

Homes for Our Communities: Accommodation for Gypsies, Travellers and Travelling Showpeople

Policy HC4: Accommodation for Gypsies and Travellers and Travelling Showpeople

- a) The sites listed in Table HC4a and shown on the Policies Map are proposed for Gypsies and Travellers or Travelling Showpeople as indicated. This table also shows existing sites to be safeguarded. Proposals for the use or development of these existing or proposed sites for any other purpose will be opposed unless it can be demonstrated that the total capacity of existing sites elsewhere in the borough is at least the same as that set out in Table HC4b below.
- b) Most of the new sites listed below (those with a reference commencing with HO) are also allocated as general housing sites. The total capacity of these sites exceeds that required to meet identified need for travellers as set out in table HC4b, so they will be available for general housing in accordance with policy HC4a once this need has been met.
- c) The new sites listed in Table HC4a have been identified in accordance with the criteria in Table HC4c. Any proposals for other new sites not listed below must also satisfy these criteria as well as other policies in the Development Plan.

Table HC4a: List of Sites

Existing Traveller Sites to be Safeguarded	Reference	Capacity (number of pitches)
Willenhall Lane Caravan Site, Willenhall Lane, Bloxwich	GT1	19
Trentham Cottage Caravan Site, Noose Lane, Willenhall	GT3	12
47A Guild Avenue, Bloxwich	GT4	1
Railswood Nursery, Railswood Drive, Pelsall	GT7	1

Existing Showpeople Sites to be Safeguarded	Reference	Capacity (number of plots)
Toberland, Reaymer Close, Walsall	GT15	14
Showmen's Guild Site, 107-149 Goscote Lane, Bloxwich	GT12	20
Storage Area to Oak Tree Farm and Bridge Farm, Goscote Lane, Bloxwich	GT11	0(storage area)
Oak Tree Farm, 8 Goscote Lane, Bloxwich	GT10	9
Bridge Farm, 10-14 Goscote Lane, Bloxwich	GT9	12
Strawberry Fields, 450/452 Goscote Lane, Bloxwich	GT13	1
Lindon Road, Brownhills	GT14	1
Charlie Swann, Lindon Road, Brownhills	GT46	9

Existing Traveller Sites with Temporary or Personal Permission to be Made Permanent	Reference	Capacity (number of pitches)
Cartbridge Lane, Rushall	GT5	4
The Paddock, Gould Firm Lane, Aldridge	GT6	4

New Traveller Sites <i>Only a total of 28 pitches are required. Sites marked "also TS" would be suitable for showpeople as an alternative</i>	Reference	Capacity (number of pitches)
Willenhall Lane Caravan Site, Willenhall Lane, Bloxwich	GT1	2 (conversion of community room)
Rear of 48-72 Foster Street, Blakenall	GT50	3
Goscote Lodge Crescent, Goscote, Walsall	HO27	15 (only a small part of the much larger general housing site would be used)
Dolphin Close (Goscote Site C), Goscote, Walsall	HO28	10
Goscote Copper Works, Goscote Lane, Bloxwich	HO29 (also TS)	15 (only a small part of the much larger general housing site would be used)
Poplar Avenue (East of, Churchill Road and Kent Road), Bentley	HO44/ HO180	15 (two adjacent general housing sites)
Land East of Mill Street, Ryecroft	HO49	5
Former Metal Casements, Birch Street, Birchills	HO62	15 (suitability depends on treatment of limestone workings)
Darlaston Multi-Purpose Centre Site, Land between Victoria Road and Slater Street, Darlaston	HO306	15
Royal British Legion Club, Broad Lane Gardens, Bloxwich	HO313 (also TS)	15
Mill Street, Walsall (Hatherston Liberal Club and Mill Street Scrap Yard)	HO41 (also TS)	10
Total		120

New Showpeople Sites <i>30 plots are required. The capacity of each site would be greater if it was only used for residential.</i> <i>See also the New Traveller Sites above marked as “also TS”</i>	Reference	Capacity (number of plots)
96 and 100 Lindon Road, Brownhills	GT45	2
Canalside Close, Goscote, Walsall	HO61	2
Somersford Place (former Dorsetts Scrapyard), Willenhall (Land adj to Snooker Club)	HO11	5
Jubilee House, Walsall Road, Walsall Wood	HO157c	3 (site currently occupied but this or adjoining quasi-retail uses may become available in future)
FORMER AUTOCRAFT, WALSALL ROAD, WALSALL WOOD	HO157a	1
Total (including TS sites from section above)		53

Table HC4b: Capacity and Delivery Timescales

	Occupied Permanent Pitches/ Plots in 2008	Permanent Pitches/ Plots available in 2015	Existing Time Limited or Personal Pitches/ Plots	New Pitches/ Plots to be provided by 2018	New Pitches/ Plots to be provided in 2018-2026
Gypsy and Traveller Pitches	20	33	8	24	4
Showpeople Plots	55	65	0	25	5

Table HC4c: Site Criteria**Gypsy and traveller permanent residential pitches**

- i. The site should be in a location that would be suitable for general housing in accordance with other policies of the SAD, the BCCS and the UDP, were it not for this policy. This means, for example, that the site should not lie in the Green Belt (except for safeguarded existing sites), or be prone to flooding, poor air quality or excessive noise levels from surrounding traffic or industry;
- ii. The site should be suitable as a place to live, particularly with regard to health and safety, and the development should be designed to provide adequate levels of privacy and amenity for both occupants and neighbouring uses;
- iii. The site should meet moderate standards of access to residential services as set out in BCCS Policy HOU2. This means it should lie within the following travel times (by either walking or public transport) of the stated services:
 - Education (walking distance from Primary School) – 10 Minutes
 - Health (Doctor's surgery or Walk-in Centre) or Fresh Food (Centre or Foodstore) – 15 minutes
 - Education (Secondary School) – 20 Minutes
 - Employment (Strategic Centre or Other Employment Area) – 30 minutes
- iv. The site should be located and designed to facilitate integration with neighbouring communities;
- v. The site should be suitable to allow for the planned number of pitches, an

amenity block, a play area, access roads, parking and an area set aside for work purposes where appropriate;

- vi. The site is served or capable of being served by adequate on-site services for water supply, power, drainage, sewage and waste disposal (storage and collection).
- vii. Former factories and similar sites that were formerly used for employment purposes but which are no longer required for this may be particularly suitable for traveller sites that are to include an area for work or storage purposes

Gypsy and traveller transit pitches

- i. The site should be suitable for general housing in accordance with other policies of the SAD, the BCCS and the UDP, were it not for this policy.
- ii. The site should provide safe and convenient access to road networks and be located so as to cause minimum disruption to surrounding communities;
- iii. The site should be suitable as a place to live, particularly with regard to health and safety

Travelling showpeople plots

- i. The site should be in a location that would be suitable for general housing in accordance with other policies of the SAD, the BCCS and the UDP, were it not for this policy. This means, for example, that the site should not lie in the Green Belt (except for safeguarded existing sites), or be prone to flooding, poor air quality or excessive noise levels from surrounding traffic or industry;
- ii. The site should be suitable as a place to live, particularly with regard to health and safety, and the development should be designed to provide adequate levels of privacy and amenity for both occupants and neighbouring uses;
- iii. The site should meet moderate standards of access to residential services as set out in BCCS Policy HOU2. This means it should lie within the following travel times (by either walking or public transport) of the stated services:
 - Education (walking distance from Primary School) – 10 Minutes
 - Health (Doctor's surgery or Walk-in Centre) or Fresh Food (Centre or Foodstore) – 15 minutes
 - Education (Secondary School) – 20 Minutes
 - Employment (Strategic Centre or Other Employment Area) – 30 minutes
- iv. The site should be located and designed to facilitate integration with neighbouring communities;
- v. The site should be suitable to allow for the planned number of plots, an amenity block, a play area, access roads, parking and an area set aside for

work purposes where appropriate, including sufficient level space for outdoor storage and maintenance of equipment;

vi. The site is served or capable of being served by adequate on-site services for water supply, power, drainage, sewage and waste disposal (storage and collection).

vii. Former factories and similar sites that were formerly used for employment purposes but which are no longer required for this may be particularly suitable for showpeople sites that are to include an area for work or storage purposes

Location Plans of Potential Gypsy, Traveller and Travelling Showpeople Sites

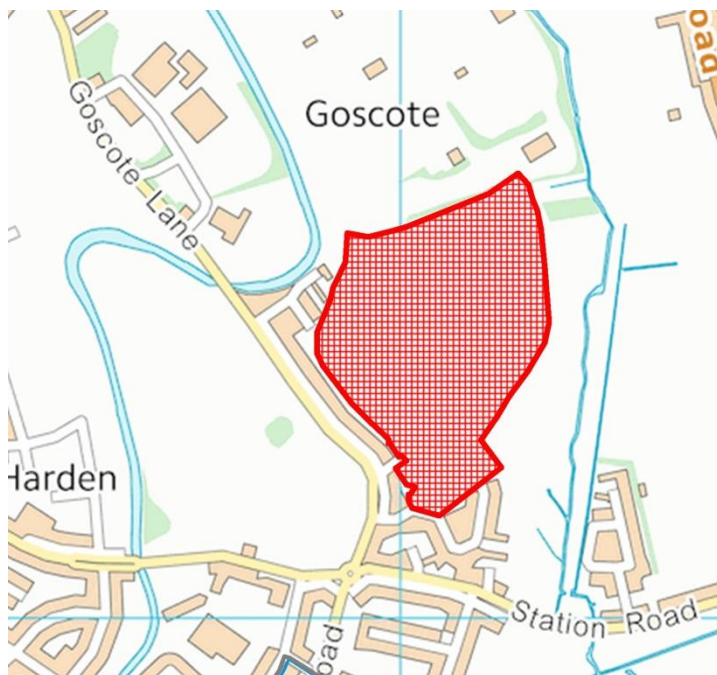
All Plans

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GT50 – Rear of 48-72 Foster Street, Blakenall (also shows existing site at 47A Guild Avenue)



HO27 – Goscote Lodge Crescent, Goscote (only part of site would be used for travellers)



HO28, HO29, HO61 – Dolphin Close (Goscote Site C), Goscote Copper Works, Canalside Close, Goscote Lane and Slacky Lane Sites, Bloxwich (existing and proposed sites)



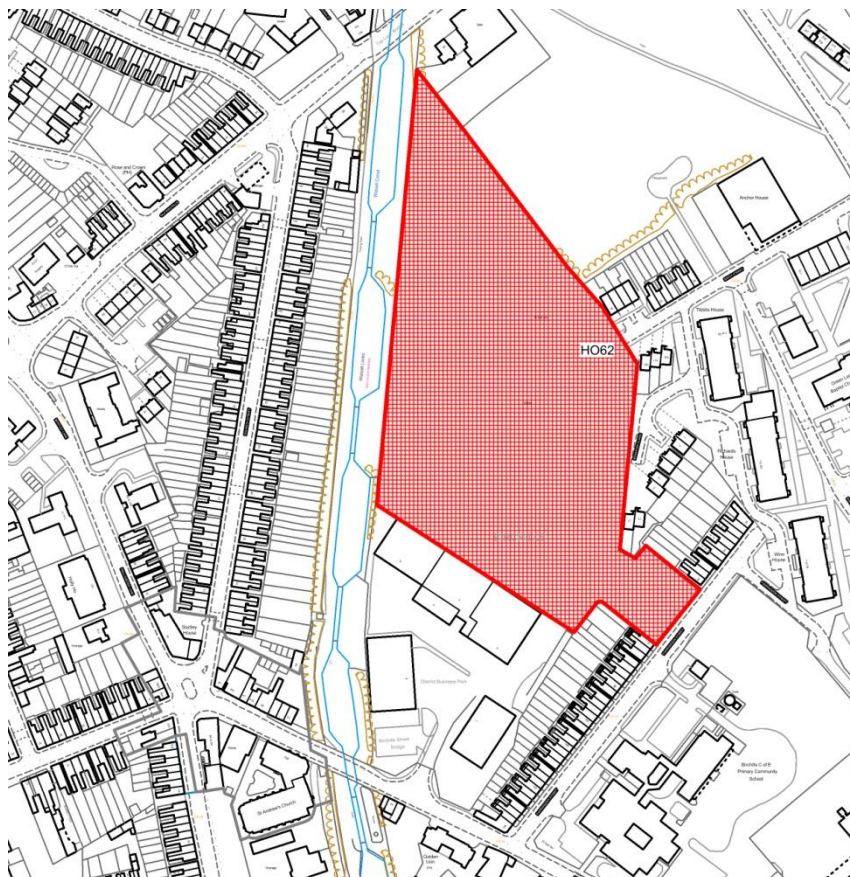
HO41 and HO49 – Mill Street, Walsall (Hatherton Liberal Club and Mill Street Scrap Yard) and Land East of Mill Street, Walsall



HO44 and HO180 – Poplar Avenue, Bentley (East of Churchill Road and Kent Road)



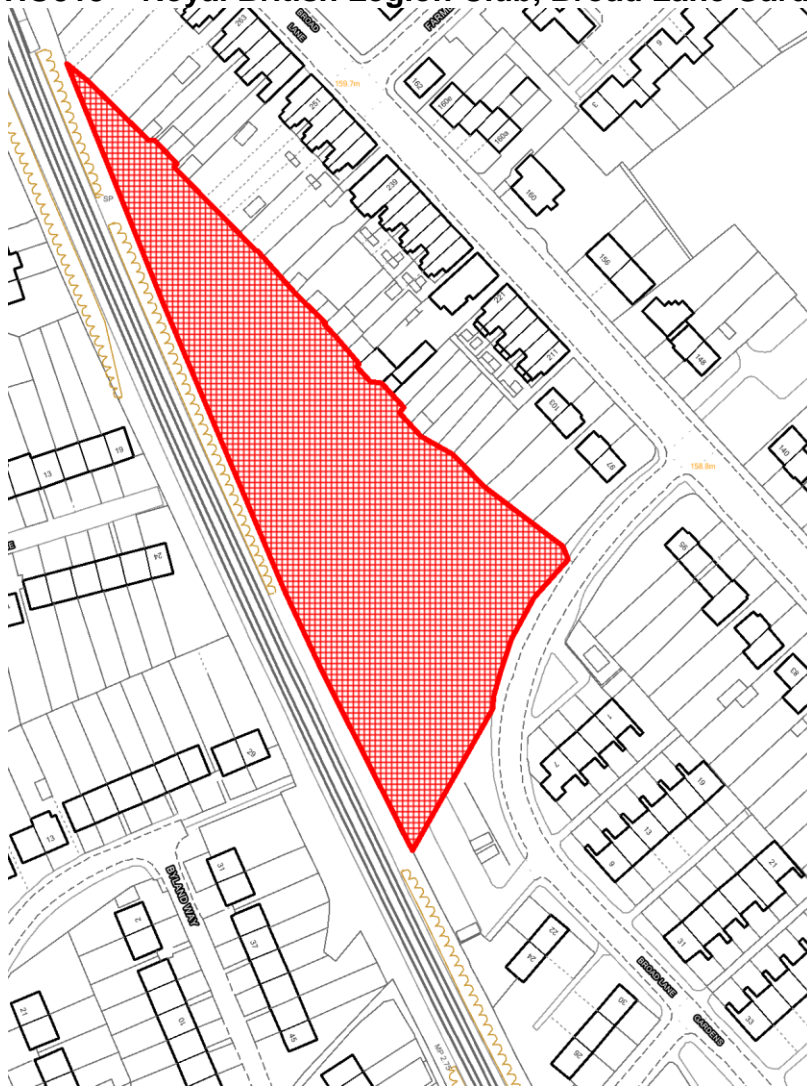
HO62 – Former Metal Casements, Birchills, Walsall



HO306 – Darlaston Multi-Purpose Centre Site, Land between Victoria Road and Slater Street, Darlaston



HO313 – Royal British Legion Club, Broad Lane Gardens, Bloxwich



GT45 – 96 and 100 Lindon Road, Brownhills (also shows existing sites at Lindon Road and Charlie Swann)



HO11 – Somerford Place, Willenhall (former Dorsetts Scrapyard, (Land adj j to Snooker Club))



HO157a and 157c – Former Autocraft and Jubilee House, Walsall Road, Walsall Wood









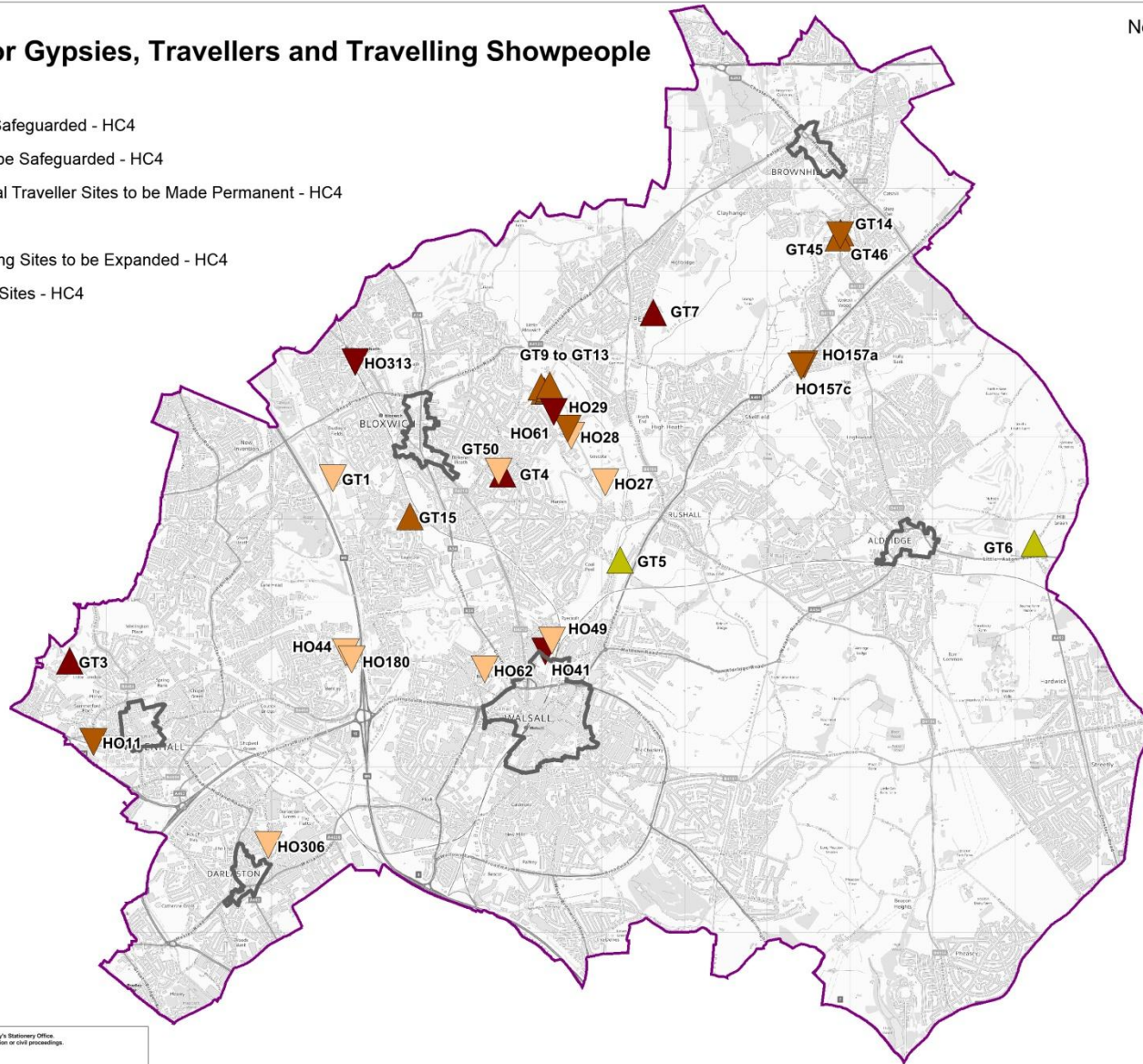
Accommodation for Gypsies, Travellers and Travelling Showpeople

Not to Scale



Key

-  Existing Traveller Sites to be Safeguarded - HC4
-  Existing Showpeople Sites to be Safeguarded - HC4
-  Existing Temporary or Personal Traveller Sites to be Made Permanent - HC4
-  New Showpeople Sites - HC4
-  New Traveller Sites and Existing Sites to be Expanded - HC4
-  New Traveller or Showpeople Sites - HC4



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