities are already available and there is potential to provide further facilities if required.  |                                |                                   |         |                  |
| <i>(v) Future development</i>  | There is no capacity for further provision within this site.   |                                |                                   |         |                  |
| <b>Summary</b>   |  |                                |                                   |         |                  |
| <p>This is a newly permitted site, albeit adjacent to long established showman sites. Although it is located within the green belt, impact is reduced through comprehensive screening. Given that this site has been recently permitted due to lack of alternative sites and overcrowding on existing sites it should be protected from other development.</p> |  |                                |                                   |         |                  |



|              |                      |
|--------------|----------------------|
| Site details | Site 14              |
| Site name    | Lindon Road          |
| Site area    | 0.15 hectares        |
| Ownership    | Private              |
| Current use  | Private Showman Yard |



| Site 14                                |  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|--|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | No known constraints   |                                |                                   |         |                  |
|  | Previously developed land  |                                |                                   |         |                  |
| <i>(ii) Access to services</i>         |  |                                |                                   |         |                  |
| Local shops                            | Nearest district/town centre in under 2km in distance from the site  |                                |                                   |         |                  |
| Education                              | Educational facilities are available within a reasonable walking distance                                    |                                |                                   |         |                  |
| Health                                 | Primary health care is located just over 1km from the site   |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i> |  |                                |                                   |         |                  |
| Access                                 | Site has direct access onto B4152  |                                |                                   |         |                  |
| Public transport                       | The nearest bus stop is less than 100m from the site   |                                |                                   |         |                  |
| Utility infrastructure                 | This is an existing site, surrounded by residential and industrial development.                              |                                |                                   |         |                  |
| <i>(iv) Site capabilities</i>          |  |                                |                                   |         |                  |
| Number of potential pitches            | Site currently accommodates 1 residential plot   |                                |                                   |         |                  |
| Business area                          | Site is currently used for storage and maintenance of showground equipment                                   |                                |                                   |         |                  |
| Play areas                             | There is limited room for a play area on site, however public play areas are within a short walking distance |                                |                                   |         |                  |
| Shared amenities/day room              | As there is only 1 plot, a shared amenity block is unnecessary   |                                |                                   |         |                  |



| Site 14   |  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|---|--|--------------------------------|-----------------------------------|---------|------------------|
| <i>(v) Future development - could the site potential expand in the future if required?</i>  | The site is not big enough for further development |                                |                                   |         |                  |
| <b>Summary</b>  |  |                                |                                   |         |                  |
| This relatively small site is well located and should be protected for travelling showman use. However, the current owner considers the site is cramped with limited space for manoeuvring vehicles and testing equipment |  |                                |                                   |         |                  |

|              |                      |
|--------------|----------------------|
| Site details | Site 15              |
| Site name    | Toberland            |
| Site area    | 0.63 hectares        |
| Ownership    | Private              |
| Current use  | Private Showman Yard |

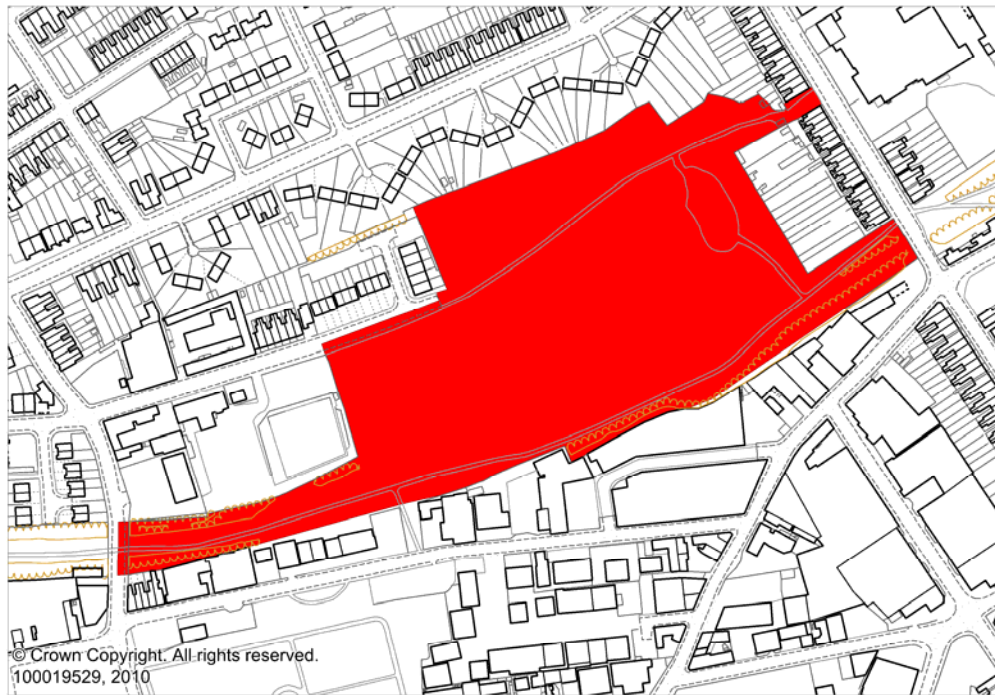


| Site 15                                |  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|--|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | No known constraints   |                                |                                   |         |                  |
|  | Previously developed lands   |                                |                                   |         |                  |
| <i>(ii) Access to services</i>         |  |                                |                                   |         |                  |
| Local shops                            | The nearest district/town centre is just under 2km distance from the site  |                                |                                   |         |                  |
| Education                              | Primary and secondary education is located within a reasonable walking distance  |                                |                                   |         |                  |
| Health                                 | Dentists and GPs are approximately 1km from the site   |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i> |  |                                |                                   |         |                  |
| Access                                 | Access is via industrial estate roads and are therefore considered suitable  |                                |                                   |         |                  |
| Public transport                       | The nearest bus stop is less than 800m and the nearest railway station is about 2.5 km from the site.                      |                                |                                   |         |                  |
| Utility infrastructure                 | This is an existing site within an industrial estate.  |                                |                                   |         |                  |
| <i>(iv) Site capabilities</i>          |  |                                |                                   |         |                  |
| Number of potential pitches            | Site currently accommodates approximately 14 residential plots   |                                |                                   |         |                  |
| Business area                          | The site is already used for business uses for the storage and maintenance of showground equipment                         |                                |                                   |         |                  |
| Play areas                             | The site would benefit from inclusion of play area however public facilities are available within a short walking distance |                                |                                   |         |                  |
| Shared amenities/day room              | It is not clear as whether shared amenities are available, however a site of this site would benefit                       |                                |                                   |         |                  |

| Site 15  |   | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|---|--------------------------------|-----------------------------------|---------|------------------|
|  | from communal facilities  |                                |                                   |         |                  |
| <i>(v) Future development</i>  | Site is operating at a high density and suffers from overcrowding, therefore further development would be inappropriate |                                |                                   |         |                  |
| <b>Summary</b>   |   |                                |                                   |         |                  |
| As an existing site with no constraints the site should be protected from other forms of development, given the shortage of alternative sites within the Borough |   |                                |                                   |         |                  |



|              |                   |
|--------------|-------------------|
| Site details | Site 16           |
| Site name    | Villiers Street   |
| Site area    | 4.3 hectares      |
| Ownership    | Walsall Council   |
| Current use  | Public open space |



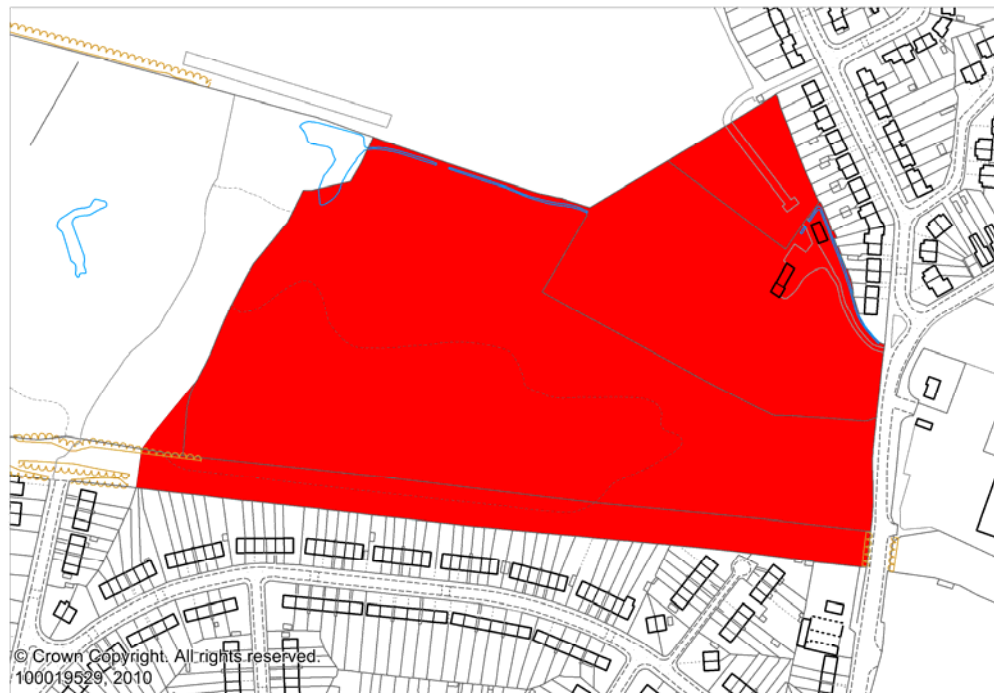


| Site 16                                  |  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|--|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                   | Former landfill site   |                                |                                   |         |                  |
| Is the site greenfield/greenbelt or pdl? | Previously developed   |                                |                                   |         |                  |
| <i>(ii) Access to services</i>           |  |                                |                                   |         |                  |
| Local shops                              | The nearest district/town centre is just under 100m distance from the site   |                                |                                   |         |                  |
| Education                                | Primary and secondary education is located within a reasonable walking distance  |                                |                                   |         |                  |
| Health                                   | Dentists and GPs are approximately 300m from the site  |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i>   |  |                                |                                   |         |                  |
|  | Access is via commercial and residential estate roads. However there are public foot paths through the area which may limit the developable area |                                |                                   |         |                  |
| Public transport                         | The nearest bus stop is over 1km from the site and the nearest railway station is around 4km in distance   |                                |                                   |         |                  |
| Utility infrastructure                   | The site is enclosed by residential and industrial development, therefore it is considered that utility infrastructure is available              |                                |                                   |         |                  |
| <i>(iv) Site capabilities</i>            |  |                                |                                   |         |                  |
| Number of potential pitches              | On a site size basis the area could accommodate all the borough's pitch requirements and around  |                                |                                   |         |                  |

| Site 16  |  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|--|--------------------------------|-----------------------------------|---------|------------------|
|  | 10 travelling showpeople yards   |                                |                                   |         |                  |
| Business area  | The area has a mix of residential and industrial development, although access from the main road network is poor, therefore employment uses might be appropriate |                                |                                   |         |                  |
| Play areas   | A site of this size could accommodate play facilities within the site  |                                |                                   |         |                  |
| Shared amenities/day room  | The site could accommodate shared amenities/day room   |                                |                                   |         |                  |
| <i>(v) Future development</i>  | As a large site, it would not all be used for pitch/plot provision, therefore potentially there would be room for future expansion                               |                                |                                   |         |                  |
| <b>Summary</b>   |  |                                |                                   |         |                  |
| <p>This site is located on public open space which is a former landfill site within a mixed residential/ industrial area. Provided the ground conditions could be addressed, the site would be technically suitable. However, loss of the open space could cause tension within the local community and could lead to potential community cohesion issues in the future. Although a large site, it is criss crossed with public footpath, which may either need to be diverted or the developable area reduced. On balance it is considered that this site would not be suitable for gypsy/ traveller or travelling show people development.</p> |  |                                |                                   |         |                  |



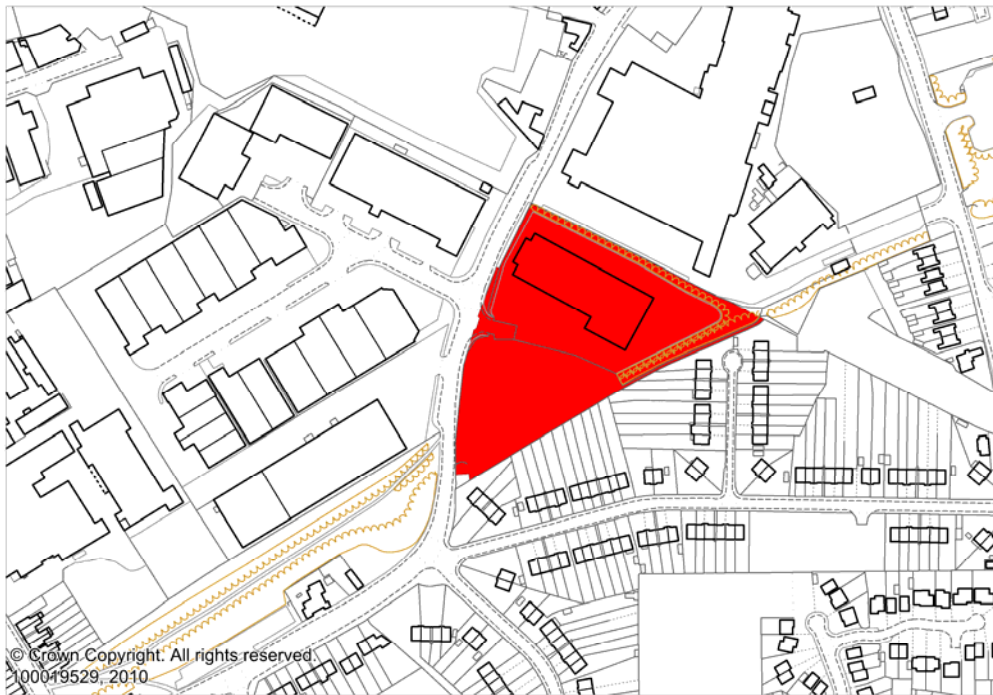
|              |                   |
|--------------|-------------------|
| Site details | Site 17           |
| Site name    | Waddens Brook     |
| Site area    | 7.3 hectares      |
| Ownership    | Walsall Council   |
| Current use  | Mainly open space |



| Site 17                                  |  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|--|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                   | Area is classified as open space in current planning policy although there is no public access at present - mitigation measure could include improvements to remaining open space if development does not occur on all of site or alternative provision elsewhere within the area. |                                |                                   |         |                  |
| Is the site greenfield/greenbelt or pdl? | Greenfield land  |                                |                                   |         |                  |
| <i>(ii) Access to services</i>           |  |                                |                                   |         |                  |
| Local shops                              | The nearest district/town centre is just under 800m distance from the site   |                                |                                   |         |                  |
| Education                                | Primary and secondary education is located within a reasonable walking distance  |                                |                                   |         |                  |
| Health                                   | Dentists and GPs are within reasonable walking distance from the site  |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i>   |  |                                |                                   |         |                  |
| Access                                   | There are also public rights of access which may reduce developable land   |                                |                                   |         |                  |
| Public                                   | The nearest bus stop is just under 900m from the site and the nearest railway station is around 3.7km in distance  |                                |                                   |         |                  |
| Utility infrastructure                   | The site has residential and industrial development on   |                                |                                   |         |                  |

| Site 17   |   | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|---|---|--------------------------------|-----------------------------------|---------|------------------|
|   | three sides, therefore it is considered that utility infrastructure is available  |                                |                                   |         |                  |
| <i>(iv) Site capabilities</i>   |   |                                |                                   |         |                  |
| Number of potential pitches   | On a site size basis the area could accommodate all the boroughs pitch requirements and around 18 travelling showpeople yards   |                                |                                   |         |                  |
| Business area   | The area is opposite an industrial estate, therefore some employment uses, especially if located sensitively to the neighbouring residential properties may be acceptable |                                |                                   |         |                  |
| Play areas  | A site of this size could accommodate play facilities within the site   |                                |                                   |         |                  |
| Shared amenities/day room   | The site could accommodate shared amenities/day room  |                                |                                   |         |                  |
| <i>(v) Future development</i>   | As a large site, it would not all be used for pitch/plot provision, therefore potentially there would be room for future expansion  |                                |                                   |         |                  |
| <b>Summary</b>  |   |                                |                                   |         |                  |
| <p>This site is located on public open space within a mixed use area. Loss of the open space could cause tension within the local community and could lead to potential community cohesion issues in the future. It is also noted that the neighbouring industrial estate has expressed past concerns. To develop the site would require sensitive planning and careful consideration regarding the community cohesion with the neighbouring industrial and housing areas. On balance, if alternative sites are available it is considered that this site would not be suitable for gypsy/ traveller or travelling show people development.</p> |   |                                |                                   |         |                  |

|              |  |
|--------------|--|
| Site details | Site 18                                  |
| Site name    | Land south of Charles Street Mill        |
| Site area    | 1.3 hectares                             |
| Ownership    | Private                                  |
| Current use  | Part employment use and part vacant land |

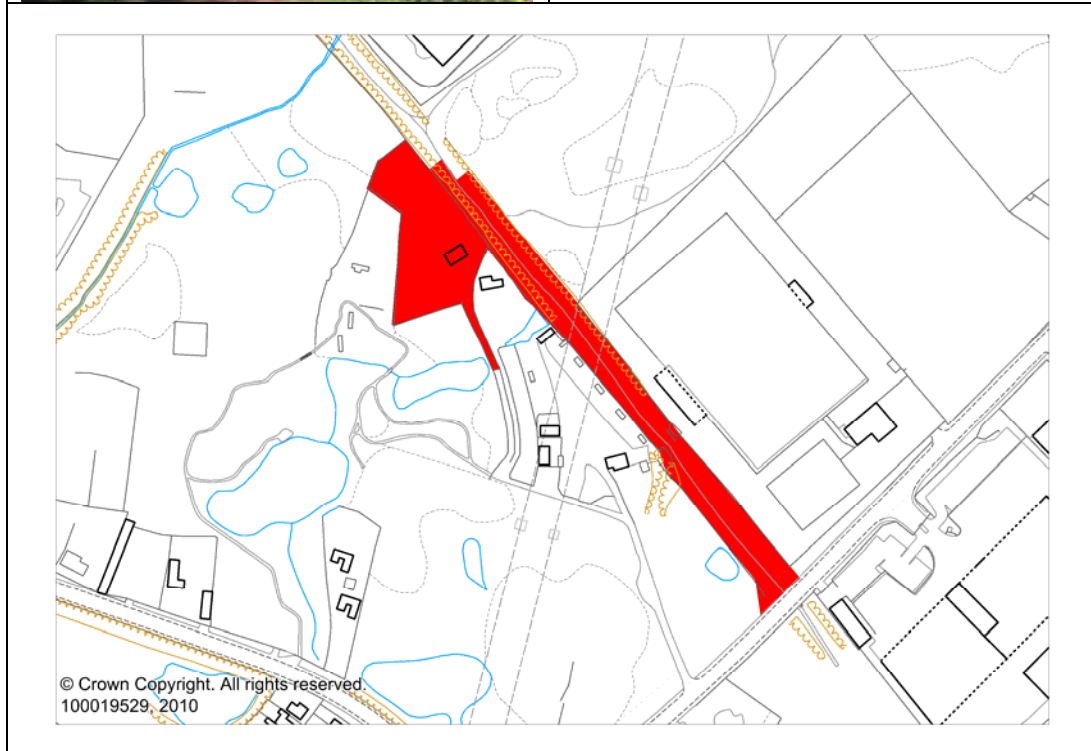


| Site 18   |   | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|---|---|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>  | No known constraints  |                                |                                   |         |                  |
|   | Previously developed  |                                |                                   |         |                  |
| <i>(ii) Access to services</i> - sites should be located in close proximity to as wide a range of facilities as possible, this is more important for permanent sites. |   |                                |                                   |         |                  |
| Local shops   | The nearest district/town centre is just under 600m distance from the site  |                                |                                   |         |                  |
| Education   | Primary and secondary education is located within a reasonable walking distance   |                                |                                   |         |                  |
| Health  | Dentists and GPs are approximately 900m and 700m from the site  |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i>  |   |                                |                                   |         |                  |
| Access  | Access is via industrial estate roads.  |                                |                                   |         |                  |
| Public transport  | The nearest railway station is around 3.6km in distance, however the nearest bus stop is over 1.5km from the site                   |                                |                                   |         |                  |
| Utility infrastructure  | The site is enclosed by industrial and residential development, therefore it is considered that utility infrastructure is available |                                |                                   |         |                  |
| <i>(iv) Site capabilities</i>   |   |                                |                                   |         |                  |
| Number of potential pitches   | On a site size basis the area could accommodate between 26 and 52 pitches or around 3 travelling showpeople yards                   |                                |                                   |         |                  |
| Business area   | The area is bordered by industrial development and residential uses. A well   |                                |                                   |         |                  |

| Site 18  |   | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|---|--------------------------------|-----------------------------------|---------|------------------|
|  | designed site could minimise employment impacts on the residential development.   | Green                          | Green                             | Green   | Green            |
| Play areas   | A site of this size could accommodate play facilities within the site   | Green                          | Green                             | Green   | Green            |
| Shared amenities/day room  | The site could accommodate shared amenities/day room  | Green                          | Green                             | Green   | Green            |
| <i>(v) Future development</i>  | As a large site in gypsy and traveller terms it is likely that not all be used for pitch/plot provision, therefore potentially there would be room for future expansion, however for use as a showpeople site expansion would be unlikely | Green                          | Red                               | Green   | Green            |
| <b>Summary</b>   |   |                                |                                   |         |                  |
| This site is located within a mixed use area and neighbours some recent quality employment development. There have been concerns expressed in this area about gypsies and travellers, so locating this use may not be appropriate in terms of community cohesion. However there is potential for a small showpeople site, probably suitable for a family group. Although as a privately owned site this would require the landowner being willing to sell the land for this use. |   |                                |                                   |         |                  |



|              |                               |
|--------------|-------------------------------|
| Site details | Site 19                       |
| Site name    | Ivydene                       |
| Site area    | 0.9 hectares                  |
| Ownership    | Private                       |
| Current use  | Vacant site (former dwelling) |



Note: The position of the site access on this plan is incorrect

| Site 19                                |  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|--|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | Part of land is within an area of floodrisk, however permission has been granted in the past for residential uses. Depending on what part of the site is developed, development proposals may require a flood risk assessment. |                                |                                   |         |                  |
|  | Previously developed.  |                                |                                   |         |                  |
| <i>(ii) Access to services.</i>        |  |                                |                                   |         |                  |
| Local shops                            | The nearest district/town centre is just under 800m distance from the site   |                                |                                   |         |                  |
| Education                              | Primary and secondary education is located within a reasonable walking distance  |                                |                                   |         |                  |
| Health                                 | Dentists and GPs are approximately 800m from the site  |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i> |  |                                |                                   |         |                  |
| Access                                 | Either new access would have to be created along the existing cycle/foot path or a shared access with the adjacent Noose Lane site.  |                                |                                   |         |                  |
| Public transport                       | The nearest bus stop is about 200m from the site and the nearest railway station is around 4.8km in distance   |                                |                                   |         |                  |
| Utility infrastructure                 | It is considered that as there is a neighbouring gypsy and traveller site that utility provision should not be an issue, however this would require further investigation  |                                |                                   |         |                  |
| <i>(iv) Site capabilities</i>          |  |                                |                                   |         |                  |
| Number of potential pitches            | On a site size basis the area could accommodate between 19 and 38 pitches or around 2 travelling showpeople yards. Ultimately the number of pitches is dependent on the extent and nature of the floodrisk                     |                                |                                   |         |                  |

| Site 19  |   | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|---|--------------------------------|-----------------------------------|---------|------------------|
| Business area  | Business uses are considered possible in this area if appropriate access can be attained.   | Yellow                         | Yellow                            | Yellow  | Yellow           |
| Play areas   | A site of this size could accommodate play facilities within the site and these could be shared with neighbouring sites                 | Green                          | Green                             | Green   | Green            |
| Shared amenities/day room  | The site could accommodate shared amenities/day room  | Green                          | Green                             | Green   | Green            |
| <i>(v) Future development</i>  | The site could accommodate further provision is the future depending on the number developed and the extent and nature of the floodrisk | Yellow                         | Red                               | Yellow  | Yellow           |
| <b>Summary</b>   |   |                                |                                   |         |                  |
| <p>This site represents a good option for future pitch provision, if issues regarding access and floodrisk are overcome. It is likely that the site is more appropriate for gypsy and traveller use rather than showpeople, due to its size, location (adjacent to other such sites) and potential issues regarding access. However, it is understood that the site is to be developed as a low secure hospital for women, for which planning permission was granted in 2008</p> |   |                                |                                   |         |                  |

|              |                 |
|--------------|-----------------|
| Site details | Site 20         |
| Site name    | Albutts Road    |
| Site area    | 5.2 hectares    |
| Ownership    | Walsall Council |
| Current use  | Open Space      |

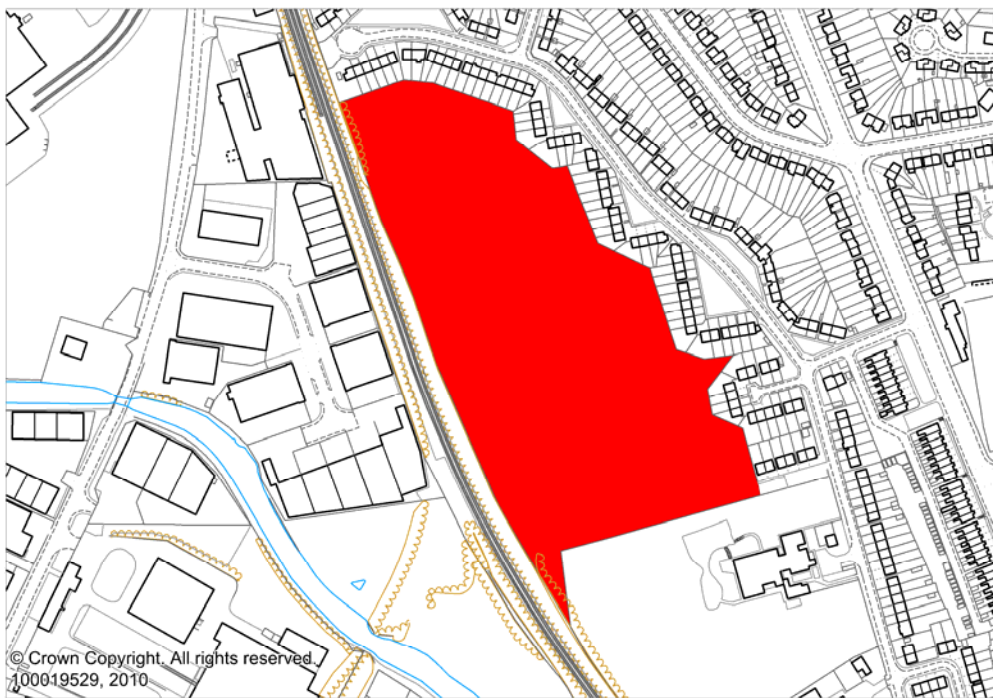


| Site 20                                |  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|--|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | Adjacent to M6 Toll, therefore buffer zone would probably be needed, reducing developable land.  |                                |                                   |         |                  |
|  | The site is green belt and green field   |                                |                                   |         |                  |
| <i>(ii) Access to services.</i>        |  |                                |                                   |         |                  |
| Local shops                            | The nearest district/town centre is over 1.5km distance from the site  |                                |                                   |         |                  |
| Education                              | Primary and secondary education is located within a reasonable walking distance  |                                |                                   |         |                  |
| Health                                 | Dentists and GPs are approximately 1.5km from the site   |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i> |  |                                |                                   |         |                  |
| Access                                 | Access is via Hednesford Road, which leads directly to the A5. No known issues.  |                                |                                   |         |                  |
| Public transport                       | The nearest railway station is 10km from the site, however there is a bus service along Hednesford Road.   |                                |                                   |         |                  |
| Utility infrastructure                 | The site is adjacent to residential development, therefore it is considered that utility infrastructure is available   |                                |                                   |         |                  |
| <i>(iv) Site capabilities</i>          |  |                                |                                   |         |                  |
| Number of potential pitches            | On a site size basis the area could accommodate all the boroughs pitch requirements and around 13 travelling showpeople yards. However, a reduction in the site size because of proximity to the motorway could significantly reduce the number of pitches |                                |                                   |         |                  |
| Business area                          | Employment uses could be   |                                |                                   |         |                  |

| Site 20   |   | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|---|---|--------------------------------|-----------------------------------|---------|------------------|
|   | accommodated on the site, especially on the motorway side of any prospective development  |                                |                                   |         |                  |
| Play areas  | A site of this size could accommodate play facilities within the site   |                                |                                   |         |                  |
| Shared amenities/day room   | The site could accommodate shared amenities/day room  |                                |                                   |         |                  |
| <i>(v) Future development</i>   | As a large site, it would not all be used for pitch/plot provision, therefore potentially there would be room for future expansion, depending on the buffer required adjacent to the motorway |                                |                                   |         |                  |
| <b>Summary</b>  |   |                                |                                   |         |                  |
| <p>This site is located on public open space adjacent to a residential area. Loss of the open space and the site's location in the green belt could cause tension within the local community and could lead to potential community cohesion issues in the future. Although as a large site, some of the open space could be maintained to help overcome any potential community issues. The site could be used for both gypsy and traveller use or showpeople. Careful design could ensure continued access to public open space, inclusion of employment areas and limited impact on the adjoining residential area.</p> |   |                                |                                   |         |                  |



|              |                   |
|--------------|-------------------|
| Site details | Site 21           |
| Site name    | Odell Road        |
| Site area    | 5.0 hectares      |
| Ownership    | Walsall Council   |
| Current use  | Public open space |



| Site 21                                |   | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|---|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | No known environmental constraints  | Green                          | Green                             | Green   | Green            |
|  | Greenfield land   | Yellow                         | Yellow                            | Yellow  | Yellow           |
| <i>(ii) Access to services</i>         |   |                                |                                   |         |                  |
| Local shops                            | The nearest district/town centre is just under 200m distance from the site  | Green                          | Green                             | Green   | Green            |
| Education                              | Primary and secondary education is located within a reasonable walking distance   | Green                          | Green                             | Green   | Green            |
| Health                                 | Dentists and GPs are approximately 300m and 500m from the site  | Green                          | Green                             | Green   | Green            |
| <i>(iii) Access and infrastructure</i> |   |                                |                                   |         |                  |
| Access                                 | Access would be via residential estate roads. Site access is currently limited to a narrow track fronted by residential property, therefore it is not considered as appropriate | Red                            | Red                               | Red     | Red              |
| Public transport                       | The nearest bus stop is less than 300m from the site and the nearest railway station is around 900m in distance   | Green                          | Green                             | Green   | Green            |
| Utility infrastructure                 | The site is enclosed by residential development, therefore it is considered that utility infrastructure is available  | Green                          | Green                             | Green   | Green            |
| <i>(iv) Site capabilities</i>          |   |                                |                                   |         |                  |
| Number of potential pitches            | On a site size basis the area could accommodate all the boroughs pitch requirements and around  | Green                          | Green                             | Green   | Green            |

| Site 21   |   | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|---|---|--------------------------------|-----------------------------------|---------|------------------|
|   | 13 travelling showpeople yards  |                                |                                   |         |                  |
| Business area   | The area is surrounded by residential development, therefore employment uses would have to be located in the middle of the site on the railway side |                                |                                   |         |                  |
| Play areas  | A site of this size could accommodate play facilities within the site   |                                |                                   |         |                  |
| Shared amenities/day room   | The site could accommodate shared amenities/day room  |                                |                                   |         |                  |
| <i>(v) Future development</i>   | As a large site, it would not all be used for pitch/plot provision, therefore potentially there would be room for future expansion                  |                                |                                   |         |                  |
| <b>Summary</b>  |   |                                |                                   |         |                  |
| This is surrounded by residential development and a railway line. Access is currently poor, with little prospect of a realistic solution unless the nearby school is redeveloped or releases land. The uncertainty surrounding access and the location means that at this time the site is considered unsuitable for gypsy and traveller and travelling showpeople use. |   |                                |                                   |         |                  |

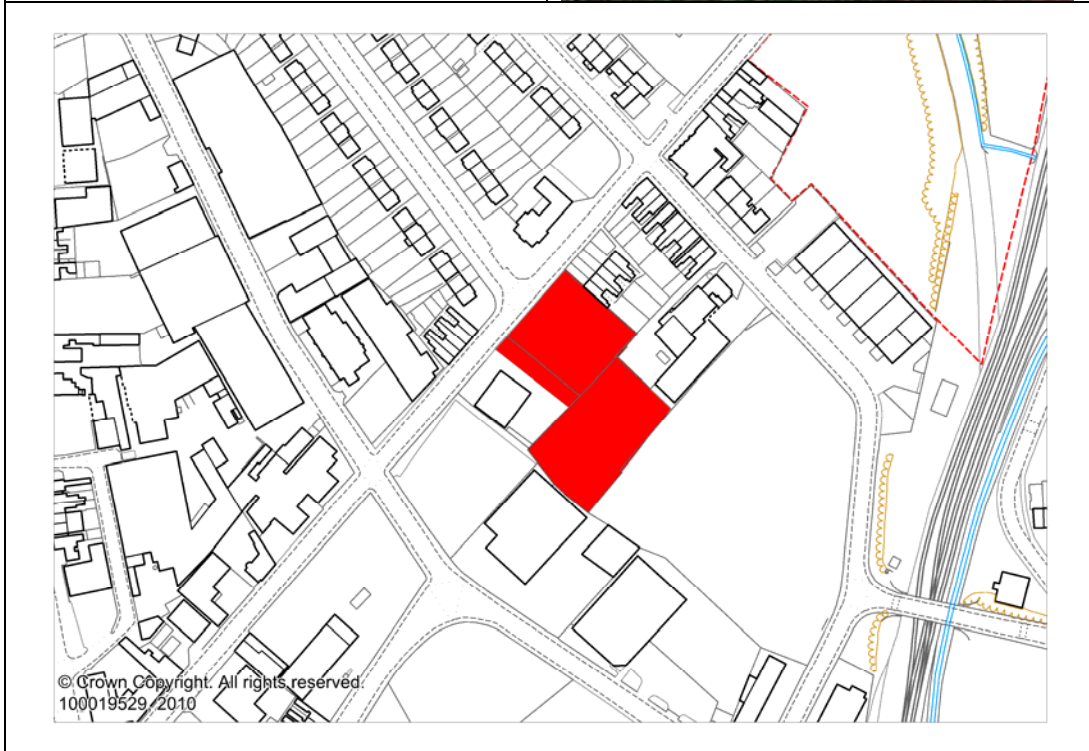
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|--|---|--|
| Site details   | Site 22   |  |
| Site name  | Reedswood   |  |
| Site area  | 1.8 hectares  |  |
| Ownership  | Council This relates to the west part of the site: the east part, excluding the area around the pool which would not be suitable as a G & T site, is in private ownership |  |
| Current use  | Open space  |  |
|   |   |  |
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| Site 22                                |  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|--|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | The site is open space in the development plan. Part of the area has nature conservation value and although not within the site, there is an adjacent pool. Part of the site is also within floodrisk, both zone 2 and to a lesser extent 3a |                                |                                   |         |                  |
|  | Previously developed land that was reclaimed in the 1990's   |                                |                                   |         |                  |
| <i>(ii) Access to services</i>         |  |                                |                                   |         |                  |
| Local shops                            | The nearest district/town centre is around 1.3km distance from the site  |                                |                                   |         |                  |
| Education                              | Primary and secondary education is located within a reasonable walking distance  |                                |                                   |         |                  |
| Health                                 | Dentists and GPs are approximately 1km and 500m from the site  |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i> |  |                                |                                   |         |                  |
| Access                                 | Access would be via residential estate roads.  |                                |                                   |         |                  |
| Public transport                       | The nearest bus stop is over 600m from the site and the nearest railway station is around 2km in distance  |                                |                                   |         |                  |
| Utility                                | The site is adjacent to residential development, therefore it is considered that utility infrastructure is available   |                                |                                   |         |                  |
| <i>(iv) Site capabilities</i>          |  |                                |                                   |         |                  |
| Number of potential pitches            | On a site size basis the area could accommodate all the boroughs pitch requirements and around 5 travelling  |                                |                                   |         |                  |

| Site 22  |   | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|---|--------------------------------|-----------------------------------|---------|------------------|
|  | showpeople yards. However site size maybe reduced because of floodrisk  | Green                          | Green                             | Green   | Green            |
| Business area  | Suitability for employment uses may be dependent on the nature of the potential adjacent development. The west part of the site is surrounded by residential development and would be therefore be unsuitable for employment uses | Yellow                         | Yellow                            | Yellow  | Yellow           |
| Play areas   | A site of this size could accommodate play facilities within the site, although careful consideration would be required regarding the water hazard  | Green                          | Green                             | Green   | Green            |
| Shared amenities/day room  | The site could accommodate shared amenities/day room  | Green                          | Green                             | Green   | Green            |
| <i>(v) Future development</i>  | As a large site, it would not all be used for pitch/plot provision, therefore potentially there would be room for future expansion  | Green                          | Green                             | Green   | Green            |
| <b>Summary</b>   |   |                                |                                   |         |                  |
| The nature conservation value, the pond and the floodrisk make this site a less appealing site for development for gypsies, travellers and travelling showpeople. Its potential for these uses is also dependent on the type of development likely to come forward on a neighbouring site. The site is considered unsuitable at this time. |   |                                |                                   |         |                  |



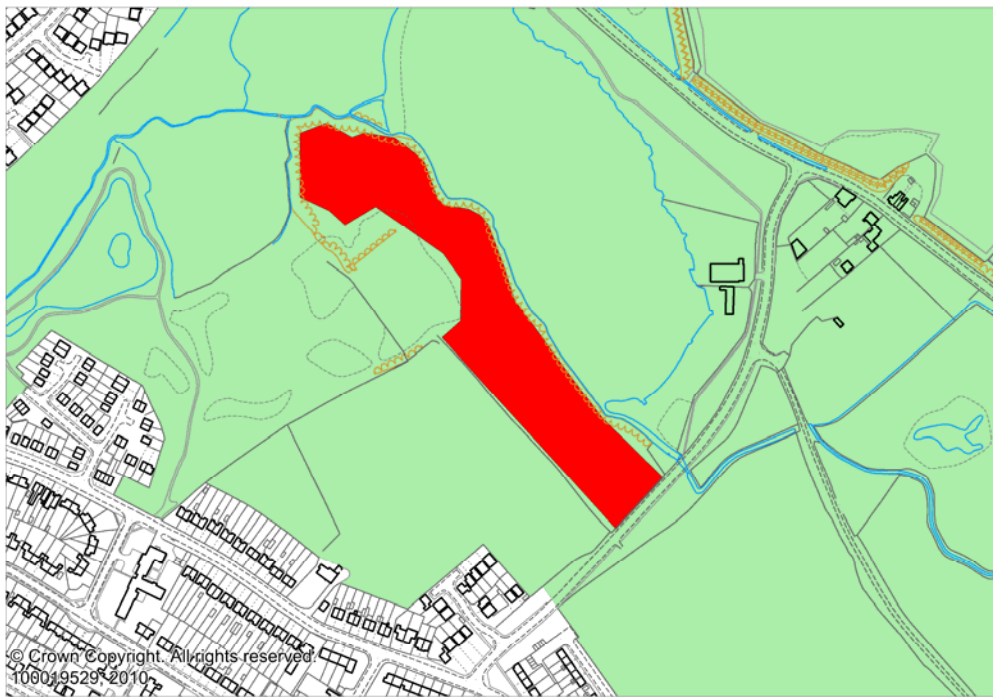
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|--------------|--------------|
| Site details | Site 23      |
| Site name    | Mill Street  |
| Site area    | 0.4 hectares |
| Ownership    | Not known    |
| Current use  | Vacant       |



| Site 23                                |  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|--|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | No known constraints   |                                |                                   |         |                  |
|  | Previously developed land  |                                |                                   |         |                  |
| <i>(ii) Access to services</i>         |  |                                |                                   |         |                  |
| Local shops                            | The nearest district/town centre is under 500m distance from the site  |                                |                                   |         |                  |
| Education                              | Primary education is located within a reasonable walking distance. There is good public transport nearby for access to secondary education |                                |                                   |         |                  |
| Health                                 | Dentists and GPs are approximately 800m and 200m from the site   |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i> |  |                                |                                   |         |                  |
| Access                                 | Access is via road through an industrial area  |                                |                                   |         |                  |
| Public transport                       | The nearest railway station is around 850m in distance. The site is within 200m of a high frequency bus route                              |                                |                                   |         |                  |
| Utility infrastructure                 | The site is enclosed by residential and industrial development, therefore it is considered that utility infrastructure is available        |                                |                                   |         |                  |
| <i>(iv) Site capabilities</i>          |  |                                |                                   |         |                  |
| Number of potential pitches            | On a site size basis the area could accommodate 7-15 pitches and 1 travelling showpeople yard  |                                |                                   |         |                  |
| Business area                          | The site is too small to accommodate employment accommodation, without   |                                |                                   |         |                  |

| Site 23  |  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|--|--------------------------------|-----------------------------------|---------|------------------|
|  | limiting the number of pitches. However, there is industrial development adjacent  | Yellow                         | Yellow                            | Yellow  | Yellow           |
| Play areas   | A site of this size could accommodate play facilities within the site  | Green                          | Green                             | Green   | Green            |
| Shared amenities/day room  | The site could accommodate shared amenities/day room   | Green                          | Green                             | Green   | Green            |
| <i>(v) Future development</i>  | Future development is unlikely, given that all the site would need to be developed and the area is surrounded by residential and business uses | Red                            | Red                               | Red     | Red              |
| <b>Summary</b>   |  |                                |                                   |         |                  |
| <p>Whilst the site in physical terms would be suitable for gypsy and travellers, there have been past issues between the local community and gypsies and travellers passing through this specific area. Therefore in the interests of community cohesion and safety it is considered inappropriate for this type of development.</p> |  |                                |                                   |         |                  |

|              |              |
|--------------|--------------|
| Site details | Site 24      |
| Site name    | Barns Lane   |
| Site area    | 2.5 hectares |
| Ownership    | Council      |
| Current use  | Agriculture  |

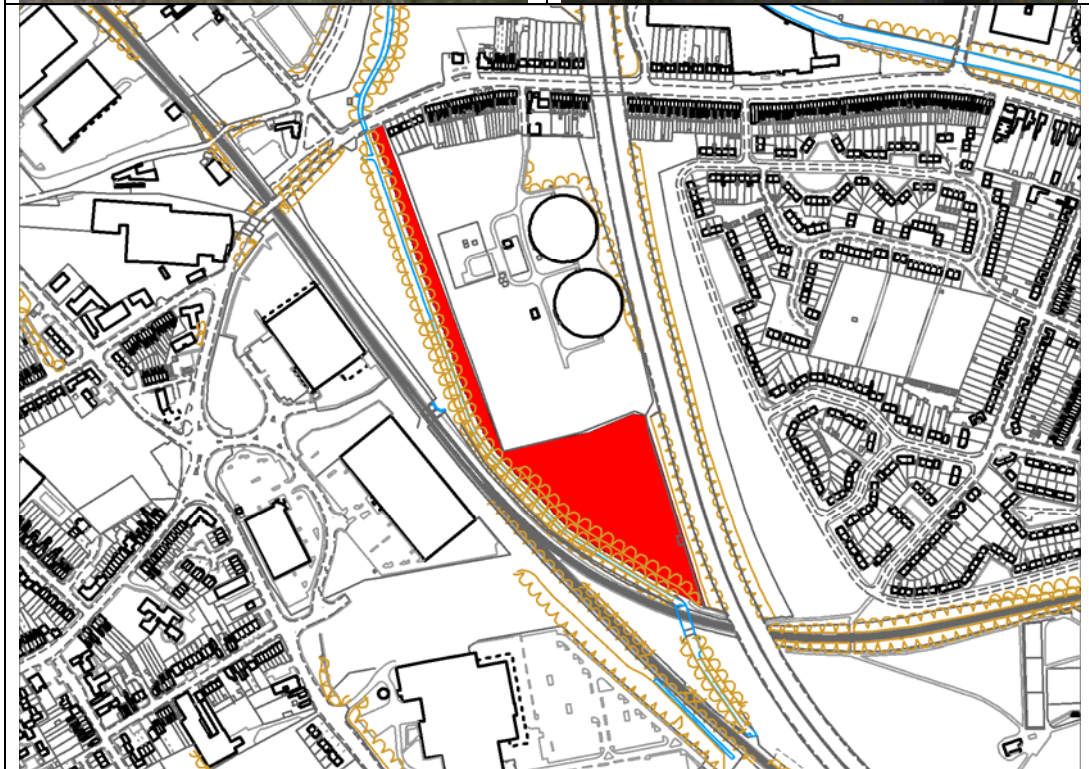


| Site 24                                |   | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|---|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | No known constraints, although site is adjacent to a large lake   | Green                          | Green                             | Green   | Green            |
|  | Green belt  | Yellow                         | Yellow                            | Yellow  | Yellow           |
| <i>(ii) Access to services</i>         |   |                                |                                   |         |                  |
| Local shops                            | The nearest district/town centre is over 1.5km distance from the site   | Yellow                         | Yellow                            | Green   | Green            |
| Education                              | Primary and secondary education is located within a reasonable walking distance   | Green                          | Green                             | Green   | Green            |
|  | Dentists and GPs are just over 1km from the site  | Green                          | Green                             | Green   | Green            |
| <i>(iii) Access and infrastructure</i> |   |                                |                                   |         |                  |
|  | Access is via Barn Lane. No issues identified   | Green                          | Green                             | Green   | Green            |
| Public                                 | The nearest bus stop is nearly 500m from the site and the nearest railway station is around 4km in distance                     | Green                          | Green                             | Green   | Green            |
| Utility infrastructure                 | There is no development nearby, so further investigation may be required to establish whether utilities can be easily provided. | Yellow                         | Yellow                            | Yellow  | Yellow           |
| <i>(iv) Site capabilities</i>          |   |                                |                                   |         |                  |
| Number of potential pitches            | On a site size basis the area could accommodate all the boroughs pitch requirements and around 6 travelling showpeople yards    | Green                          | Green                             | Green   | Green            |
| Business area                          | The area is within greenbelt on an open site, therefore   | Yellow                         | Yellow                            | Yellow  | Yellow           |

| Site 24   |  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|---|--|--------------------------------|-----------------------------------|---------|------------------|
|   | employment uses might not be appropriate   |                                |                                   |         |                  |
| Play areas  | A site of this size could accommodate play facilities within the site  |                                |                                   |         |                  |
| Shared amenities/day room   | The site could accommodate shared amenities/day room   |                                |                                   |         |                  |
| <i>(v) Future development</i>   | As a large site, it would not all be used for pitch/plot provision, therefore potentially there would be room for future expansion |                                |                                   |         |                  |
| <b>Summary</b>  |  |                                |                                   |         |                  |
| This site is within the greenbelt on an open site. There is also a large lake adjacent to a large part of the site. Given the uncertainty regarding ownership, the open nature of the site, the potential for lack of utility provision it is considered that this site is not suitable for development in the short or medium term unless there are no alternatives. |  |                                |                                   |         |                  |



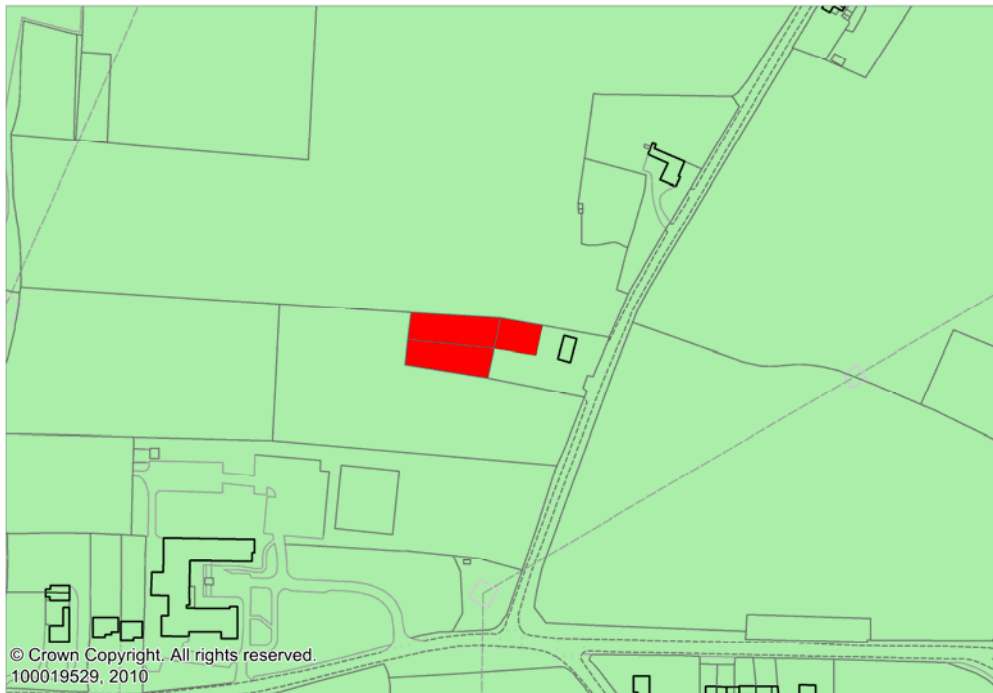
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|--------------|--|
| Site details | Site 25  |
| Site name    | Land rear of James Bridge Gas Holders, Darlaston |
| Site area    | 2.5 hectares                                     |
| Ownership    | Private  |
| Current use  | Mainly vacant land                               |



| Site 25   |  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|---|--|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>  | Site is adjacent to gas holders which are being decommissioned - unclear regarding impact of gas holders on neighbouring site. Part of site is within an area of flood risk.   |                                |                                   |         |                  |
|   | Greenfield land  |                                |                                   |         |                  |
| <i>(ii) Access to services</i> - sites should be located in close proximity to as wide a range of facilities as possible, this is more important for permanent sites. |  |                                |                                   |         |                  |
| Local shops   | The nearest district/town centre is just over 1km distance from the site   |                                |                                   |         |                  |
| Education   | Primary and secondary education is located within a reasonable walking distance  |                                |                                   |         |                  |
| Health  | Dentists and GPs are approximately 1km from the site   |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i>  |  |                                |                                   |         |                  |
| Access  | An access lane adjacent to the gas holders serves the site and links to Darlaston Road   |                                |                                   |         |                  |
| Public transport  | The nearest bus stop is on Darlaston Road and the nearest railway station is around 2km in distance  |                                |                                   |         |                  |
| Utility infrastructure  | There is residential development next to the road access to the site, but this is some distance from the actual site. Further investigation required.  |                                |                                   |         |                  |
| <i>(iv) Site capabilities</i>   |  |                                |                                   |         |                  |
| Number of potential pitches   | On a site size basis the area could accommodate all the boroughs pitch requirements and around 6 travelling showpeople yards. However site size may need to be reduced to provide buffer between the site and the motorway |                                |                                   |         |                  |

| Site 25   |  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|---|--|--------------------------------|-----------------------------------|---------|------------------|
| Business area   | The area is suitable for business uses   |                                |                                   |         |                  |
| Play areas  | A site of this size could accommodate play facilities within the site  |                                |                                   |         |                  |
| Shared amenities/day room   | The site could accommodate shared amenities/day room   |                                |                                   |         |                  |
| <i>(v) Future development</i>   | As a large site, it would not all be used for pitch/plot provision, therefore potentially there would be room for future expansion |                                |                                   |         |                  |
| <b>Summary</b>  |  |                                |                                   |         |                  |
| <p>The site is located adjacent to gas holders which are being decommissioned therefore the Council would need to be satisfied as to whether this will cause any issues. A flood risk assessment would be required and development of the site would require mitigation to lessen the impact of the motorway. However if these issues are overcome and the land owner was willing then the site would be suitable for both gypsies and travellers and showpeople.</p> |  |                                |                                   |         |                  |

|              |                                  |
|--------------|----------------------------------|
| Site details | Site 26                          |
| Site name    | Rear of Paddock, Gould Firm Lane |
| Site area    | 0.2 hectares                     |
| Ownership    | Private                          |
| Current use  | Paddock/garden                   |



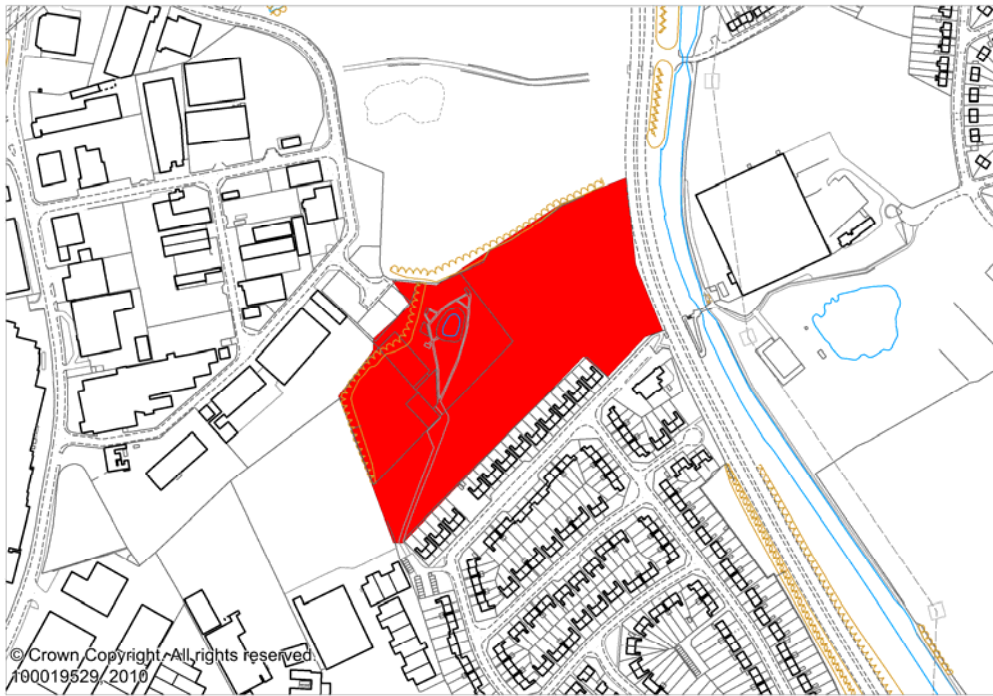
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| Site 26                                |  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|--|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | No known constraints   | Green                          | Green                             | Green   | Green            |
|  | Green belt land  | Yellow                         | Yellow                            | Yellow  | Yellow           |
| <i>(ii) Access to services</i>         |  |                                |                                   |         |                  |
| Local shops                            | The nearest district/town centre is just over 1km distance from the site   | Yellow                         | Yellow                            | Green   | Green            |
|  | The site is remote from primary and secondary schools  | Yellow                         | Yellow                            | Yellow  | Yellow           |
| Health                                 | The site is remote from dentists and GPs   | Yellow                         | Yellow                            | Yellow  | Yellow           |
| <i>(iii) Access and infrastructure</i> |  |                                |                                   |         |                  |
| Access                                 | Immediate access to site is along narrow rural lane but primary road is only 200m away   | Green                          | Green                             | Green   | Green            |
| Public transport                       | The nearest bus stop is under 200m from the site and the nearest railway station is around 3.4km in distance   | Green                          | Green                             | Green   | Green            |
| Utility                                | The site is adjacent to residential development, therefore it is considered that utility infrastructure is available, but may require upgrading as it only serves a single dwelling at present | Green                          | Green                             | Green   | Green            |
| <i>(iv) Site capabilities</i>          |  |                                |                                   |         |                  |
|  | On a site size basis the area could accommodate 4-8 pitches requirements but is not large enough to accommodate a showpeople yard  | Green                          | Red                               | Green   | Green            |
| Business area                          | The area is in greenbelt and too small for employment uses   | Red                            | Red                               | Red     | Red              |
| Play areas                             | The site could accommodate some play facilities within the site  | Green                          | Green                             | Green   | Green            |
| Shared amenities/day room              | The site could accommodate shared amenities/day room   | Green                          | Green                             | Green   | Green            |
| <i>(v) Future</i>                      | Expansion of the site would be   | Yellow                         | Red                               | Yellow  | Yellow           |

| Site 26  |   | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|---|--------------------------------|-----------------------------------|---------|------------------|
| <i>development</i>   | dependent on surrounding land owners and further encroachment into the greenbelt into a more open area. | Yellow                         | Red                               | Yellow  | Yellow           |
| <b>Summary</b>   |   |                                |                                   |         |                  |
| This site is within the greenbelt, however the landowner is willing to allow its use for gypsies and travellers so there could be an opportunity to allocate a site with minimal public expenditure. The Council will need to decide whether the immediate needs can be met through development outside of the greenbelt in considering whether this site can be released. |   |                                |                                   |         |                  |



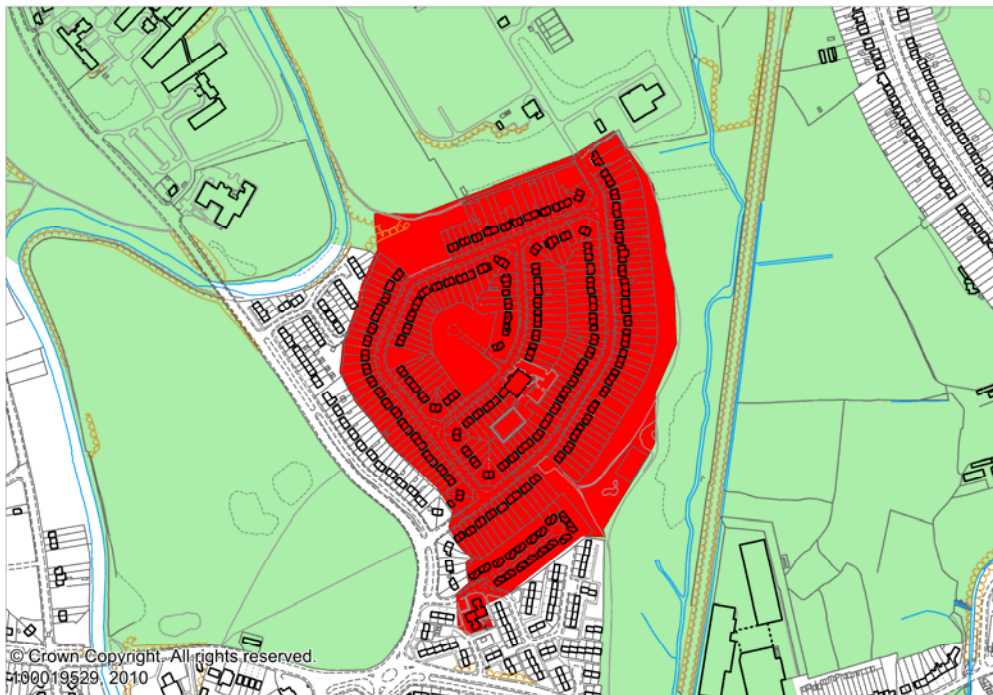
|              |                      |
|--------------|----------------------|
| Site details | Site 27              |
| Site name    | North of Hughes Road |
| Site area    | 4.4 hectares         |
| Ownership    | Walsall Council      |
| Current use  | Open space           |



| Site 27                                |   | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|---|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | Officers have suggested that there maybe mine working in the area; therefore this would require further investigation before site could be identified. The site has also been identified as being at risk of flood. |                                |                                   |         |                  |
|  | Previously developed  |                                |                                   |         |                  |
| <i>(ii) Access to services</i>         |   |                                |                                   |         |                  |
| Local shops                            | The nearest district/town centre is just under 1km distance from the site   |                                |                                   |         |                  |
| Education                              | Primary and secondary education is located within a reasonable walking distance   |                                |                                   |         |                  |
| Health                                 | Dentists and GPs are approximately 1.3km and 500m from the site   |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i> |   |                                |                                   |         |                  |
| Access                                 | Access could be gained by either the adjacent industrial estate or via residential estate roads   |                                |                                   |         |                  |
| Public transport                       | The nearest bus stop lies within 400m   |                                |                                   |         |                  |
| Utility infrastructure                 | The site is bordered by residential and industrial, development therefore it is considered that utility infrastructure is available   |                                |                                   |         |                  |
| <i>(iv) Site capabilities</i>          |   |                                |                                   |         |                  |
| Number of potential pitches            | On a site size basis the area could accommodate all the boroughs pitch  |                                |                                   |         |                  |

| Site 27  |   | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|---|--------------------------------|-----------------------------------|---------|------------------|
|  | requirements and around 11 travelling showpeople yards  |                                |                                   |         |                  |
| Business area  | The area is large enough to accommodate employment uses   |                                |                                   |         |                  |
| Play areas   | A site of this size could accommodate play facilities within the site and play facilities, whilst poor in quality already exist on the site |                                |                                   |         |                  |
| Shared amenities/day room  | The site could accommodate shared amenities/day room  |                                |                                   |         |                  |
| <i>(v) Future development</i>  | As a large site, it would not all be used for pitch/plot provision, therefore potentially there would be room for future expansion          |                                |                                   |         |                  |
| <b>Summary</b>   |   |                                |                                   |         |                  |
| This is a large site located on low grade public open space between a residential and industrial area. The size of site will allow a sensitive design that can ensure the amenity of both the existing residential and employment uses. If issues regarding previous use and floodrisk can be addressed then the site would be a suitable location for either gypsies and travellers or travelling showpeople. |   |                                |                                   |         |                  |

|              |                                |
|--------------|--------------------------------|
| Site details | Site 28                        |
| Site name    | Land at Goscote Lodge Crescent |
| Site area    | 13 hectares                    |
| Ownership    | Walsall Housing Group          |
| Current use  | Cleared vacant site            |

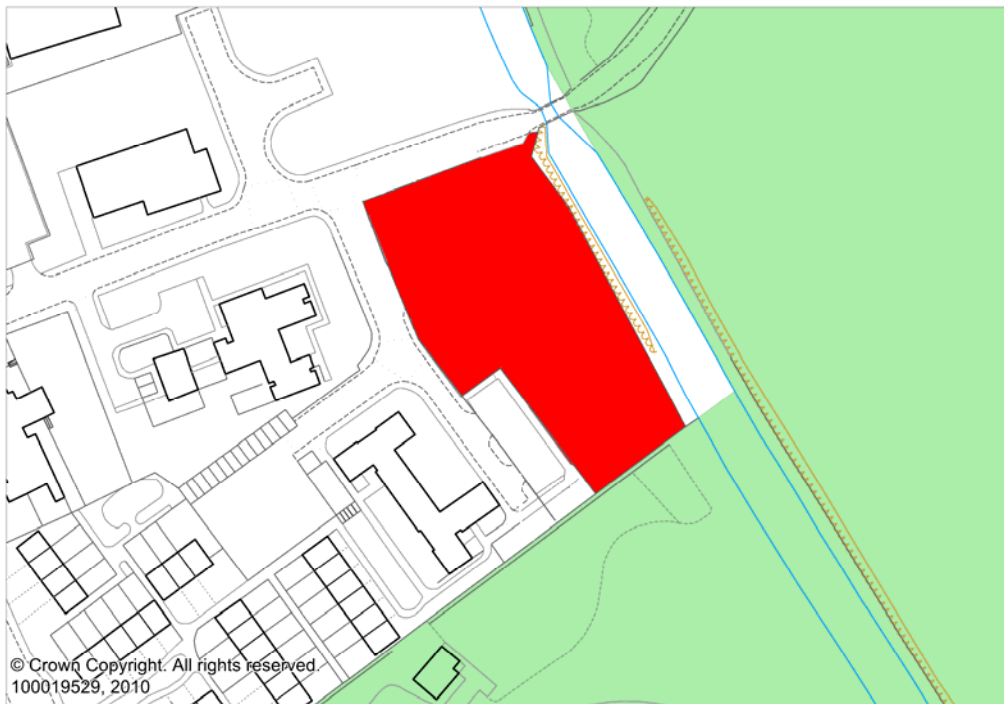


| Site 28                                |  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|--|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | No known constraints   |                                |                                   |         |                  |
|  | Previously developed land  |                                |                                   |         |                  |
| <i>(ii) Access to services</i>         |  |                                |                                   |         |                  |
| Local shops                            | The nearest district/town centre is 1.6km distance from the site   |                                |                                   |         |                  |
| Education                              | Primary and secondary education is located within a reasonable walking distance  |                                |                                   |         |                  |
| Health                                 | Dentists and GPs are approximately 600m from the site  |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i> |  |                                |                                   |         |                  |
| Access                                 | This is a large cleared site that will need new access and road infrastructure when it is redeveloped  |                                |                                   |         |                  |
| Public transport                       | The nearest bus stop is within 200m of the site and the nearest railway station is around 3km in distance  |                                |                                   |         |                  |
| Utility infrastructure                 | The site was formally a residential housing estate, therefore it is considered that utility infrastructure is available  |                                |                                   |         |                  |
| <i>(iv) Site capabilities</i>          |  |                                |                                   |         |                  |
| Number of potential pitches            | On a site size basis the area could accommodate all the boroughs pitch and yard requirements - however it is likely that there will be a substantial housing development on the sites, so not all the site |                                |                                   |         |                  |

|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  | would be available   |  |  |  |  |
| Business area  | Careful design could allow for some business uses  |  |  |  |  |
| Play areas   | A site of this site could accommodate play facilities within the site  |  |  |  |  |
| Shared amenities/day room  | The site could accommodate shared amenities/day room   |  |  |  |  |
| <i>(v) Future development</i>  | As a large site, it would not all be used for pitch/plot provision, therefore potentially there would be room for future expansion |  |  |  |  |
| <b>Summary</b>   |  |  |  |  |  |
| <p>This site was a former residential housing estate that has been demolished. It has been proposed that replacement housing is built on a site nearby that currently lies in the green belt, with Goscote Lodge Crescent reverting to green belt as a land swap. If this swap does not go ahead, Goscote Lodge Crescent presents an excellent opportunity to locate gypsies, travellers or travelling show people in an area that has been a traditional location for the travelling community. A well designed scheme could be developed to minimise any risks to community cohesion within what will be a completely new community.</p> |  |  |  |  |  |



|              |                 |
|--------------|-----------------|
| Site details | Site 29         |
| Site name    | Dolphin Close   |
| Site area    | 0.41 hectares   |
| Ownership    | Walsall Council |
| Current use  | Vacant site     |



| Site 29                                |  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|--|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | No known constraints   |                                |                                   |         |                  |
|  | Previously developed land  |                                |                                   |         |                  |
| <i>(ii) Access to services</i>         |  |                                |                                   |         |                  |
| Local shops                            | The nearest district/town centre is 1.4km distance from the site   |                                |                                   |         |                  |
| Education                              | Primary and secondary education is located within a reasonable walking distance  |                                |                                   |         |                  |
| Health                                 | Dentists and GPs are approximately 850m and 600 from the site  |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i> |  |                                |                                   |         |                  |
| Access                                 | No apparent access issues  |                                |                                   |         |                  |
| Public transport                       | The nearest bus stop is just over 400m from the site and the nearest railway station is around 2km in distance   |                                |                                   |         |                  |
| Utility infrastructure                 | The site is adjacent to residential development and occupies a cleared housing site, therefore it is considered that utility infrastructure is available |                                |                                   |         |                  |
| <i>(iv) Site capabilities</i>          |  |                                |                                   |         |                  |
| Number of potential pitches            | On a site size basis the area could accommodate 5-10 pitches but is not large enough to accommodate showpeople yards                                     |                                |                                   |         |                  |
| Business area                          | The area is considered to small to be able to accommodate business uses  |                                |                                   |         |                  |
| Play areas                             | Play facilities are located  |                                |                                   |         |                  |

|   |   |  |  |  |  |
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|   | within a short walking distance                       |  |  |  |  |
| Shared amenities/day room   | The site could accommodate shared amenities/day room  |  |  |  |  |
| <i>(v) Future development</i>   | There is limited space surrounding the site to expand |  |  |  |  |
| <b>Summary</b>  |   |  |  |  |  |
| This site is within an area that has been a traditional location for gypsies and travellers in the past. It is a cleared site with seemingly few constraints and could be brought forward fairly quickly to meet gypsy and traveller needs. |   |  |  |  |  |

|              |   |
|--------------|---|
| Site details | Site 30                                     |
| Site name    | Angelsey Bridge, Lichfield Road, Brownhills |
| Site area    | 2.4 hectares                                |
| Ownership    | Private                                     |
| Current use  | Vacant site                                 |

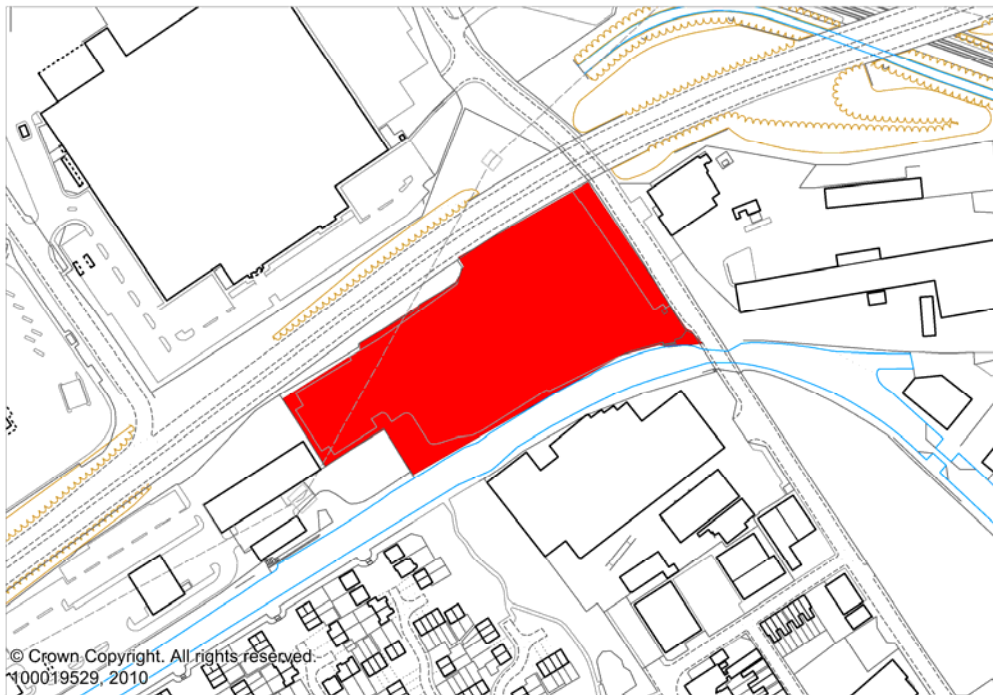


| Site 30                                |  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|--|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | Contamination issues - would require further investigation   |                                |                                   |         |                  |
|  | Previously developed land  |                                |                                   |         |                  |
| <i>(ii) Access to services.</i>        |  |                                |                                   |         |                  |
| Local shops                            | The nearest district/town centre is just under 1km distance from the site  |                                |                                   |         |                  |
| Education                              | Primary and secondary education is located within a reasonable walking distance  |                                |                                   |         |                  |
| Health                                 | Dentists and GPs are approximately 1km from the site   |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i> |  |                                |                                   |         |                  |
| Access                                 | Access is directly off Lichfield Road. No apparent access issues   |                                |                                   |         |                  |
| Public transport                       | Public transport provision in this area is poor; however as other facilities is within walking distance this should not be an issue. |                                |                                   |         |                  |
| Utility infrastructure                 | The site is adjacent to industrial development, therefore it is considered that utility infrastructure is available                  |                                |                                   |         |                  |
| <i>(iv) Site capabilities</i>          |  |                                |                                   |         |                  |
| Number of potential pitches            | On a site size basis the area could accommodate all the boroughs pitch requirements and around 6 travelling showpeople yards         |                                |                                   |         |                  |
| Business area                          | The area is adjacent   |                                |                                   |         |                  |

|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  | existing industrial development and is considered suitable for employment uses                   |  |  |  |  |
| Play areas   | The site is large enough to accommodate play facilities within the site.                         |  |  |  |  |
| Shared amenities/day room  | The site could accommodate shared amenities/day room   |  |  |  |  |
| <i>(v) Future development</i>  | The site is bounded by a canal and industrial development therefore future expansion is unlikely |  |  |  |  |
| <b>Summary</b>   |  |  |  |  |  |
| The site may have contamination, which would need to be addressed before development could occur. It is private land, however if it was made available it would be particularly attractive to travelling showpeople who have expressed an interest in locating in this area.. However, the site is identified as a best quality employment site in the development plan. |  |  |  |  |  |



|              |                            |
|--------------|----------------------------|
| Site details | Site 31                    |
| Site name    | Willenhall Road, Darlaston |
| Site area    | 1.8 hectares               |
| Ownership    | Not known                  |
| Current use  | Vacant land                |



| Site 31                                |  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|--|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | Part of the site is within an area of floodrisk, so a floodrisk assessment will be required                  |                                |                                   |         |                  |
|  | Previously developed land  |                                |                                   |         |                  |
| <i>(ii) Access to services</i>         |  |                                |                                   |         |                  |
| Local shops                            | The nearest town/district centre is approximately 800m distance  |                                |                                   |         |                  |
| Education                              | Primary and secondary education is located within a reasonable walking distance                              |                                |                                   |         |                  |
| Health                                 | Dentists and GPs are within reasonable walking distance  |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i> |  |                                |                                   |         |                  |
| Access                                 | Access is not considered as an issue in this location.   |                                |                                   |         |                  |
| Public transport                       | There is a bus service on Willenhall Road and the nearest railway station is around 3.5km away               |                                |                                   |         |                  |
| Utility infrastructure                 | There are no apparent issues regarding utility infrastructure in this location                               |                                |                                   |         |                  |
| <i>(iv) Site capabilities</i>          |  |                                |                                   |         |                  |
| Number of potential pitches            | On a site size basis the area could accommodate 32-64 pitches or around 4 travelling showpeople yards        |                                |                                   |         |                  |
| Business area                          | The area is surrounded by industrial development, therefore employment uses are considered to be appropriate |                                |                                   |         |                  |

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|--|---|--|--|--|--|
| Play areas   | A site of this site could accommodate play facilities within the site                                 |  |  |  |  |
| Shared amenities/day room  | The site could accommodate shared amenities/day room  |  |  |  |  |
| <i>(v) Future development</i>  | The site is bordered by industrial development and main roads, therefore future expansion is unlikely |  |  |  |  |
| <b>Summary</b>   |   |  |  |  |  |
| <p>This site is located on a private site, so would require cooperation with the landowner to bring the site forward. It also lies within a core employment area in the development plan and is a potential high quality employment site. The site is not ideally located as it is adjacent to the busy Black Country Route. However, if floodrisk is proved not to be an issue and suitable mitigation is designed within the scheme to reduce the impact of the road then is an option for future provision.</p> |   |  |  |  |  |

|              |                        |
|--------------|------------------------|
| Site details | Site 32                |
| Site name    | Chase Road, Brownhills |
| Site area    | 1 hectares             |
| Ownership    | Private                |
| Current use  | Storage                |

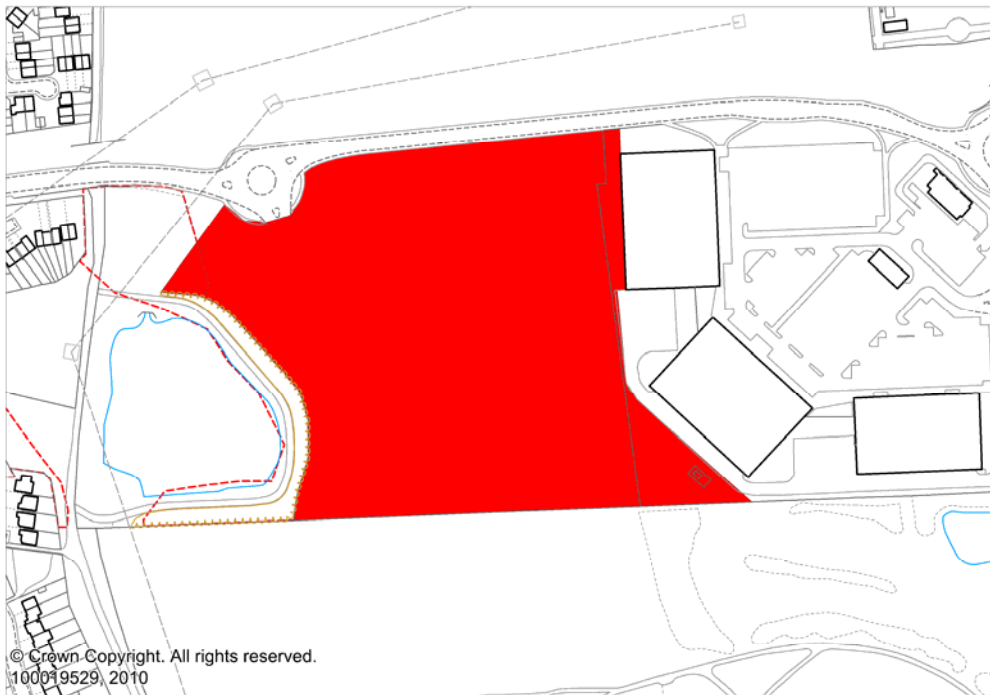


| Site 32                                |   | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|---|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | No known constraints  |                                |                                   |         |                  |
|  | Previously developed land   |                                |                                   |         |                  |
| <i>(ii) Access to services</i>         |   |                                |                                   |         |                  |
| Local shops                            | The nearest district/town centre is around 800m from the site   |                                |                                   |         |                  |
| Education                              | Primary and secondary education is located within a reasonable walking distance   |                                |                                   |         |                  |
| Health                                 | Dentists and GPs are approximately 950m and 800m from the site  |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i> |   |                                |                                   |         |                  |
| Access                                 | The site has two access points. There is a long access route through an industrial estate and adjacent road access onto B5011 |                                |                                   |         |                  |
| Public transport                       | There is a frequent bus service along Chase Road  |                                |                                   |         |                  |
| Utility infrastructure                 | The site is adjacent to industrial development, therefore it is considered that utility infrastructure is available           |                                |                                   |         |                  |
| <i>(iv) Site capabilities</i>          |   |                                |                                   |         |                  |
| Number of potential pitches            | On a site size basis the area could accommodate 20 - 40 pitches or 2 travelling showpeople yards                              |                                |                                   |         |                  |
| Business area                          | The site is located within an industrial area therefore employment uses are considered to be                                  |                                |                                   |         |                  |

|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  | appropriate  |  |  |  |  |
| Play areas   | A site of this site could accommodate play facilities within the site                  |  |  |  |  |
| Shared amenities/day room  | The site could accommodate shared amenities/day room                                   |  |  |  |  |
| <i>(v) Future development</i>  | The site is constrained by surrounding industrial development so expansion is unlikely |  |  |  |  |
| <b>Summary</b>   |  |  |  |  |  |
| <p>The site is located within an industrial estate; however it is not completely enclosed as it benefits from road frontage opposite residential development. The site has no physical constraints and is in an area where travelling showpeople want to locate. However as it is a private site it would require the land owner to be willing to cooperate in order to release the land for this type of development.</p> |  |  |  |  |  |



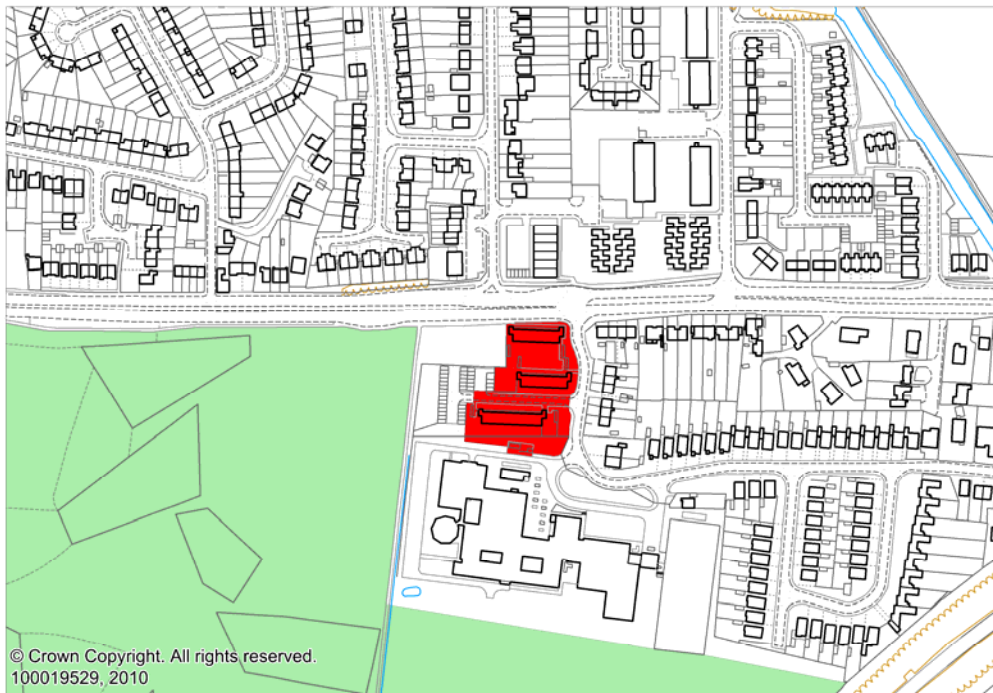
|              |                                   |
|--------------|-----------------------------------|
| Site details | Site 33                           |
| Site name    | Land rear of Focus, Reedswood Way |
| Site area    | 4.3 hectares                      |
| Ownership    | Private                           |
| Current use  | Vacant cleared site               |



| Site 33                                |  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|--|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | No known constraints, however as the site was a former power station there is potential for contamination issues that would need further investigation |                                |                                   |         |                  |
|  | Previously developed land  |                                |                                   |         |                  |
| <i>(ii) Access to services</i>         |  |                                |                                   |         |                  |
| Local shops                            | The sites lies immediately adjacent to a retail park and there is a supermarket 300m away.   |                                |                                   |         |                  |
| Education                              | Primary and secondary education is located within a reasonable walking distance  |                                |                                   |         |                  |
| Health s                               | Dentists and GPs are approximately 1.1km and 500m from the site  |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i> |  |                                |                                   |         |                  |
| Access                                 | Access to the site is provided via an unused spur from the roundabout on Reedswood Way   |                                |                                   |         |                  |
| Public transport                       | Public transport is available within a reasonable walking distance   |                                |                                   |         |                  |
| Utility infrastructure                 | The site is adjacent to commercial development, therefore it is considered that utility infrastructure is available                                    |                                |                                   |         |                  |
| <i>(iv) Site capabilities</i>          |  |                                |                                   |         |                  |
| Number of potential pitches            | On a site size basis the area could accommodate  |                                |                                   |         |                  |

|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  | all the boroughs pitch requirements and around 10 travelling showpeople yards. However, the site is allocated as a best quality employment site in the development plan            |  |  |  |  |
| Business area  | The area is adjacent to commercial uses, so employment uses in this area would be appropriate  |  |  |  |  |
| Play areas   | A site of this site could accommodate play facilities within the site  |  |  |  |  |
| Shared amenities/day room  | The site could accommodate shared amenities/day room   |  |  |  |  |
| <i>(v) Future development</i>  | As a large site, it would not all be used for pitch/plot provision, therefore potentially there would be room for future expansion but this would depend on other uses on the site |  |  |  |  |
| <b>Summary</b>   |  |  |  |  |  |
| <p>This is a large site and it is unlikely that the whole site would be allocated for the travelling community. Potential contamination issues would need to be investigated.. However, the site is allocated in the development plan as a best quality employment site and the good accessibility of the site to the motorway network means that an employment use should be preferred.</p> |  |  |  |  |  |

|              |                       |
|--------------|-----------------------|
| Site details | Site 34               |
| Site name    | Deakin Avenue         |
| Site area    | 0.5 hectares          |
| Ownership    | Walsall Housing Group |
| Current use  | Vacant cleared site   |

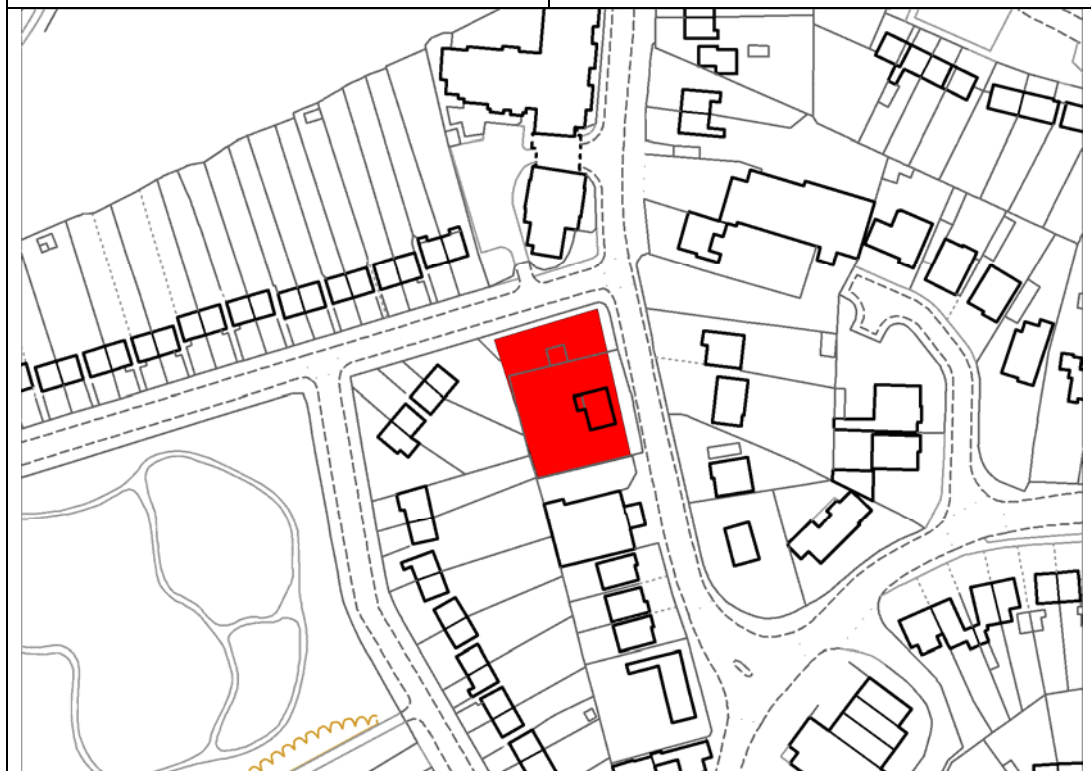


| Site 34                                |  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|--|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | No known constraints   |                                |                                   |         |                  |
|  | Previously developed land  |                                |                                   |         |                  |
| <i>(ii) Access to services</i>         |  |                                |                                   |         |                  |
| Local shops                            | The nearest district/town centre is just over 600m distance from the site  |                                |                                   |         |                  |
| Education                              | Primary and secondary education is located within a reasonable walking distance  |                                |                                   |         |                  |
| Health                                 | Dentists and GPs are approximately 900m from the site  |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i> |  |                                |                                   |         |                  |
| Access                                 | Access is directly off A5  |                                |                                   |         |                  |
| Public transport                       | There is a regular bus service past the site   |                                |                                   |         |                  |
| Utility                                | The site is adjacent to residential development, therefore it is considered that utility infrastructure is available       |                                |                                   |         |                  |
| <i>(iv) Site capabilities</i>          |  |                                |                                   |         |                  |
| Number of potential pitches            | On a site size basis the area could accommodate 10 - 20 pitches and around 1 travelling showpeople yards                   |                                |                                   |         |                  |
| Business area                          | The area is adjacent to residential development and a school, therefore employment uses are considered to be inappropriate |                                |                                   |         |                  |
| Play areas                             | A site of this size could accommodate play facilities  |                                |                                   |         |                  |

|  |   |  |  |  |  |
|--|---|--|--|--|--|
|  | within the site   |  |  |  |  |
| Shared amenities/day room  | The site could accommodate shared amenities/day room                        |  |  |  |  |
| <i>(v) Future development</i>  | There is a former garage court adjacent that lies within the same ownership |  |  |  |  |
| <b>Summary</b>   |   |  |  |  |  |
| This site is located next to a residential area and a school. There is good access from the A5 but it is not thought as an appropriate location for any employment uses. |   |  |  |  |  |



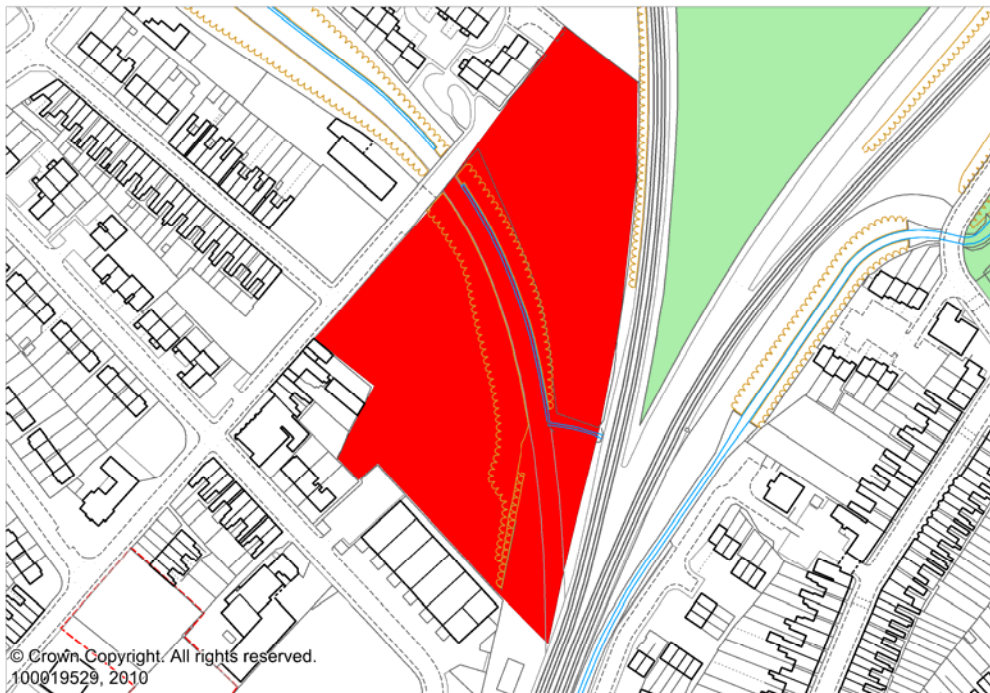
|              |                     |
|--------------|---------------------|
| Site details | Site 35             |
| Site name    | Pooles Lane         |
| Site area    | 0.1 hectares        |
| Ownership    | Private             |
| Current use  | Vacant cleared site |



| Site 35                                |  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|--|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | No known constraints   |                                |                                   |         |                  |
|  | Previously developed land  |                                |                                   |         |                  |
| <i>(ii) Access to services</i>         |  |                                |                                   |         |                  |
| Local shops                            | The nearest district/town centre over 1.5km from the site  |                                |                                   |         |                  |
| Education                              | Primary and secondary education is located within a reasonable walking distance  |                                |                                   |         |                  |
| Health                                 | Dentists and GPs are approximately 200m and 600m from the site   |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i> |  |                                |                                   |         |                  |
| Access                                 | Access is via residential roads.   |                                |                                   |         |                  |
| Public transport                       | There is a regular bus service past the site and a railway station is located just over 1.5km away                                       |                                |                                   |         |                  |
| Utility infrastructure                 | The site is enclosed by residential development, therefore it is considered that utility infrastructure is available                     |                                |                                   |         |                  |
| <i>(iv) Site capabilities</i>          |  |                                |                                   |         |                  |
| Number of potential pitches            | On a site size basis the area could accommodate 2-4 pitches, however it is not large enough to accommodate a travelling show people yard |                                |                                   |         |                  |
| Business area                          | The area is surrounded by residential development and is too small to accommodate business   |                                |                                   |         |                  |

|   |  |  |  |  |  |
|---|--|--|--|--|--|
|   | uses   |  |  |  |  |
| Play areas  | The site is too small to accommodate play facilities within the site, however play facilities are available within a reasonable walking distance |  |  |  |  |
| Shared amenities/day room -   | The site could accommodate shared amenities/day room, depending on how many pitches were developed   |  |  |  |  |
| <i>(v) Future development</i>   | The site is surrounded by residential development so future expansion is unlikely  |  |  |  |  |
| <b>Summary</b>  |  |  |  |  |  |
| <p>This site is a small site and whilst relatively unconstrained would not be big enough to warrant a council/housing association facility. However it may be appropriate as a privately run site for a family unit, although this would depend on a willing land owner and maybe in competition with housing and therefore potentially a higher land cost. The site is not large enough for travelling showpeople use.</p> |  |  |  |  |  |

|              |   |
|--------------|---|
| Site details | Site 36   |
| Site name    | Land East of Mill Street                            |
| Site area    | 1.9 hectares  |
| Ownership    | Local authority/ private (part former railway land) |
| Current use  | Open space  |

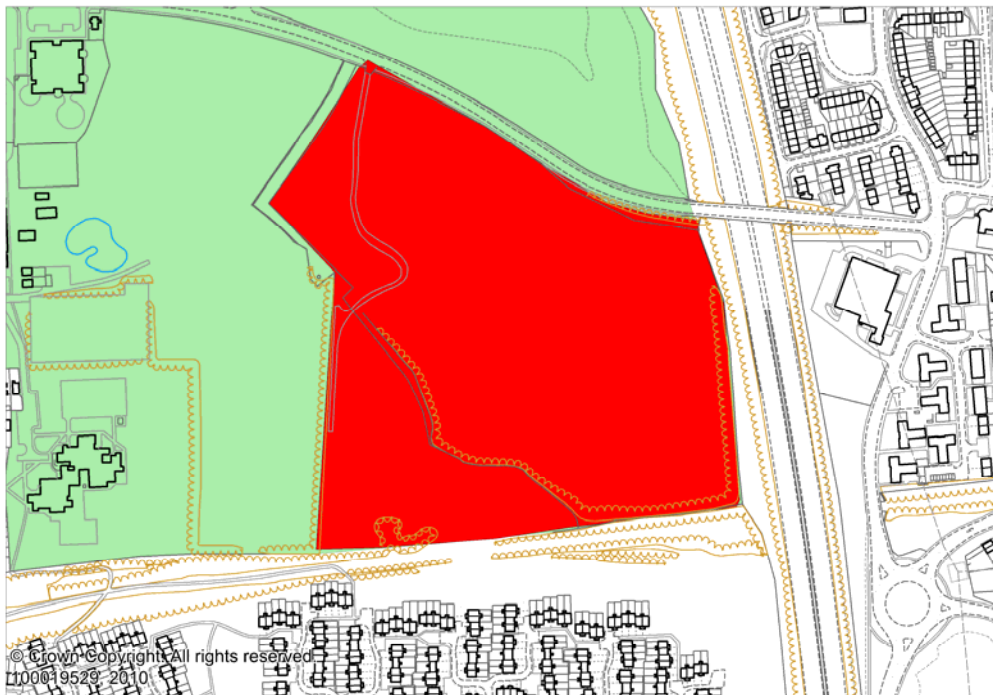


| Site 36                                |   | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|---|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | No known constraints  |                                |                                   |         |                  |
|  | Previously developed land   |                                |                                   |         |                  |
| <i>(ii) Access to services</i>         |   |                                |                                   |         |                  |
| Local shops                            | The nearest district/town centre is just under 1km distance from the site   |                                |                                   |         |                  |
| Education                              | Primary and secondary education is located within a reasonable walking distance   |                                |                                   |         |                  |
| Health                                 | Dentists and GPs are approximately 850m and 200m from the site  |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i> |   |                                |                                   |         |                  |
| Access                                 | Access is via residential road, which becomes a no through road.  |                                |                                   |         |                  |
| Public transport                       | The nearest railway station is under 1 km and the bus station is reasonable close   |                                |                                   |         |                  |
| Utility infrastructure                 | The site is adjacent to recent residential development  |                                |                                   |         |                  |
| <i>(iv) Site capabilities</i>          |   |                                |                                   |         |                  |
| Number of potential pitches            | On a site size basis the area could accommodate all the borough's pitch requirements and around 5 travelling showpeople yards |                                |                                   |         |                  |
| Business area                          | The area could potentially accommodate business uses, however, access issues may need to be addressed                         |                                |                                   |         |                  |
| Play areas                             | A site of this size could accommodate play facilities   |                                |                                   |         |                  |

|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  | within the site  |  |  |  |  |
| Shared amenities/day room  | The site could accommodate shared amenities/day room   |  |  |  |  |
| <i>(v) Future development</i>  | As a large site, it would not all be used for pitch/plot provision, therefore potentially there would be room for future expansion. There is also land to the north, which is currently open space |  |  |  |  |
| <b>Summary</b>   |  |  |  |  |  |
| This site has good potential to accommodate gypsies, travellers and travelling showpeople, although for the latter it may require an improved access. The site is divided in two by the route of the former railway line that is a proposed metro line, however space would remain to either side. |  |  |  |  |  |



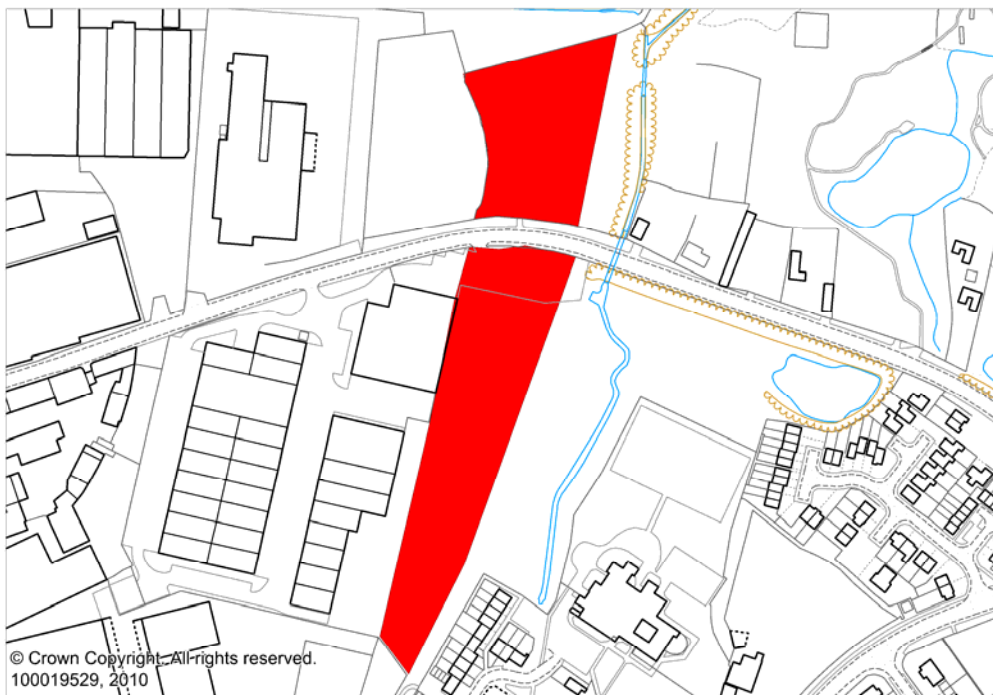
|              |              |
|--------------|--------------|
| Site details | Site 37      |
| Site name    | Bentley Lane |
| Site area    | 11 hectares  |
| Ownership    | Private      |
| Current use  | Vacant site  |



| Site 37                                |  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|--|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | Former mine workings and land fill, which will require further investigation   | Green                          | Green                             | Green   | Green            |
|  | Green belt but also previously developed   | Yellow                         | Yellow                            | Yellow  | Yellow           |
| <i>(ii) Access to services.</i>        |  |                                |                                   |         |                  |
| Local shops                            | The nearest district/town centre is over 1.7km distance from the site  | Yellow                         | Yellow                            | Green   | Green            |
| Education                              | Primary and secondary education is located within a reasonable walking distance  | Green                          | Green                             | Green   | Green            |
| Health                                 | Dentists and GPs are approximately 800m and 750 from the site  | Green                          | Green                             | Green   | Green            |
| <i>(iii) Access and infrastructure</i> |  |                                |                                   |         |                  |
| Access                                 | There are no known access issues   | Green                          | Green                             | Green   | Green            |
| Public transport                       | There is a regular bus service past the site and the nearest railway station is around 2km in distance   | Green                          | Green                             | Green   | Green            |
| Utility infrastructure                 | Whilst the site is adjacent to a road, there is no surrounding development, therefore further investigation would be required to determine whether utility infrastructure is viable and deliverable at this location | Yellow                         | Yellow                            | Yellow  | Yellow           |
| <i>(iv) Site capabilities</i>          |  |                                |                                   |         |                  |
| Number of potential pitches            | On a site size basis the area could accommodate all the boroughs pitch   | Green                          | Green                             | Green   | Green            |

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|--|--|--|--|--|--|
|  | requirements and around 25 travelling showpeople yards   |  |  |  |  |
| Business area  | The area is large enough to accommodate employment uses, however its greenbelt location may conflict with business uses            |  |  |  |  |
| Play areas   | A site of this size could accommodate play facilities within the site  |  |  |  |  |
| Shared amenities/day room  | The site could accommodate shared amenities/day room   |  |  |  |  |
| <i>(v) Future development</i>  | As a large site, it would not all be used for pitch/plot provision, therefore potentially there would be room for future expansion |  |  |  |  |
| <b>Summary</b>   |  |  |  |  |  |
| This site is located in the greenbelt and whilst it is large enough to meet the entire borough's needs, it would probably require new utility infrastructure and there may be issues regarding contamination and ground conditions. Therefore it is considered that the site is unsuitable for short term provision and further investigation would be required if it is considered for long term provision of additional pitch provision. |  |  |  |  |  |

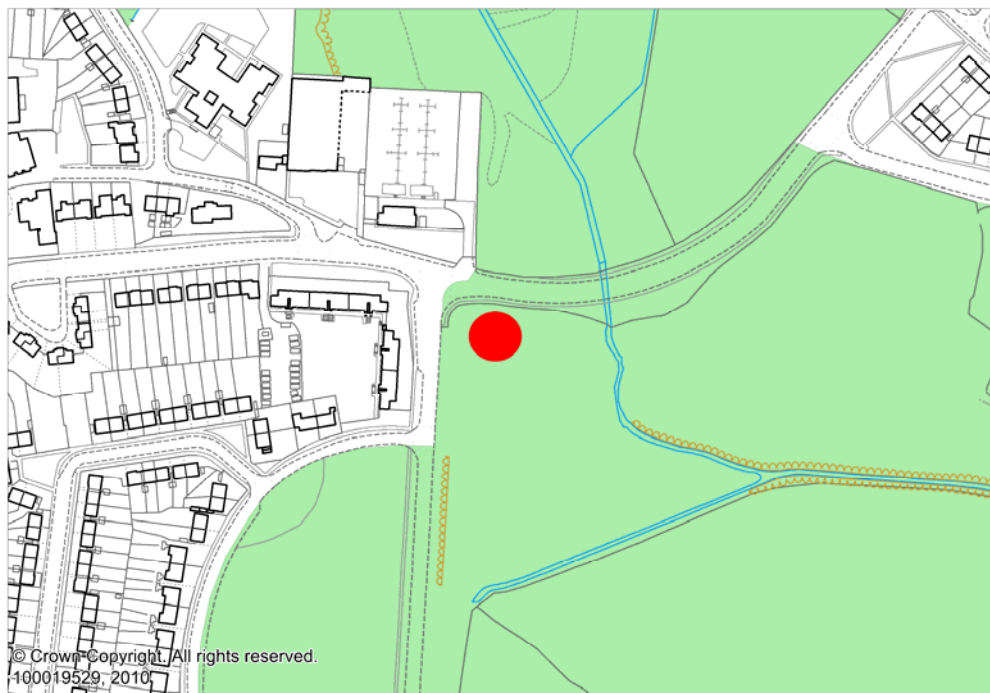
|              |              |
|--------------|--------------|
| Site details | Site 38      |
| Site name    | Watery Lane  |
| Site area    | 1.6 hectares |
| Ownership    | Private      |
| Current use  | Vacant site  |



| Site 38                                |  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|--|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | Part of the site is within an area of flood risk therefore a flood risk assessment maybe required to determine how much of the site can be developed |                                |                                   |         |                  |
|  | Previously developed   |                                |                                   |         |                  |
| <i>(ii) Access to services</i>         |  |                                |                                   |         |                  |
| Local shops                            | The nearest district/town centre is just over 1km distance from the site   |                                |                                   |         |                  |
| Education                              | Primary and secondary education is located within a reasonable walking distance  |                                |                                   |         |                  |
| Health                                 | Dentists and GPs are approximately 1km from the site   |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i> |  |                                |                                   |         |                  |
| Access                                 | There are no apparent access issues  |                                |                                   |         |                  |
| Public transport                       | The nearest bus stop is around 250m from the site and the nearest railway station is around 5km in distance  |                                |                                   |         |                  |
| Utility infrastructure                 | The site is bounded by industrial and residential development, therefore it is considered that utility infrastructure is available                   |                                |                                   |         |                  |
| <i>(iv) Site capabilities</i>          |  |                                |                                   |         |                  |
| Number of potential pitches            | On a site size basis the area could accommodate 33 - 66 pitches and around 4 travelling showpeople   |                                |                                   |         |                  |

|   |  |  |  |  |  |
|---|--|--|--|--|--|
|   | yards  |  |  |  |  |
| Business area   | The area is adjacent to employment uses and residential uses, therefore use of the land by the industrial areas would probably be acceptable |  |  |  |  |
| Play areas  | A site of this size could accommodate play facilities within the site  |  |  |  |  |
| Shared amenities/day room   | The site could accommodate shared amenities/day room   |  |  |  |  |
| <i>(v) Future development</i>   | As a large site, it would not all be used for pitch/plot provision, therefore potentially there would be room for future expansion           |  |  |  |  |
| <b>Summary</b>  |  |  |  |  |  |
| This site is located between employment and residential uses, close to existing gypsies and travellers on Noose Lane. There are no major issues on the site, however ownership is unknown. If the landowner is willing for the land to be developed for the travelling community then this site would be appropriate for gypsies, travellers and travelling showpeople. |  |  |  |  |  |

|              |   |
|--------------|---|
| Site details | Site 39   |
| Site name    | Lichfield Road / Livingstone Road   |
| Site area    | Site area not specified - however if field boundaries are used it is thought to be around 1.5ha |
| Ownership    | Council   |
| Current use  | Field (no public access)  |





| Site 39                                |  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|--|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | No known constraints   | Green                          | Green                             | Green   | Green            |
|  | Green belt   | Yellow                         | Yellow                            | Yellow  | Yellow           |
| <i>(ii) Access to services</i>         |  |                                |                                   |         |                  |
| Local shops                            | The nearest district/town centre is over 1.2km distance from the site  | Yellow                         | Yellow                            | Green   | Green            |
| Education                              | Primary and secondary education is located within a reasonable walking distance  | Green                          | Green                             | Green   | Green            |
| Health                                 | Dentists and GPs are approximately 1.4km and 900m from the site  | Green                          | Green                             | Green   | Green            |
| <i>(iii) Access and infrastructure</i> |  |                                |                                   |         |                  |
| Access                                 | There is no apparent access issue with this site   | Green                          | Green                             | Green   | Green            |
| Public transport                       | There is a regular bus service past the site and the nearest railway station is around 2km in distance   | Green                          | Green                             | Green   | Green            |
| Utility infrastructure                 | The site is adjacent to residential development therefore it is considered that utility infrastructure is available                                    | Green                          | Green                             | Green   | Green            |
| <i>(iv) Site capabilities</i>          |  |                                |                                   |         |                  |
| Number of potential pitches            | On a site size basis the area could accommodate 30 - 60 pitches or around 4 travelling showpeople yards  | Green                          | Green                             | Green   | Green            |
| Business area                          | The area is large enough to accommodate business uses, although it is located within the greenbelt and would require careful design to minimise impact | Yellow                         | Yellow                            | Yellow  | Yellow           |

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|---|--|--|--|--|--|
|   | on amenity of the residential area   |  |  |  |  |
| Play areas  | A site of this size could accommodate play facilities within the site  |  |  |  |  |
| Shared amenities/day room   | The site could accommodate shared amenities/day room   |  |  |  |  |
| <i>(v) Future development</i>   | As a large site, it would not all be used for pitch/plot provision, therefore potentially there would be room for future expansion |  |  |  |  |
| <b>Summary</b>  |  |  |  |  |  |
| This site is within the greenbelt on an open area with little existing screening. Whilst this is a traditional location for the travelling community, it is not a site that could be easily brought forward to meet short term needs and the impact on the greenbelt maybe considered to be unacceptable. |  |  |  |  |  |

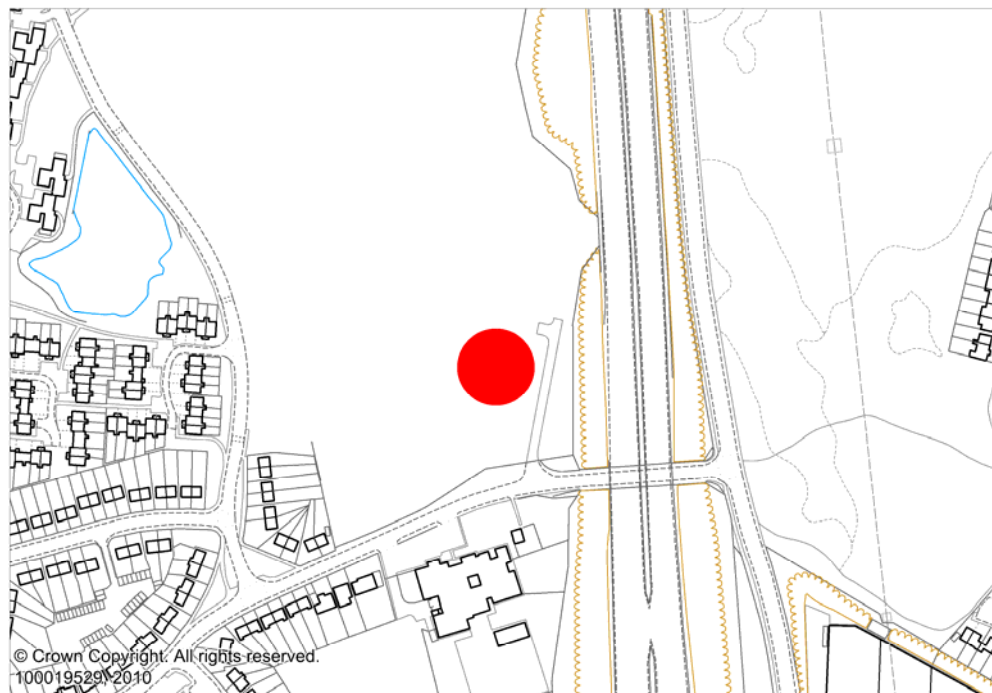
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|--------------|---|
| Site details | Site 40                                     |
| Site name    | Willenhall Lane (adjacent to existing site) |
| Site area    | 0.65 hectares                               |
| Ownership    | Walsall Council                             |
| Current use  | Open land                                   |



| Site 40                                |  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|--|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | There may be floodrisk on this site, however further investigation would be required, although given that the gypsy and traveller site adjacent has been redeveloped recently this may not be an issue |                                |                                   |         |                  |
|  | Green belt land  |                                |                                   |         |                  |
| <i>(ii) Access to services</i>         |  |                                |                                   |         |                  |
| Local shops                            | The nearest district/town centre is just under 750m distance from the site   |                                |                                   |         |                  |
| Education                              | Primary and secondary education is located within a reasonable walking distance  |                                |                                   |         |                  |
| Health                                 | Dentists and GPs are approximately 900m and 1.2km from the site  |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i> |  |                                |                                   |         |                  |
| Access                                 | Access could be achieved via existing access, therefore it is not thought to be an issue   |                                |                                   |         |                  |
| Public transport                       | The nearest bus stop is around 200m from the site and the nearest railway station is around 1km in distance  |                                |                                   |         |                  |
| Utility infrastructure                 | The site is adjacent to an existing gypsy and traveller site, therefore it is considered that utility infrastructure is available  |                                |                                   |         |                  |
| <i>(iv) Site capabilities</i>          |  |                                |                                   |         |                  |

|   |  |       |       |       |       |
|---|--|-------|-------|-------|-------|
| Number of potential pitches   | On a site size basis the area could accommodate 13- 26 pitches. Although the site could accommodate 1 showpeople yard, it is not considered appropriate to co locate with gypsies and travellers | Green | Red   | Green | Green |
| Business area   | The area is not large enough to accommodate employment uses  | Red   | Red   | Red   | Red   |
| Play areas  | The site could share the facilities in the neighbouring site   | Green | Green | Green | Green |
| Shared amenities/day room   | The site could share the facilities in the neighbouring site   | Green | Green | Green | Green |
| <i>(v) Future development</i>   | Development at this site could potentially increase the number of pitches in this area to around 30. Further increases would be unlikely and probably inappropriate                              | Red   | Red   | Red   | Red   |
| <b>Summary</b>  |  |       |       |       |       |
| <p>This site is located adjacent to the recently redeveloped Council site. It was used as a temporary site whilst the Council site was redeveloped. Although the site lies in the green belt and development in this location would create a substantial site, it may make a good location for a transit/emergency site and some permanent provision as there is already a Council presence to monitor and manage the site as well as the presence of existing facilities and connections to the local community and services. As the site is in the ownership of the Council it could be brought forward quickly to meet the short term needs.</p> |  |       |       |       |       |

|              |   |
|--------------|---|
| Site details | Site 41   |
| Site name    | Land opposite Jane Lane School                              |
| Site area    | Not determined, potentially a large site of upto 6 hectares |
| Ownership    | Council   |
| Current use  | Open space  |

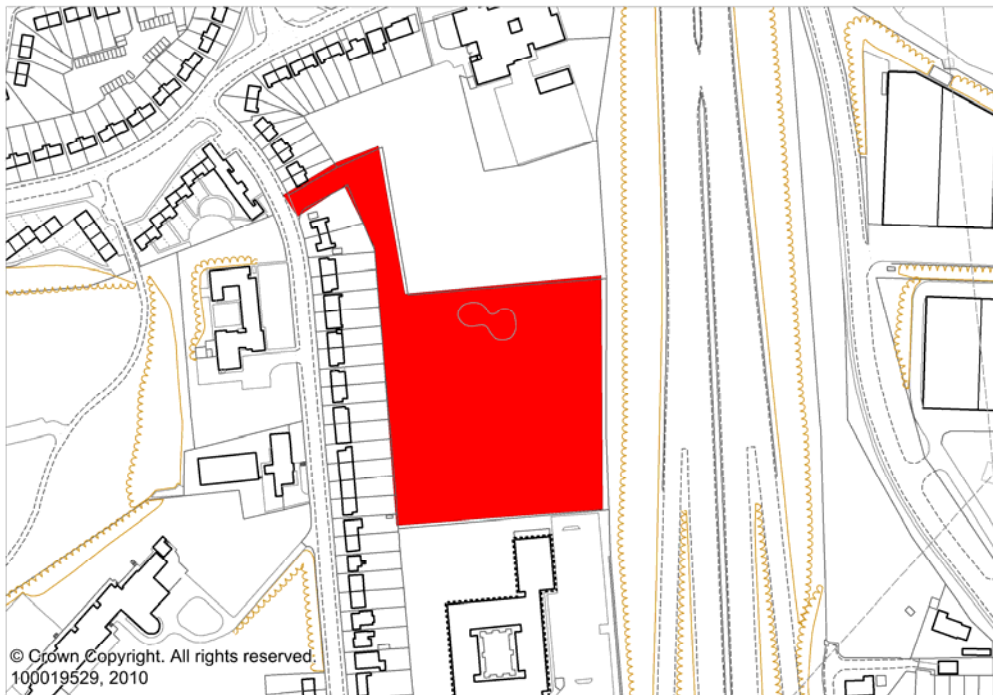


| Site 41                                |   | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|---|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | Former landfill   |                                |                                   |         |                  |
|  | previously developed  |                                |                                   |         |                  |
| <i>(ii) Access to services</i>         |   |                                |                                   |         |                  |
| Local shops                            | The nearest district/town centre is over 1.5km distance from the site   |                                |                                   |         |                  |
| Education                              | Primary and secondary education is located within a reasonable walking distance   |                                |                                   |         |                  |
| Health                                 | Dentists and GPs are approximately 1.5km and 600m from the site   |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i> |   |                                |                                   |         |                  |
| Access                                 | Access is not considered an issue in this location  |                                |                                   |         |                  |
| Public transport                       | There is a regular bus service past the site. The nearest railway station is just over 2km from the site .                          |                                |                                   |         |                  |
| Utility infrastructure                 | The site is enclosed by residential development on three sides, therefore it is considered that utility infrastructure is available |                                |                                   |         |                  |
| <i>(iv) Site capabilities</i>          |   |                                |                                   |         |                  |
| Number of potential pitches            | On a site size basis the area could accommodate all the borough's pitch requirements and around 15 travelling showpeople yards      |                                |                                   |         |                  |
| Business area                          | As a large site, employment uses could be considered in this location, especially if they are located on the M6                     |                                |                                   |         |                  |



|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  | side of the site.  |  |  |  |  |
| Play areas   | A site of this site could accommodate play facilities within the site  |  |  |  |  |
| Shared amenities/day room  | The site could accommodate shared amenities/day room   |  |  |  |  |
| <i>(v) Future development</i>  | As a large site, it would not all be used for pitch/plot provision, therefore potentially there would be room for future expansion |  |  |  |  |
| <b>Summary</b>   |  |  |  |  |  |
| <p>This site is located on open space; however ground conditions would need to be addressed.. The close proximity of the motorway means that a good design would be required to mitigate against traffic noise. If the site is suitable for development in terms of its previous use, then it would be suitable to be considered for providing pitch provision to meet future needs.</p> |  |  |  |  |  |

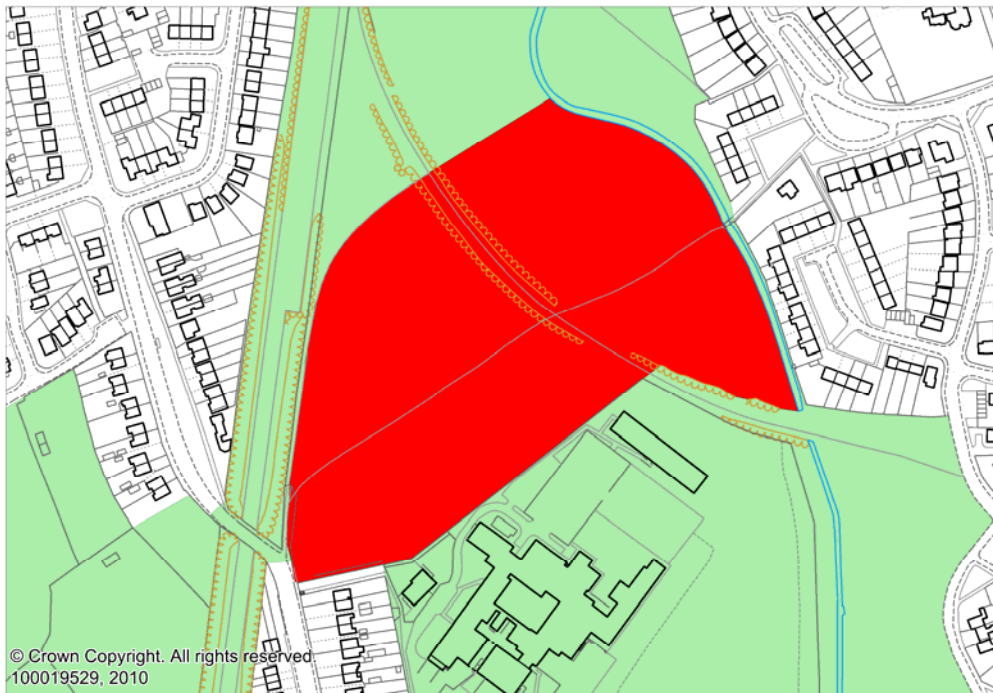
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|--------------|-------------------|
| Site details | Site 42           |
| Site name    | Wilkes Avenue     |
| Site area    | 1.7 hectares      |
| Ownership    | Walsall Council   |
| Current use  | Public open space |



| Site 42                                |   | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|---|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | No known constraints  |                                |                                   |         |                  |
|  | Greenfield land   |                                |                                   |         |                  |
| <i>(ii) Access to services</i>         |   |                                |                                   |         |                  |
| Local shops                            | The nearest district/town centre is just under 1.5km distance from the site   |                                |                                   |         |                  |
| Education                              | Primary and secondary education is located within a reasonable walking distance   |                                |                                   |         |                  |
| Health                                 | Dentists and GPs are approximately 1.7km and 400m from the site   |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i> |   |                                |                                   |         |                  |
| Access                                 | There is only one access point which is located between two houses. This may cause an issue and would require further investigation |                                |                                   |         |                  |
| Public transport                       | The nearest bus stop is within 200m of the site entrance. The nearest railway station is just over 2km from the site                |                                |                                   |         |                  |
| Utility infrastructure                 | The site is enclosed by a residential area, school and hotel, therefore it is considered that utility infrastructure is available   |                                |                                   |         |                  |
| <i>(iv) Site capabilities</i>          |   |                                |                                   |         |                  |
| Number of potential pitches            | On a site size basis the area could accommodate most of the boroughs pitch requirements and around 4 travelling showpeople yards    |                                |                                   |         |                  |

|   |   |  |  |  |  |
|---|---|--|--|--|--|
| Business area   | The area is surrounded by residential development and a school. Any employment uses would have to be located carefully to minimise the impact on residential amenity. |  |  |  |  |
| Play areas  | A site of this site could accommodate play facilities within the site   |  |  |  |  |
| Shared amenities/day room   | The site could accommodate shared amenities/day room  |  |  |  |  |
| <i>(v) Future development</i>   | As a large site, it would not all be used for pitch/plot provision, therefore potentially there would be room for future expansion                                    |  |  |  |  |
| <b>Summary</b>  |   |  |  |  |  |
| <p>This site is located on public open space within a residential area. Access may be an issue that would need further investigation. Although the motorway is adjacent, careful design could minimise impact, however that may result in development having to be closer to existing residential properties. Loss of the open space could cause tension within the local community and could lead to potential community cohesion issues in the future. On balance it is considered that this site would not be suitable for gypsy/ traveller or travelling show people development.</p> |   |  |  |  |  |

|              |                                 |
|--------------|---------------------------------|
| Site details | Site 43                         |
| Site name    | Land North East of Pelsall Lane |
| Site area    | 4.4 hectares                    |
| Ownership    | Private                         |
| Current use  | Agriculture/pasture             |



| Site 43                                |  | Permanent (gypsy & travellers) | Permanent (travelling showpeople) | Transit | Emergency / Temp |
|--|--|--------------------------------|-----------------------------------|---------|------------------|
| <i>(i) Constraints</i>                 | There is floodrisk on part of the site, therefore either a floodrisk assessment will be required or the site is reduced in size to avoid those areas.  |                                |                                   |         |                  |
|  | Green belt   |                                |                                   |         |                  |
| <i>(ii) Access to services</i>         |  |                                |                                   |         |                  |
| Local shops                            | The nearest district/town centre is over 2km distance from the site  |                                |                                   |         |                  |
| Education                              | Primary and secondary education is located within a reasonable walking distance  |                                |                                   |         |                  |
| Health                                 | Dentists and GPs are approximately 1km from the site   |                                |                                   |         |                  |
| <i>(iii) Access and infrastructure</i> |  |                                |                                   |         |                  |
| Access                                 | The current access to the site from Pelsall Lane is adjacent to a former railway bridge and usage would raise highway safety concerns.. There may also be public footpaths across the site which could reduce developable area |                                |                                   |         |                  |
| Public transport                       | There is a regular bus service along Pelsall Lane and the nearest railway station is around 3km in distance  |                                |                                   |         |                  |
| Utility infrastructure                 | The site is adjacent to development to the south and east of the site  |                                |                                   |         |                  |

| <i>(iv) Site capabilities</i>  |   |  |  |  |  |
|--|---|--|--|--|--|
| Number of potential pitches  | On a site size basis the area could accommodate all the boroughs pitch requirements and around 11 travelling showpeople yards   |  |  |  |  |
| Business area  | This is a large site, therefore employment uses could be accommodated with minimal impact to residential areas - however the site is within greenbelt which may preclude employment development |  |  |  |  |
| Play areas   | A site of this site could accommodate play facilities within the site   |  |  |  |  |
| Shared amenities/day room  | The site could accommodate shared amenities/day room  |  |  |  |  |
| <i>(v) Future development</i>  | As a large site, it would not all be used for pitch/plot provision, therefore potentially there would be room for future expansion  |  |  |  |  |
| <b>Summary</b>   |   |  |  |  |  |
| This site is located on green belt. Although a large site, it contains public footpaths, which may either need to be diverted or the developable area reduced. There is also risk from flooding which may also reduce the developable area. Further investigation will be required to determine whether this site is appropriate and whether encroachment on the greenbelt is justified. |   |  |  |  |  |