



# **Gypsy, Traveller and Travelling Showpeople Addendum to the 2015 – 16 Assessment of Land Availability**

**March 2017**

Planning Policy  
Tewkesbury Borough  
Council  
Council Offices  
Gloucester Road  
Tewkesbury  
Gloucestershire  
GL20 5TT

[www.tewkesbury.gov.uk](http://www.tewkesbury.gov.uk)

# Introduction

---

This document is an addendum to Tewkesbury Borough Council's latest Assessment of Land Availability (ALA), published in March 2017 and reports on: The call for sites for Gypsies, Travellers and Travelling Showpeople (GTTS) which closed on Friday 29<sup>th</sup> January 2016; the assessment of these sites and re-assessment of those submitted to previous calls for sites that have not yet gained planning consent; any sites submitted up to the end of March 2016 and a summary of the supply of potential sites set in the context of the latest evidence on need.

## Further Information

---

By Email: [planningpolicyenquiries@tewkesbury.gov.uk](mailto:planningpolicyenquiries@tewkesbury.gov.uk);

By Post: Planning Policy Team, Tewkesbury Borough Council, Gloucester Road, Tewkesbury.  
GL20 5TT; or

By Phone: 01684 272151

# Important Notice

---

## *Disclaimer*

In relation to the information contained within this report and any other report relating to the findings of Tewkesbury Borough Council's ALA the council makes the following disclaimer:

- The identification of potential sites, buildings or areas within the assessment does not imply that the council would necessarily grant planning permission for development. All planning applications will continue to be assessed against the appropriate development plan and material planning considerations;
- The inclusion of potential sites, buildings or areas within the study does not preclude them from being developed for other purposes;
- The boundaries of the sites, buildings and areas are based on the information available at the time. The assessment does not limit an extension or contraction of these boundaries for the purposes of a planning application;
- The exclusion of sites, buildings or areas from the study does not preclude the possibility of planning permission for development being granted on them. Sites will continue to come forward, which will be suitable for development, and which have not been identified or have been rejected for the purposes of this assessment;
- The categorisation of sites in terms of when they may come forward (short, medium or long term) is based on planning officers' views held at the time of the study, informed by research as set out in the report. Circumstances or assumptions may change which may mean that sites could come forward sooner or later than originally envisaged. The assessment does not prevent planning applications being submitted on any sites identified or excluded within it at any time;
- The information that accompanies the assessment is based on data available at the time of the study and there may be some omissions and/or factual inaccuracies. The council does not accept liability for omissions and/or factual inaccuracies. Users of the study must appreciate that there may be additional constraints on some sites that were not identified at the time of the survey and that planning applications will continue to be treated on their own merits at the time of the planning application rather than on the information contained within the assessment. Likewise, some of the identified constraints may have been removed since the information was compiled. Issues may arise during the course of a detailed planning application that could not or were not foreseen at the time of the study. Applicants are therefore advised to carry out their own analysis of sites to identify any constraints or other information for the purposes of a planning application and not rely solely on the findings of the assessment;
- Where possible the potential capacity of the site has been identified, in the first instance by using existing information. Where information on site capacity does not exist, an estimate based on the density multiplier calculation has been used in some cases. In arriving at these densities, officers have taken into account location and sustainability factors along with issues around local character and general views on the site. However, the capacities identified do not preclude densities being increased on sites, subject to details. Nor does it

mean that the densities envisaged within the assessment would be appropriate. The density and design of sites would need to be assessed through the normal planning process when submitting a planning application;

- The findings of the assessment represent a 'snapshot' of information held at the time of the study. Therefore, information held on the database will be subject to change over time. For example, sites that have been identified as not having planning permission may have secured permission since the information was compiled, whilst planning permissions may have lapsed on other sites. The council uses the assessment as a live document that is regularly updated with a comprehensive overall update each year; and
- Simply because a site has been brought forward for assessment, within the assessment, does not mean it is suitable for the proposed use. The council has a responsibility to consider all sites submitted during the 'call for sites' process.

## Contents

1. Abbreviations and Explanations .....	6
2. Summary .....	9
3. Background .....	11
4. Existing Sites.....	14
5. Calculating 'Needs' .....	15
6. Methodology.....	17
7. Calls for Sites.....	20
8. Site Assessments.....	21
Part 2 Assessment Summary.....	22
9. Conclusions .....	32
10. February 2017 Update .....	33
11. Appendices.....	34
Appendix A 'Existing Sites' .....	34
Appendix B 'Assessed Sites Location Plans' .....	36
Appendix C 'Part 1 Assessment Matrix' .....	38
Appendix D 'Rejected Sites List' .....	41
Appendix E 'Sites with Potential outside the Green Belt' .....	43
Appendix F 'Sites with Potential within the Green Belt' .....	45

## Abbreviations and Explanations

- ALA – Assessment of Land Availability.
- Amenity Block – a building providing additional amenity facilities such as kitchen, bathroom and communal room.
- AONB – Area of Outstanding Natural Beauty.
- Caravan – mobile home used by Gypsies, Travellers and Travelling Showpeople as living accommodation and may be a static or touring caravan, sometimes referred to as trailers.
- Chalet Home – sometimes referred to as a mobile home or static caravan these single storey residential units are used as permanent accommodation by both Travelling communities and other members of the community and can be dismantled if necessary and transported but would not be used for travelling.
- DCLG – Government Department for Communities and Local Government.
- EA – Environment Agency.
- Flood Zones - There are 3 flood zones as defined by the Environment Agency (EA); Flood Zone 1, 2 and 3. These areas have been defined following a national scale modelling project for the EA and are regularly updated using recorded flood extents and local detailed modelling. The flood zones are based on the likelihood of an area flooding, with flood zone 1 least likely to flood and flood zone 3 more likely to flood:
  - Flood Zone 1 – Areas deemed to be in flood zone 1 have been shown to be at less than 0.1% chance of flooding in any year, this is sometimes known as having a 1:1000 year chance.
  - Flood Zone 2 – Areas deemed to be in flood zone 2 have been shown to have between 0.1% – 1% chance of flooding from rivers in any year (between 1:1000 and 1:100 chance) or between 0.1% – 0.5% chance of flooding from the sea in any year (between 1:1000 and 1:200 chance).
  - Flood Zone 3 - Flood zone 3 is actually split into 2 separate zones; 3a and 3b by the local planning authorities however the EA do not split the zone and as such their maps only identify a general flood zone 3. Areas within flood zone 3 have been shown to be at a 1% or greater probability of flooding from rivers or 0.5% or greater probability of flooding from the sea.
- GCC – Gloucestershire County Council.
- Green Belt – a land use designation which is defined in the NPPF at Paragraph 80 as having five purposes:
  1. to check the unrestricted sprawl of large built-up areas;
  2. to prevent neighbouring towns merging into one another;
  3. to assist in safeguarding the countryside from encroachment;
  4. to preserve the setting and special character of historic towns; and
  5. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- GTAA – Gypsy and Traveller Accommodation Assessment.
- Gypsies and Travellers – definition from Annex 1 of the Planning Policy for Travellers Sites (2015) is: “Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or

health needs or old age have ceased to travel temporarily, but excluding members of an organised group of Travelling Showpeople or Circus People travelling together as such.”

- JCS – Joint Core Strategy being developed by Cheltenham Borough, Gloucester City and Tewkesbury Borough Councils.
- Local Plans – spatial planning documents that can include specific policies and/or site allocations for Gypsies, Travellers and Travelling Showpeople.
- LPA – Local Planning Authority.
- NPPF - National Planning Policy Framework (2012).
- NPPG – National Planning Practice Guidance (2014).
- OAN – Objectively Assessed Need for housing or more widely residential accommodation or more widely still development of all types.
- Personal Planning Permission – a private site where the planning permission specifies who can occupy the site and doesn’t allow transfer upon change of occupation or ownership.
- Pitches – Gypsy and Traveller ‘Sites’ are divided into ‘Pitches’ which represent one residential living unit and will typically include: space for one static caravan, one touring caravan, a utility block, parking and other domestic buildings such as sheds and garages.
- Plots – Travelling Showpeople ‘Yards’ are divided into ‘Plots’ which represent one residential living unit and unlike Gypsy and Traveller Pitches may include permitted business use for the storage, service and repair of vehicles and equipment related to their occupation.
- PPTS - Planning Policy for Travellers Sites (2012) updated (2015).
- Private Site – a privately owned site which may be authorised or unauthorised, owner occupied, rented or a mixture of tenures.
- Public Site – sometimes referred to as a social or council site which is owned by either a local authority (in Tewkesbury borough there are 3 Public Sites owned by Gloucestershire County Council) or a Registered Housing Provider, sometimes referred to as a Registered Social Landlord.
- RAMSAR site – The Ramsar Convention (It is named after the city of Ramsar in Iran, where it was signed in 1971) is an international treaty for the conservation and sustainable use of wetlands.
- SAMs - Scheduled Ancient Monuments.
- SHMA – Strategic Housing Market Assessment: an assessment of need.
- Sites – throughout this report sites is used in two ways depending on context: Either referring to a defined area of land submitted to this call for sites or the wider assessment of land availability; or specifically referring to ‘Sites’ for Gypsies and Travellers, as opposed to ‘Yards’ for Circus People and Travelling Showpeople.
- Temporary Planning Permission – a private site with planning permission for a fixed period of time.
- Transit Site/Provision – site intended for short stays and often containing amenity facilities. These sites may be public or private and may impose a time limit on the length of time residents can stay.
- Travellers – term used to describe: Roma, Romany Gypsies; Irish, Scottish, Welsh and English Travellers; Circus People and Travelling Showpeople; Bargees and water craft Travellers; and New Travellers.

- Travelling Showpeople – definition from Annex 1 of the Planning Policy for Travellers Sites (2015) is: “Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.”
- Unauthorised Development – caravans on land that is privately owned by Travellers but without planning permission. This must be distinguished from Unauthorised Encampments (below). Unauthorised Development may be tolerated if enforcement action is not considered expedient as due to the long-term nature of the site a certificate of lawful use would be granted if sought.
- Unauthorised Encampment – caravans on land not owned by the occupants and without planning permission for such use.
- Yards – a term used to describe a parcel of land occupied by Circus People and Travelling Showpeople. The needs of Gypsies and Travellers and Travelling Showpeople are quite different: Travelling Showpeople ‘Plots’ tend to be larger, mainly because of the vehicles and equipment that they need to store, service and repair, though sometimes this is done in a designated area of a ‘Yard.



## Summary

When developing Local Plans, 'Planning Policy for Travellers Sites (PPTS)'<sup>1</sup> requires Local Planning Authorities (LPAs) to identify and keep up to date a supply of specific deliverable sites sufficient to provide five years' worth of sites against our locally set targets<sup>2</sup> and a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15<sup>3</sup>.

The starting point for establishing our locally set targets is the Gypsy and Traveller Accommodation Assessment (GTAA) as Paragraph 225 (1) of the Housing Act 2004 and Paragraph 159 of the National Planning Policy Framework (NPPF) require local authorities to assess the need for Gypsy and Traveller accommodation in their areas when they assess the housing requirements of the rest of the population and address their needs in a housing strategy.

Paragraph 225 (3) of the Act then requires local authorities to "take the strategy into account when exercising their functions", in this case the planning functions of Tewkesbury Borough Council as Local Planning Authority (LPA).

Development plan documents for Tewkesbury include:

- The 'saved policies' of the adopted 'Tewkesbury Borough Local Plan to 2011' including:  
Policy HOU16 'Minsterworth Travellers Sites'.
- The emerging 'Joint Core Strategy' for Tewkesbury Borough, Cheltenham Borough and Gloucester City Councils, which is currently at Examination and may therefore be afforded limited weight (Paragraph 216 of the NPPF sets out that that decision-makers may also give weight to relevant policies in emerging plans according to the stage of their preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with the NPPF. However in the recent 'Land to the east of B4632, New Town, Toddington' Appeal (Ref: APP/G1630/W/15/3033470) the Inspector concluded, in Paragraph 10, that s/he could "only give limited weight to the policies contained in these documents").

The relevant JCS policies are:

Policy SD14 'Gypsies, Travellers and Travelling Showpeople' which is a criteria based policy;

Policy SA1 'Strategic Allocations' which includes a requirement for proposals to "demonstrate how the provision of new Gypsy, Traveller and Travelling Showpeople sites will be incorporated into development proposals for Strategic Allocations";

Policy SD12 'Housing Mix and Standards'<sup>4</sup> which recognises that the need for Travellers may not necessarily be met by traditional housing alone and may include housing that will

---

<sup>1</sup> DCLG, August 2015

<sup>2</sup> Paragraph 10 a)

<sup>3</sup> Paragraph 10 b)

<sup>4</sup> Joint Core Strategy Main Modifications Version for Consultation February 2017

“meet the identified needs of different groups in society” which specifically includes “the needs of Gypsy, Travellers and Travelling Showpeople as part of the wider housing mix and needs in the area”<sup>5</sup>;

Policy SD13 ‘Affordable Housing’ which requires consideration of the needs of specialist accommodation including the provision for affordable Gypsy, Traveller and Travelling Showpeople pitches and/or plots in line with any needs identified through the latest Gypsy and Traveller Accommodation Assessment and the SHMA. This would include the needs of these communities who are identified either within or outside the Government’s definition set out through the Planning Policy for Traveller Sites; and

- The emerging ‘Tewkesbury Borough Plan’ (TBP), which is currently at the much earlier Regulation 18<sup>6</sup> ‘Preparation of a Local Plan’ stage.

The relevant TBP policies are:

GTTS1 ‘Gypsies, Travellers and Travelling Showpeople’ which safeguards existing sites for this section of the community and an explanation on the work underway on site identification as a new Policy GTTS2.

---

<sup>5</sup> Paragraph 4.12.9

<sup>6</sup> Town and Country Planning (England) Regulations 2012

## Background

Planning Policy for Travellers Sites (2015) was published on 31<sup>st</sup> August 2015 and replaced the original version from 2012. The 2015 version has an impact on the calculation of need and implications for how that need will be planned to be met. For the purposes of Planning, the definition of Gypsies and Travellers was changed. The new definition is set out in Annex 1 of the guidance and states that:

“For the purposes of this planning policy ‘Gypsies and Travellers’ means:

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of Travelling Showpeople or Circus People travelling together as such.

In determining whether persons are “Gypsies and Travellers” for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters:

- a. Whether they previously led a nomadic habit of life.
- b. The reasons for ceasing their nomadic habit of life.
- c. Whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.

For the purposes of this planning policy, ‘Travelling Showpeople’ means:

Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.”

The key change that was made to both definitions was the removal of the term ‘persons...who...have ceased to travel...permanently’<sup>7</sup>, meaning that those who have ceased to travel permanently will not now fall under the planning definition of a Traveller for the purposes of assessing accommodation need in a Gypsy and Traveller Accommodation Assessment.

The change means that in the 2016 Gypsy and Traveller Accommodation Assessment (GTAA) the needs identified are set out in terms of ‘travelling’ households<sup>8</sup>, ‘non-travelling’ households<sup>9</sup> and those for whom the information is not known<sup>10</sup>. The latest figures for Tewkesbury borough are set out in the GTAA (2016) Draft Update Summary for the Joint Core Strategy (JCS) Examination ([EXAM223B](#)).

---

<sup>7</sup> Planning Policy for Travellers Sites 2012, Annex 1: Glossary, Paragraph 1 and 2 respectively

<sup>8</sup> Those who through interview were confirmed to meet the new PPTS 2015 definition

<sup>9</sup> Those who through interview were confirmed not to meet the new PPTS 2015 definition

<sup>10</sup> Those where interviews could not be undertaken

Needs figures are provided in five year blocks from 2016 to reflect the new base date of the assessment.

**Table 1: Gypsy and Traveller Pitch Requirements in Tewkesbury borough**

	2016 - 2021	2021 - 2026	2026 - 31	Total
A. Travelling households	4	0	1	5 <sup>11</sup>
B. Non-travelling households	14	5	6	25 <sup>12</sup>
C. Not Known	25	11	12	48 <sup>13</sup>
<b>Total</b>	<b>44</b>	<b>16</b>	<b>17</b>	<b>78</b>
<b>A + C</b>	<b>25</b>	<b>11</b>	<b>12</b>	<b>53</b>

In her 31<sup>st</sup> May 2016 [Interim Report](#) the JCS Inspector concluded that on the available evidence of need for those meeting the new definition and a percentage of those for whom the travelling status could not be confirmed, the JCS Councils could demonstrate a 5 year supply of land. Figure 5 in [EXAM223A](#) provides details of permissions from January 2016 including 15/01314/FUL Further land at Starcroft Lane, Minsterworth which exceeded the identified need for 5 private pitches from 2016 to 2021 for those known to meet the new definition and therefore categorised as ‘Travelling’ Households, when 6 permanent private residential pitches were permitted on the 16<sup>th</sup> February 2016. Whilst Figure 7 in [EXAM223A](#) demonstrates a 5 year supply with growth of 21% of those whose status is unknown.

However Tewkesbury Borough Council are adopting a precautionary approach and assuming that the needs of the group whose status in planning terms is unknown may all be ‘Travelling Households’ meeting the new definition and therefore the need identified as A + C in the table above will be the figure to be used for the calculation of a 5 year land supply.

A total need of 48 pitches is therefore identified as being required from 2016 to 2031 in Tewkesbury borough with 25 pitches required in the first 5 years.

The following permissions granted since 1<sup>st</sup> April 2016 are included as ‘specific’ and ‘deliverable’, as required by PPTS 2015 at Paragraph 10:

- 5/6/16 - [14/00926/FUL](#) The Paddocks, Twyning for 2 pitches;
- 27/9/16 - [16/00257/FUL](#) Lawn Road, Ashleworth for 2 pitches;
- 27/9/16 - [15/00693/FUL](#) North and South Stables, Minsterworth for 4 pitches; and
- 25/10/16 - [14/01197/FUL](#) Land north of Gubberhill Farm, Ripple for 4 pitches

Giving a total of 12 permanent residential pitches, leaving a shortfall of 13 pitches to 2021.

In 2016 one temporary residential permission was granted for 4 pitches at the Paddock in Teddington ([15/00481/FUL](#)) and permanent permission for 8 transit pitches was granted at Starcroft Lane in Minsterworth ([15/01315/FUL](#)).

<sup>11</sup> Figure 45, ORS Final Report (March 2017)

<sup>12</sup> Figure 72, ORS Final Report (March 2017)

<sup>13</sup> Figure 70, ORS Final Report (March 2017)

**Table 2: Travelling Showpeople Plots Required in Tewkesbury Borough**

	<b>2016 - 2021</b>	<b>2021 - 2026</b>	<b>2026 - 31</b>	<b>Total</b>
A. Travelling households	17	2	2	21
B. Non-travelling households	0	0	0	0
C. Not Known	0	0	1	1
<b>Total</b>	<b>17</b>	<b>2</b>	<b>3</b>	<b>22</b>
<b>A + C</b>	<b>17</b>	<b>2</b>	<b>3</b>	<b>22</b>

With the new base year of 2016 no new permissions have yet been given for plots for Travelling Showpeople and the shortfall for Tewkesbury Borough is therefore 17 Plots to 2021 and 22 Plots to 2031.

The annual call for sites, undertaken by Tewkesbury Borough Council leading to this assessment of availability, suitability and developability aims to meet these shortfalls.

However it is recognised that it is not a question of 'if' the accommodation needs of the community are addressed but 'how' and the needs of those who no longer meet the definition will be identified through the Strategic Housing Market Assessment as a need to be met, because regardless of planning status under the Housing Act 1985 the Local Authority must assess and plan for the housing needs of all communities residing in their area<sup>14</sup> which includes the 29 Gypsy and Traveller Pitches calculated to be required by non-travelling households in Tewkesbury borough, that have confirmed in interviews that they have ceased to travel permanently.

---

<sup>14</sup> Paragraph 225 (1) and Paragraph 159 of the National Planning Policy Framework (2012)

## Existing Sites

Planning Policy for Travellers Sites (2015) states that: “The Government’s overarching aim is to ensure fair and equal treatment for Travellers, in a way that facilitates the traditional and nomadic way of life of Travellers while respecting the interests of the settled community.”

To ensure this aim is achieved Tewkesbury Borough Council not only assess the needs of Travellers establishing a permanent base in the borough and plan to meet that need but also safeguards existing ‘Sites’ and ‘Yards’.

‘Sites’ and ‘Yards’ may be: Publicly owned and available for rental, privately owned and owner occupied or privately owned and available for rental.

Although there are no national standards for Pitches and Plots, since the Ministerial Statement of 31<sup>st</sup> August 2015 withdrew ‘Designing Gypsy and Traveller Sites – Good Practice Guide’ (2008), it is assumed that a single residential unit will comprise a static caravan, a touring caravan, parking space and garden buildings such as sheds and bin stores and either an individual or shared amenity block. Public sites generally have amenity blocks and some have play areas for children and communal spaces to be enjoyed by all. Private site facilities vary enormously depending on the space available the design and requirements of the residents but all will of course be required to comply with Building Regulations and Fire Safety Standards.

Information presented in this section of the report on existing sites reflects the position in March 2016, however an update (to February 2017) is provided in Section 10.

Within Tewkesbury borough there were:

27 Gypsy and Traveller ‘Sites’ accommodating 186 ‘Pitches’; and

2 Travelling Showpeople ‘Yards’ accommodating 21 ‘Plots’.

Of the 27 Gypsy and Traveller Sites:

24 ‘Sites’ were privately owned comprising 113 ‘Pitches’;

3 ‘Sites’ were publicly owned comprising 73 ‘Pitches’;

20 had permanent residential planning permission for 168 ‘Pitches’;

2 had temporary residential planning permission for 8 ‘Pitches’;

1 had temporary transit planning permission for 8 ‘Pitches’; and

4 were unauthorised development comprising 15 ‘Pitches’.

Both Travelling Showpeople Yards had permanent residential planning permission for all 21 ‘Plots’.

## Calculating 'Needs'

Paragraphs 8 to 13 of Planning Policy for Travellers Sites (2015) relate to 'plan-making' and require LPAs to assess the need, and plan over a reasonable timescale, for an appropriate supply of suitable traveller sites to address this Objectively Assessed Need (OAN). The policy sets out that supply should comprise specific, deliverable sites for the first five years and developable sites or broad locations for later years<sup>15</sup>.

Planning Policy for Travellers Sites (2015) was published in August 2015 and replaced the original version from 2012. The 2015 version has an impact on the calculation of need and implications for how that need will be planned to be met. For the purposes of planning, the definition of Gypsies and Travellers was changed. The new definition is set out in Annex 1 of the guidance and states that:

*"For the purposes of this planning policy 'Gypsies and Travellers' means:*

*Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of Travelling Showpeople or Circus People travelling together as such.*

*In determining whether persons are "Gypsies and Travellers" for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters:*

*a) Whether they previously led a nomadic habit of life.*

*b) The reasons for ceasing their nomadic habit of life.*

*c) Whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.*

*For the purposes of this planning policy, 'Travelling Showpeople' means:*

*Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above."*

*PPTS (2015), Annex 1*

The key change that was made to both definitions was the removal of the term 'persons...who...have ceased to travel...permanently'<sup>16</sup>, meaning that those who have ceased to travel permanently will not now fall under the planning definition of a Traveller for the purposes of assessing accommodation need in a Gypsy and Traveller Accommodation Assessment.

---

<sup>15</sup> Planning Policy for Travellers Sites 2012, Annex 1: Glossary, Paragraph 1 and 2 respectively

<sup>16</sup> Planning Policy for Travellers Sites 2012, Annex 1: Glossary, Paragraph 1 and 2 respectively

The change in definition means that, when interviews are undertaken with residents on existing Sites and Yards, as part of the preparation of the Gypsy and Traveller Accommodation Assessment, the status for planning purposes is recorded as either:

1. 'Travelling Families' who meet the new definition;
2. 'Non-Travelling Families' who do not meet the new definition; or
3. 'Unknown' as interviews could not be undertaken.

The reasons interviews cannot be undertaken can include pitches and plots being vacant as families are travelling. The impact of this is that, in order to adopt a precautionary approach, in Tewkesbury borough 'needs' identified for both the first group (who meet the definition) and the third group (whose status is unknown) are used in the calculation of the objectively assessed need for this section of the community.

However those that no longer meet the definition and have permanently ceased travelling will still generate future needs that must be assessed, but this will be undertaken along with the needs of all remaining residents in the borough in the SHMA. Though the emerging JCS recognises that this need may not necessarily be met by traditional housing alone and may include housing that will "meet the identified needs of different groups in society" (Policy SD12 'Housing Mix and Standards'<sup>17</sup>) which specifically includes "the needs of Gypsy, Travellers and Travelling Showpeople as part of the wider housing mix and needs in the area"<sup>18</sup>

The latest GTAA was undertaken in 2016, replacing a previous assessment published in 2013. The new assessment was carried out by Opinion Research Services (ORS), who also worked on the 2013 study. This is the first assessment that has taken place since the publication of Planning Policy for Travellers Sites (2015) and therefore applied the new definition as well as utilising the latest evidence on household formation rates. The findings for Tewkesbury borough were published alongside those for both Cheltenham borough and Gloucester city as submissions to the JCS Examination in Public Inspector as [EXAM223B](#). Work has since been undertaken to carry out the assessment of the other three District Councils in Gloucestershire and a final report covering the whole of Gloucestershire has been published.

A total need of 25 Gypsy and Traveller Pitches and 17 Travelling Showpeople Plots is identified as being required from 2016 to 2021 within Tewkesbury borough.

---

<sup>17</sup> Joint Core Strategy Main Modifications Version for Consultation February 2017

<sup>18</sup> Paragraph 4.12.9



## Methodology

This assessment adopts the methodology developed as part of the work undertaken by DLP Planning on behalf of Tewkesbury Borough Council in 2015 to carry out a site search assessment. DLP Planning developed the methodology, a public consultation was undertaken specifically on this methodology, amendments were made as a result of comments received before the methodology was finalised and applied to potential sites for the first time.

### *Sources of Sites*

Sites submitted for Gypsy, Traveller and/or Travelling Showpeople uses from previous Local Plan call for sites, where the DLP Planning recommendation was to monitor or investigate further, and the specific sites resulting from the 2015/2016 call for sites were taken forward for assessment. Requests were made for the identification of sites in public ownership, being considered for disposal, to both Tewkesbury Borough Council and Gloucestershire County Council. All owners of sites submitted for housing or employment were also contacted to establish if those sites could also be available for Gypsy, Traveller and Travelling Showpeople use. This process resulted in 19 potential sites being assessed.

### *The Assessment*

The assessment is carried out in two parts:

Part 1 Assessment – A desk based assessment which involved the consideration and application of broad suitability criteria, including absolute constraints and an initial investigation of likely availability.

The objective of the Part 1 Assessment is to sieve out sites which were very likely to be rejected on suitability grounds due to major constraints such as the impact on International Environmental Designations, Scheduled Ancient Monuments or Flood Zones 3 a and b.

The output from the Part 1 Assessment is recorded in an assessment matrix, which is attached to this report as [Appendix C](#). The matrix uses a Red, Amber, Green (RAG) rating, identifying sites that do not satisfy the criteria in red, those where the criteria may be capable of being satisfied but require further investigation in Amber and those that we are confident satisfy the criteria in Green.

The table below sets out the criteria for the Part 1 Assessment:

<b>Part 1 Assessment (Desk Based) Criteria</b>				
<b>Criteria</b>	<b>Designation/Issue</b>	<b>RED – Site does not satisfy the criteria</b>	<b>AMBER – Criteria may be capable of being satisfied</b>	<b>GREEN – Criteria is satisfied</b>
<b>Flood Risk</b>	Environment Agency Indicative Flood Mapping and Strategic Flood Risk Assessment (SFRA). Area at risk of flooding.	<i>The site is within Flood Zone 3a and/or 3b and is not suitable for Gypsy, Traveller or Travelling Showpeople use.</i>	<i>The site is within Flood Zone 2 requiring further investigation and application of policy tests.</i>	<i>The site is not affected by identified areas of indicative flooding and/or is located in Flood Zone 1.</i>
<b>Environmental Designations</b>	Special Protection Area, Special Area of Conservation, RAMSAR Site, Site of Special Scientific Interest, National Nature Reserve, Site of Nature Conservation.	<i>The site is within an international or national environmental designation.</i>	<i>The site is within the buffer or close proximity to an international or national designation and could therefore have a negative impact. The site is covered by a local designation or is within close proximity and could therefore have a negative impact.</i>	<i>The site is not within or within close proximity of an international, national or local environmental designation.</i>
<b>Green Belt and Landscape Designations</b>	Green Belt. Areas of Outstanding Natural Beauty (AONB).	<i>Not applicable as not an absolute constraint.</i>	<i>The site is within the Green Belt or is within or close to a sensitive landscape area and could have a negative impact requiring further investigation.</i>	<i>The site is not located in the Green Belt or in close proximity to a sensitive landscape area.</i>
<b>Potentially Contaminated or Unstable Land Issues</b>	Potentially contaminated or unstable land.	<i>The site is located within or adjacent to, a landfill site or the land is unstable and has been identified as unsuitable for residential use.</i>	<i>The site is potentially contaminated or unstable and requires further investigation.</i>	<i>There are no known contamination or unstable land issues.</i>
<b>Noise Issues</b>	Noise issues relating to existing land uses or transport corridors.	<i>Not applicable as not an absolute constraint.</i>	<i>The site is located adjacent to noisy land uses which requires further investigation.</i>	<i>There are no noisy adjacent land uses and therefore no noise impact on the site.</i>

<b>Residential Amenity</b>	Location of site in relation to existing dwellings.	<i>Not applicable as not an absolute constraint.</i>	<i>The site is adjacent to existing dwellings and requires further investigation.</i>	<i>There are no adjacent dwellings and therefore no impact on residential amenity.</i>
<b>Historic Assets</b>	Scheduled Ancient Monuments (SAM), Registered Parks and Gardens, Battlefields, Conservation Areas, Listed Buildings, Non-designated heritage assets.	<i>The site is within a SAM or Registered Park and Garden.</i>	<i>The site is within a Battlefield or Conservation Area or adjacent to a historic asset.</i>	<i>The site is not within or adjacent to any historic asset.</i>

Part 2 Assessment – This is a more detailed assessment of suitability, availability and developability as a result of consultation with officers of Tewkesbury Borough Council, Gloucestershire County Council and other Statutory Bodies.

[Appendix D](#) sets out those sites where it is considered there is currently not potential for further provision and the reasons for this decision. Appendices [E](#) and [F](#) set out the site assessment results for those sites considered potentially suitable, available and developable both outside and within the Green Belt respectively.

## Calls for Sites

The 2015/2016 'call for sites' ran from Monday 14<sup>th</sup> December 2015 to Friday 29<sup>th</sup> January 2016 though sites can be submitted at any time throughout the year in parallel with the Assessment of Land Availability. This is used to help identify sites, that may be allocated in the emerging Tewkesbury Borough Plan with the aim of delivering the required 5 year land supply based on the need identified in the GTAA described above, as required by the Planning Policy for Traveller Sites (2015).

Members of the local community, landowners and organisations were invited to put forward sites, that would be available for development over the next 15 to 20 years for assessment and press releases generated articles in the local press.

The call for sites resulted in the submission of 8 sites, six of which are currently in public sector ownership and 2 in private ownership:

### Public Sector Ownership

TB053 Alderton Education Site, Alderton.

TB062 Bentham Estate, Up Hatherley.

TB069 Odessa Farm, Tredington.

TB070 Uckington Estate, North West Cheltenham.

TB072 Combe Hill Estate, Coombe Hill.

TB084 Former MAFF site north of Morrison's supermarket , Tewkesbury.

### Private Ownership

TB105 Land to the rear of Pound Cottage, Pound Lane, Minsterworth.

TB106 Land adjacent to The Lodge, Hygrove Lane, Minsterworth.

## Site Assessments

In addition to the 8 sites submitted during the call for sites 11 additional sites that were identified in the 2015 Site Search Assessment Study as worth monitoring were also carried forward to the initial assessment of site suitability and availability, which is summarised in the Part 1 Assessment Matrix attached as [Appendix C](#).

No sites were rejected in Part 1 of the assessment and therefore all 19 sites went forward for Part 2 assessment.

The more detailed assessment of suitability, availability and achievability in Part 2 resulted in: A list of those sites that have been rejected as, on current evidence, it is considered there is no potential; a list of those with potential outside the Green Belt; and a list of those with potential in the Green Belt.

### Currently No Potential

[Appendix D](#) sets out those sites where it is considered there is not potential for further provision and the reasons for this decision.

### Potential outside the Green Belt

[Appendix E](#) sets out the site assessment results for those sites considered potentially suitable, available and achievable for future provision outside the Green Belt.

### Potential within the Green Belt

[Appendix F](#) sets out the site assessment results for those sites identified as potentially available within the Green Belt, which may be suitable to meet the future identified needs for Gypsies, Travellers and Travelling Showpeople if insufficient non Green Belt sites are identified to meet the needs established in the 2016 GTAA.

The assessment has not included an estimation of capacity for all sites as this will depend upon ownership and the proposed tenure of future residents. Where master-planning and viability testing are required account will be taken of:

Designing Gypsy and Traveller Sites: Good Practice Guide (DCLG, 2008) for reference as this has now been withdrawn<sup>19</sup> as guidance;

Travelling Showpeople's Sites Model Standard Package (The Showmen's Guild of Great Britain, 2007); and

Previous planning permissions.

---

<sup>19</sup> 1<sup>st</sup> September 2015 following Ministerial Statement to Chief Planning Officers 31<sup>st</sup> August 2015

## Part 2 Assessment Summary

### **TB009 Land Adjacent to The Lodge, Hygrove Lane, Minsterworth**

The site is to the north of Land Parcel 7710 (TB039) and to the west of The Lodge (TB007) off Hygrove Lane in Minsterworth. Land Parcel 7710 currently has permanent permission for 5 pitches, though a strip of land is available to create a separate access. The site is within reasonable proximity of a series of existing residential sites and properties located on Hygrove Lane and the main road and is not within open and exposed countryside.

Archaeological considerations: None identified though road shown on the 1757 map.

PROW (EMW/17) would need to be properly accommodated should development be allowed.

Minsterworth is a Service Village in the JCS spatial strategy and therefore recognised as an accessible location for limited development.

The landscape and visual sensitivity study: rural service centres and service villages (2014) states that: 'Minsterworth is a settlement on a distinct ridge overlooking a meander in the River Severn. It is sensitive to development that might encroach onto exposed pastoral slopes down to the floodplain itself. This site is well screened by existing roadside hedges and there are established boundary hedges surrounding the site'.

The site is available and subject to a planning application – 16/01360/FUL for 5 pitches decision pending.

### **TB010 Land adjacent to the Willows, Sandhurst Lane, Gloucester**

This is an existing authorised private Gypsy and Traveller site (06/00314/FUL) which was identified as having some potential for expansion or intensification in the 2015 Site Search Assessment Study.

Flood risk and the contamination and vulnerability of groundwater (presence of aquifers and source protection zones) and the availability or otherwise of mains foul drainage need to be considered.

The whole site is currently designated as being located within an area at high risk of flooding (Flood Zone 3) from the River Severn.

### **TB012 Hillview, Staverton**

The site is an existing authorised site located east of Bamfurlong Lane, adjacent uses include agricultural fields to the north, south and east and Gloucestershire Airport to the west.

Planning history – A previous application and appeal was refused/dismissed respectively for 15 pitches (03/00951/FUL).

The site is located in the Green Belt and any expansion would represent further encroachment into a section of the Green Belt which is particularly important to preventing coalescence.

Archaeological considerations: The land was part of the Staverton WW2 Airfield (21457).

The retention of hedgerow networks, trees and associated presence of protected species such as bats, badgers and nesting birds may be an issue here.

The site is located on the east side of Bamfurlong Lane opposite Gloucestershire Airport within the Green Belt. Although the site is close to a development of residential mobile homes and an industrial area, it is bounded by fields and as such occupies a distinctly rural countryside location.

The existing permitted site is in the Green Belt and will be protected in the emerging Tewkesbury Borough Plan.

In the 2015 Site Search Study the existing site was considered suitable and appeared capable of providing additional pitches within the existing permitted site boundary.

The desire to intensify has not been established.

### **TB015 Land adjacent to Hygrove Place, Hygrove Lane, Minsterworth**

The site is currently an agricultural field adjacent to Hygrove Place (TB009) offered as a potential new site/extension.

The site has potential as an extension but it is recommended that development is set back from the Main Road boundary of the site.

Archaeological considerations: None though road shown on the 1757 map.

Minsterworth is a Service Village in the JCS spatial strategy and therefore an accessible location for limited development.

The landscape and visual sensitivity study: rural service centres and service villages (2014) states that: 'Minsterworth is a settlement on a distinct ridge overlooking a meander in the River Severn. It is sensitive to development that might encroach onto exposed pastoral slopes down to the floodplain itself.

In the 2015 Site Assessment Study the site was considered suitable subject to amenity issues being appropriately addressed.

Availability for this purpose still needs to be confirmed.

### **TB021 The Barn, Uckington**

The site comprises an unauthorised site adjacent to the M5 motorway (north of Junction 10). The site is accessed off the A4019 immediately after the junction with the M5 slip road. The site is surrounded by agricultural uses on all other sides.

Planning enforcement history - 06/00418/CLE 'Application for certificate of lawful development for an existing operation - stable block' and 05/01188/CLE 'Certificate of lawfulness for the retention of a stable block'.

There are significant issues of isolation in this location coupled with the questionable access and the views of the site having a detrimental impact.

Concern regarding the detrimental impact on health of a sensitive residential use in such close proximity to the M5 may require mitigation.

There are hedgerows and a ditch (watercourse) adjacent which would need special consideration in the event of any development as species such as otters, water voles, bats and badgers could be using these features.

#### **TB022 Hillview, Staverton (Extension)**

The site comprises an agricultural field to the rear of the existing permitted site.

The site is located in the Green Belt and this expansion (of TB012) would represent further encroachment in an area that has a high value in preventing coalescence.

Archaeological considerations: The land was part of the Staverton WW2 Airfield (21457).

The retention of hedgerow networks, trees and the associated presence of protected species such as bats, badgers and nesting birds may be an issue here.

The site is located on the east side of Bamfurlong Lane opposite Gloucestershire Airport within the Green Belt. Although the site is close to a development of residential mobile homes and an industrial area, it is bounded by fields and as such occupies a distinctly rural countryside location.

The existing permitted site is in the Green Belt and will be protected in the emerging Tewkesbury Borough Plan.

In the 2015 Site Assessment Study the existing site was considered suitable and appeared capable of providing additional pitches with the existing permitted site boundary.

#### **TB024 Showlands, Gotherington**

The site, which is 4.83 ha in size, had temporary permission (09/00041/FUL) for Travelling Showpeople, but recently received full permanent planning permission. The site is located off the A435, north of Bishop's Cleeve. Adjacent uses include agricultural fields on all sides.

Planning history - 2014 Application for Permanent use of 17 plots was permitted (14/00439/FUL).

Consultees to the 2014 application felt that the existing site has a detrimental impact on the landscape. In the 2015 Site Search Assessment Study the views of the site from the rising slopes of the AONB were identified. It was concluded that any extension to the site would exacerbate this further though some intensification on the existing site may be acceptable or there may be scope for limited expansion subject to land ownership/availability being confirmed.

The Local Highway Authority did not consider access to be an issue during consideration of the 2014 application and the assessment raises no question of the intensification or extension causing the requisite 'severe residual cumulative impact on the local highway network'.

Whilst somewhat isolated the proximity to the site to both Bishop's Cleeve, a Rural Service Centre in the emerging JCS, and Gotherington, a Service Village, provide it with the potential to represent sustainable development.



The retention of hedgerow networks, trees and the associated presence of protected species such as bats, badgers and nesting birds may be an issue to any expansion/extension here.

Availability of land for expansion or appetite for intensification has not been confirmed.

### **TB035 M50 Junction 1/A38 Depot**

2015 Site Assessment Study report findings: “The site is available and considered suitable subject to further investigations into access and noise/air quality issues. The site is considered a potential option for the provision of a public site of up to 20 pitches and it is recommended that the Council work with a Registered Provider to deliver the site to meet public pitch needs. Further Investigations: Issue of Common Land.”

The site, which is 2.12 ha in size, is in an isolated location, adjacent to the motorway raising questions of noise and air pollution for a sensitive residential use and poor access onto and off an unlit two-way motorway connector/slip road on which the national speed limit applies, which also provides access to Brockeridge Road via a junction almost opposite the site entrance.

Key wildlife sites adjacent to M50 and A38 would need to be protected from adverse run-off, other pollution risks or in-appropriate activities on the land that might compromise its conservation features. Retention of boundary trees and associated presence of protected or priority species may be an issue here.

The site is brownfield having formerly been used as a Highways Agency Depot.

Flood risk and the contamination and vulnerability of groundwater (presence of aquifers and source protection zones) and the availability or otherwise of mains foul drainage need to be considered on this site.

Availability has not been re-confirmed.

### **TB041 Bus Bungalow, Sandhurst Lane, Gloucester**

Planning history - Appeal Decision (APP/G1630/A/11/2153641) for five transit pitches and utility blocks dismissed. The planning inspector, in dismissing the appeal, considered that the proposed development on the site would be “well-screened from both Sandhurst Road and the [access] road which runs to the south of the site. However they would be apparent from the Public Right of Way (PROW) that passes adjacent to the northern boundary between the site and the River Severn” and concluded that the development would “appear intrusive in this environment and would have a significant adverse visual impact on the surrounding landscape”.

Flood risk and the contamination and vulnerability of groundwater (presence of aquifers and source protection zones) and the availability or otherwise of mains foul drainage need to be considered. The planning inspector, in dismissing the appeal, also considered advice from the Environment Agency (EA) that “the whole site is currently designated as being located within an area at high risk of flooding (Flood Zone 3) from the River Severn”. Though in the Appeal, following a Flood Risk Assessment submitted by the appellant, the EA accepted that the “site of the proposed pitches is located within Flood Zone 2 (Medium Risk)” the inspector considered the appropriate classification

of the use would be ‘highly vulnerable’” and following application of the sequential test considered that, on that basis, the exception test should be undertaken.

Unpersuaded by photographic evidence the inspector was guided by the advice of the EA that the “development fails to comply with the guidance set out in PPS25 and it has not been shown that people occupying the site would be safe during flood events”.

The Inspector also considered the development would “appear intrusive in this environment and would have a significant adverse visual impact on the surrounding landscape” and that the “inherent harm to the quality of the landscape could [not] be satisfactorily overcome by the imposition of landscaping conditions” concluding that “The scheme would materially detract from the character and appearance of the surrounding countryside”.

#### **TB042 The Ryders, Main Road (A48), Minsterworth**

The site consists of an existing derelict property and associated land located off the main A48 in Minsterworth. The site is largely overgrown and surrounded by a mix of open fields and other residential properties.

Planning History: 2005 Application for 9 Pitches (05/00115/FUL) refused (visually intrusive, landscape impact, access, countryside location but not a policy exception) and dismissed on appeal in 2007 (APP/G1630/A/05/1194595) on highway grounds. In 1981 temporary personal planning permission was granted for 10 years by the Secretary of State for no more than 16 caravans on this site.

Access issues identified by Highways and upheld by the Appeal Inspector in 2007, and concerns regarding proximity to a listed building as the site is south-west of the Grade 2 former Apple Tree Inn, are important considerations.

Rough grassland/disturbed land with trees/scrub and surrounding hedgerows are present. Habitat and species impacts are quite likely and so a full ecological survey and assessment (appraisal) is required if this site is to be considered for allocation or is the subject of an application.

The landscape and visual sensitivity study: rural service centres and service villages (2014) states that: ‘Minsterworth is a settlement on a distinct ridge overlooking a meander in the River Severn. It is sensitive to development that might encroach onto exposed pastoral slopes down to the floodplain itself. Development here would be at odds with the established settlement pattern. The site is situated to the west of assessed area Min-01 to the east of the A38 and south of the former Apple Tree public house.

Availability of the site has not been re-confirmed.

#### **TB044 Fir Tree, Over**

Planning History: 1993 Application for 23 caravans (93/00582/FUL) refused. Has outline permission for housing (13/00891/OUT), revised (15/00434 - withdrawn) and reserve matters (16/00180/APP - withdrawn).

Archaeological considerations: The Vineyard Moated Site Scheduled Monument (384-SM1002092) and the disused Gloucester to Ledbury railway (5893) are adjacent.

Flood risk and the contamination and vulnerability of groundwater (presence of aquifers and source protection zones) and the availability or otherwise of mains foul drainage must be considered further.

2015 Site Assessment Study concluded that if availability is confirmed and capacity exists development could be accommodated without landscape or visual harm.

Availability has not been re-confirmed.

#### **TB046 Newton Farm, Natton, Ashchurch**

The majority of the site is made up of a storage yard and commercial buildings. The part under consideration is located at the southern end of the site and has a separate access from the main road. The site is adjacent to the railway and located in an area of mixed commercial, residential and agricultural uses.

Planning History: Application (15/01211/FUL) dated 6<sup>th</sup> November 2015, was refused by notice dated 2<sup>nd</sup> February 2016 and subsequently dismissed at Appeal (APP/G1630/W/16/3145123).

The site is in an isolated position, in close proximity to the main line railway which has the potential to have an impact on a relatively sensitive residential use, which may require mitigation and could cause landscape harm to the predominantly rural location.

The Highways Agency (now Highways England) strongly objected to previous proposal for a Travelling Showpeople Yard.

Archaeological considerations: 1992 evaluation revealed a prehistoric pit and Roman settlement and inhumation features (13979).

The watercourse, Tirl Brook, is nearby so this would need to be protected from adverse run-off, other pollution risks or in-appropriate activities on the land. Great crested newts, badgers and farmland birds are known in the general area and may be a material consideration. Onsite value for biodiversity appears very limited though.

Flood risk and the contamination and vulnerability of groundwater (presence of aquifers and source protection zones) and the availability or otherwise of mains foul drainage may be a material consideration.

2015 Site Search Study concluded that the northern and central parts of the site, subject to appropriate landscape mitigation of views into the site from the lane to the west and south west could potentially accommodate development.

Availability has not been re-confirmed.

#### **TB053 Alderton Education Site, Alderton**

This former Local Education Authority site is located in the Cotswolds AONB.

Any development, other than potentially a continuation of the frontage development along the road, is likely to be considered inappropriate.

The eastern edge of this site is bounded by a public Bridle Way which is not suitable for access to the suggested site.

Archaeological considerations: WW2 pillbox (30072) and Dump of WW2 trucks and machinery (30073).

Ecology includes Bats, farmland birds and badgers which are known from the general area so retention of remaining hedgerow network and trees may be an issue here.

Flood risk and the contamination and vulnerability of groundwater (presence of aquifers and source protection zones) and the availability or otherwise of mains foul drainage may be a material consideration.

The landscape and visual sensitivity study: rural service centres and service villages (2014) states that: 'Alderton sits at the base of Dumbleton Hill at the very edge of the AONB. Key sensitivities include the openness of these lower slopes and their role in creating the setting for the AONB. The sense of separation between Alderton and the B4077 is characteristic and vulnerable to insensitive development. There is also a sensitivity around development that does not respect the generally clustered settlement form and that might appear conspicuous and prominent in the vale'. The site is situated in the larger area assessed as Ald-03 and adjacent to Ald-04 to the north. Ald-03 was considered to have medium sensitivity for landscape and visual harm whilst Ald-04 has high sensitivity for both.

Potential availability has been confirmed.

#### **TB062 Bentham Estate, Little Witcombe**

Concerns include the isolated location and the impact of any development on the Green Belt and Cotswolds AONB.

A public footpath bisects this site. If the site is developed the PROW would have to be properly accommodated, preferably by a legal diversion process, rather than building around the PROW.

Archaeological considerations: There is a 1995 negative watching brief for Badgeworth Water Replacement Works (17072).

The site is bordered to the west by a Conservation Road Verge CRV052. To the north-west lies Badgeworth SSSI (although this is not adjacent). There are ponds present that would require evaluation for priority / protected species use. Retention of hedgerow networks and trees and associated presence of protected or priority species may be a material consideration.

Flood risk and the contamination and vulnerability of groundwater (presence of aquifers and source protection zones) and the availability or otherwise of mains foul drainage may be a material consideration.

Potential availability has been confirmed, subject to the allocation of the land for a scheme capable of providing adequate compensation to the holder of a lifetime agricultural tenancy, which will undergo further consideration through the development of the emerging Tewkesbury Borough Plan.

#### **TB069 Odessa Farm, Tredington**

Land at Ashchurch Road, Tewkesbury.

Planning history - 89/92212/OUT Outline application for residential development including provision of a relief road, school, public open space & footpath network permitted in 1989 but not implemented.

The proximity of the site to Tewkesbury and bus routes along the A38 make the site potentially accessible. The size of the site offers opportunities to potentially allocate land within a larger master-planned development for Traveller accommodation.

The eastern edge of this site is bounded in part by a public footpath. If the site is developed the PROW would have to be properly accommodated.

Archaeological considerations: 5529 – Site of Tewkesbury Battle (Registered Number: 1000039), 7716 – cropmark of a probable pipeline, 8497 – Stone Hill fieldnames, 14812 – Medieval roadside ditch, 14818 – Route of Tewkesbury Eastern Relief Road, 20685, 30626, 30627 – Mitigation for Wormington to Tirley gas pipeline, 27593 – Mitigation for Cotswold Spring supply trunk main, 33192 – Desk based assessment in advance of a pipeline scheme, 34128 – Desk based assessment for Brecon to Tirley gas pipeline scheme.

Whilst the whole site is too large to consider part may be suitable for a small family site as part of a larger housing allocation.

Potential availability has been confirmed, subject to the allocation of the land for a scheme capable of providing adequate compensation to the holder of a lifetime agricultural tenancy, which will undergo further consideration through the development of the emerging Tewkesbury Borough Plan.

#### **TB070 Uckington Estate, North West Cheltenham**

Concerns include the isolated location and the impact of any development on the Green Belt.

Archaeological considerations: 4450 - Possible earthworks Church Farm-Elmstone Hardwicke, 5379 - Moated site, 5413 - SM 1016835 moated site of the Medieval period at Uckington village, Uckington, 5437 - Roman site, 7067 - Bridge Site, 7469 - Ponds at Manor Farm, 7695 - Elmstone Hardwick DMV, 8636 - Millham Fieldname, 8637 - Area of cropmarks of probable Later Prehistoric to Romano-British settlement and field system complexes, possibly hinted at by 19th century field name. Further features were identified as part of The Severn Vale NMP project, Uckington, 8638 - Shovel Acre Fieldnames, 15918 - 1996 desk based assessment at Wingmoor landfill site, Stoke Orchard/Bishop's Cleeve, 17965 - Bronze coin, 19965 – Kirkside, 22314 - Modern evaluation on land north of Tewkesbury Road, Uckington, 27597 - Roman agricultural features located by a geophysical survey and evaluation of a proposed Park and Ride, Tewkesbury Road, Uckington, Cheltenham, 29706, 44804 – Mitigation for land to the northwest of Cheltenham, Uckington, 41798 - Turnpike road connecting Gloucester and Bedlam, Cheltenham, 41803 - Turnpike road from the foot of Dowdeswell

Hill to Piff's End going through the middle of Cheltenham, 44916 - A group of probable buried ditches and pits from a 2009 geophysical survey of land northwest of Cheltenham, 44917 - Series of enclosures, penannular ditches and pit-like features from a 2009 geophysical survey of land northwest of Cheltenham, 44924, 44925, 44926 - Mitigation for a proposed Park and Ride site, Tewkesbury Road, Uckington, Cheltenham, 48031 - Medieval or post-medieval ditched moated site is visible as earthworks on historic aerial photographs and mapped as part of The Severn Vale NMP project. Church Farm, Elmstone Hardwicke, 48032 - A Second World War shadow factory is visible on aerial photographs and was mapped as part of the Severn Vale NMP project.

Potential availability has been confirmed, subject to the allocation of the land for a scheme capable of providing adequate compensation to the holder of a lifetime agricultural tenancy, which will undergo further consideration through the development of the emerging Tewkesbury Borough Plan.

#### **TB072 Coombe Hill Estate, Coombe Hill**

This portfolio of land holdings are located in the Landscape Protection Zone (LND3 saved policy of the Tewkesbury Borough Local Plan to 2011).

Archaeological considerations: 4462 - Shrunken medieval and/or post-medieval settlement earthworks mapped as part of the Severn Vale NMP project. Earthworks SW of Manor Farm-Deerhurst Walton, 4659 - Earthworks Coombe Hill/Deerhurst Walton, 4882 - Listed Building grade II dovecote building of 17th century date, with 19th century alterations to a cider house, located on Grange Farm, Deerhurst Walton, Deerhurst, 5542 - Square Enclosure, 6842 - Moated Site, 7716 - Cropmark of a possible pipeline route, Elmstone Hardwicke, 33192 - A desk based assessment undertaken by ARCUS in April 2008 in advance of a pipeline scheme, 33518 - A geophysics survey was undertaken by Phase Site Investigations between 17th March and 9th April 2016 to the south and east of Tewkesbury, 33902 - Evaluation undertaken in advance of the Gloucester Security of Supply Water Pipeline, Gloucestershire, 36143 - Listed Building grade II barn, and former cart shed and granary, located at Grange Farm, Coombe Hill, located on the east side of the Tewkesbury Road, Leigh, 43288 - Route of the Government Pipelines and Storage System (GPSS) pipeline constructed in 1942, 44494, 47838 - Mitigation in advance of a flood alleviation scheme for Deerhurst Walton.

Potential availability has been confirmed, subject to the allocation of the land for a scheme capable of providing adequate compensation to the holder of a lifetime agricultural tenancy, which will undergo further consideration through the development of the emerging Tewkesbury Borough Plan.

#### **TB084 Former MAFF site north of Morrisons supermarket, Tewkesbury**

Former Depot site to the north of Morrisons supermarket and the dismantled railway track.

The proximity of the site to Tewkesbury Town centre make this site potentially highly accessible by modes other than the car.

Access to the site may represent a problem to towing vehicles as this is likely to be via narrow residential streets.

The proximity to the supermarket and other businesses may represent noisy/nuisance neighbours to more sensitive residential development.

The site is bounded on both the north and south boundaries by PROWs that will need to be appropriately accommodated in the event of any development on the site.

Archaeological considerations: 11268 – Line of the Birmingham and Gloucester Railway, 15603 – Route of the proposed Tewkesbury Northern Relief Road.

This is a brown field site, located within the developed area of Tewkesbury, which is adjacent to Morrison's supermarket and close to all of the facilities of the Town Centre making this a sustainable location for residential development, however the former use has resulted in contamination of the land which would require remediation. Access to this site alone would need to be from Station Road, as the cost of an alternative, from Ashchurch Road, would probably make the site unviable. The Urban Design Officer could see no reason why up to 4 story development could not be accommodated on this site as there is good separation from existing dwellings and the adjacent supermarket is roughly this height, providing the opportunity for a high density efficient use of the site.

Given that a high density development that consists of flats would be considered acceptable, this site could accommodate up to 30 - 40 units subject to detailed site and context assessment.

The site overlaps a Key Wildlife Site and the dismantled railway corridor/cycleway/footpath and is a known location for an important population of glow worms as well as for some reptiles and nesting bird species.

Flood risk and the contamination and vulnerability of groundwater (presence of aquifers and source protection zones) and the availability or otherwise of mains foul drainage may be a material consideration.

Availability confirmed, alternative uses under consideration through the emerging Tewkesbury Borough Plan.

### **TB105 Pound Lane, Minsterworth**

The site to the rear of the recently replaced Pound Cottage running adjacent to Pound Lane.

Minsterworth is a Service Village in the JCS spatial strategy and therefore recognised as an accessible location for limited development.

Archaeological considerations: 8562 - Tump Orchard Fieldname, 14998 - Pound Cottage on the Main Road is a 19th century building with some of its original features, Minsterworth, 16985 - Site of road/track in 1757.

The landscape and visual sensitivity study: rural service centres and service villages (2014) states that: 'Minsterworth is a settlement on a distinct ridge overlooking a meander in the River Severn. It is sensitive to development that might encroach onto exposed pastoral slopes down to the floodplain itself.

The site is available and subject to a planning application for 7 detached dwellings – 16/01293/OUT decision pending.

## Conclusions

Of the 19 sites identified and submitted for assessment 10 have been rejected as not currently offering the potential for development and 9 have been identified as having potential. However of the 9 identified as having potential 7 are outside the Green Belt and 2 are within the Green Belt.

### **Sites with potential for Gypsies and Travellers outside the Green Belt**

- TB009 Land adjacent to The Lodge, Hygrove Lane, Minsterworth
- TB015 Land adjacent to Hygrove Place, Hygrove Lane, Minsterworth
- TB044 Fir Tree, Over
- TB069 Odessa Farm, Tredington
- TB072 Coombe Hill Estate, Coombe Hill
- TB105 Pound Lane, Minsterworth

Stage 2 Assessment of each site is included at [Appendix E](#).

### **Sites with potential for Travelling Showpeople outside the Green Belt**

- TB024 Showlands, Gotherington

Stage 2 Assessment of each site is included at [Appendix E](#).

### **Sites with potential for Gypsies and Travellers within the Green Belt**

- TB012 Hillview, Staverton
- TB070 Uckington Estate, North-West Cheltenham

Stage 2 Assessment of each site is included at [Appendix F](#) which may be suitable to meet the future identified needs for Gypsies and Travellers if insufficient non Green Belt sites are identified to meet the needs established in the 2016 GTAA.



## February 2017 Update

Since March 2016: A further 5 Gypsy and Traveller Sites have gained permanent residential planning permission with a total of 18 Pitches; 1 site gained temporary residential planning permission of 4 Pitches; and 1 site gained permanent transit planning permission for 8 Pitches.

Of these 7 sites 4 were new sites, 1 was previously an unauthorised site and 2 were previously temporary and gained permanent permission.

Details are provided below:

<b>Gypsies and Travellers</b>			
<b>Address</b>	<b>Application</b>	<b>Notes</b>	<b>Pitches</b>
North and South Stables, Starcroft Lane, Minsterworth.	<a href="#">15/00693/FUL</a>	A temporary residential permission was given permanent residential permission.	4
Further Land in Starcroft Lane, Minsterworth.	<a href="#">15/01314/FUL</a>	A new site, which had been submitted to the call for sites in 2014/15 given permanent residential permission.	6
The Paddock, Downfield Lane, Twyning.	<a href="#">14/00926/FUL</a>	A new site given permanent residential permission.	2
Lawn Road, Ashleworth.	<a href="#">16/00257/FUL</a>	A new site, which had been submitted to the call for sites in 2014/15 given permanent residential permission.	2
Land North of Gubberidge Farm, Ripple, Tewkesbury.	<a href="#">14/01197/FUL</a>	A new site, which was unauthorised, assessed in the 2015 Site Search Assessment given permanent residential permission.	4
The Paddock, Cheltenham Road, Teddington.	<a href="#">15/00481/FUL</a>	A new site given temporary residential permission.	4
Land off Starcroft Lane, Minsterworth.	<a href="#">15/01315/FUL</a>	A temporary transit permission was given permanent transit permission.	8

The updated position is therefore that within Tewkesbury Borough there are: 31 Gypsy and Traveller 'Sites' accommodating 200 'Pitches' and still 2 Travelling Showpeople 'Yards' accommodating 21 'Plots'.

Of the 31 Gypsy and Traveller Sites: 28 are privately owned comprising 127 'Pitches'; 3 'Sites' are publicly owned comprising 73 pitches; 25 now have permanent residential planning permission for 181 'Pitches'; 1 have temporary residential planning permission for 4 pitches; 1 has permanent transit planning permission for 8 'Pitches'; and 2 are unauthorised development comprising 7 'Pitches'.

## Appendices

### Appendix A 'Existing Sites'

<b>Gypsies and Travellers</b>			
<b>Address</b>	<b>Ward</b>	<b>Status</b>	<b>Pitches</b>
The Willows Caravan Site Sandhurst Lane Gloucester	Sandhurst	Public (GCC)/Permanent	49
Cursey Lane Caravan Site Elmstone Hardwicke	Elmstone Hardwicke	Public (GCC)/Permanent	19
Showborough Caravan Site Twyning	Twyning	Public (GCC)/Permanent	5
Brookside Stables, Cold Pool Lane, Badgeworth	Badgeworth	Private/Temporary	4
Kimberly House, Church End Lane, Twyning	Twyning	Private/Permanent	4
Hillview, Bamfurlong Lane, Staverton	Staverton	Private/Permanent	2
Cherry Orchard, Oakle Street, Minsterworth	Minsterworth	Private/Permanent (Personal)	4
Coach House, off Main Road, Minsterworth	Minsterworth	Private/Permanent (Personal)	2
Hygrove Place, Hygrove Lane, Minsterworth	Minsterworth	Private/Permanent	4
Old Mushroom Farm, Hygrove Lane, Minsterworth	Minsterworth	Private/Permanent	13
Land Parcel 7710, Hygrove Lane, Minsterworth	Minsterworth	Private/Permanent	5
The Lodge, Hygrove Lane, Minsterworth	Minsterworth	Private/Permanent	19
North and South Stables, Starcroft Lane, Minsterworth	Minsterworth	Private/Temporary <sup>20</sup>	4
Land off Starcroft Lane, Minsterworth	Minsterworth	Private/Temporary (Transit) <sup>21</sup>	8
Field View Caravan Park, The Leigh	Leigh	Private/Permanent	16
Land adjacent Willows (Buzz Bungalow), Sandhurst Lane, Gloucester	Sandhurst	Private/Permanent	9
Rosebank, Twyning	Twyning	Private/Permanent	1

<sup>20</sup> 15/00693/FUL Temporary to Permanent Granted at same Committee as 15/01314/FUL 'Further Land in Starcroft Lane' for an additional 6 Private/Permanent Pitches.

<sup>21</sup> 15/01315/FUL Temporary to Permanent Granted for Transit Site.

The Treetops, Church End Lane, Twyning	Twyning	Private/Permanent	1
Vienna Caravan Park, Over	Highnam	Private/Permanent	6
New Bungalow, Over	Highnam	Private/Permanent	3
Taylor's Yard, Over	Highnam	Private/Permanent	3
Westwood, Over	Highnam	Private/Permanent	1
Land at Claydon Lane, Fiddington	Fiddington	Private/Permanent	2
The Barn, Uckington	Uckington	Private/Unauthorised	8
Land North Of Gubberhill Farm, Ripple	Ripple	Private/Unauthorised	4
Land at Kayte Lane, Bishops Cleeve	Bishops Cleeve	Private/Unauthorised	1
Cold Pool Lane, Badgeworth	Badgeworth	Private/Unauthorised	2
<b>Travelling Showpeople</b>			
<b>Address</b>	<b>Ward</b>	<b>Status</b>	<b>Plots</b>
Showlands, Evesham Road, Gotherington	Gotherington	TSP Private/Permanent	17
Locks Paddock, Tewkesbury Road (A38), Norton	Norton	TSP Private/Permanent	4

## **Appendix B 'Assessed Sites Location Plans'**

### Alderton

TB053 Alderton Education Site, Alderton

### Ashchurch

TB046 Newton Farm, Natton, Ashchurch

### Bishops Cleeve

TB024 Showlands, Bishop's Cleeve

### Gloucester

TB010 Land adjacent Willows, Sandhurst Lane, Gloucester

TB041 Bus Bungalow, Sandhurst Lane, Gloucester

### Over

TB044 Fir Tree, Over

### Leigh

TB072 Combe Hill Estate, Coombe Hill

### Minsterworth - North

TB009 Land adjacent to The Lodge, Hygrove Lane, Minsterworth

TB015 Land adjacent to Hygrove Place, Hygrove Lane, Minsterworth

### Minsterworth - South

TB042 The Ryders, Main Road, Minsterworth

TB105 Pound Lane, Minsterworth

### Shurdington

TB062 Bentham Estates, Little Witcombe

### Staverton

TB012 Hillview, Staverton

TB022 Hillview, Staverton Extension

### Tewkesbury Town

TB084 Former MAFF site north of Morrison's supermarket, Tewkesbury

Tredington

TB069 Odessa Farm, Tredington

Twynning

TB035 Depot A38/M50 Junction 1

Uckington

TB021 The Barn, Uckington

TB070 Uckington Estate, North West Cheltenham

## Appendix C 'Part 1 Assessment Matrix'

Site details					Suitability							Availability	Conclusion
Site ref	Site name and address	Map	Site area (ha)	Source	Flood Zone	Environmental Designations	Green Belt and Landscape	Potential contamination or unstable Land Issues	Noise Issues	Residential Amenity	Historic Environment	Availability for GTTS Use	Should the site be considered further?
TB009	Land adjacent to The Lodge, Hygrove Lane, Minsterworth	Yes	0.67	Private authorised site	No	No	No	No	None Recorded	Adjacent	No	Yes	Yes
TB010	Land Adjacent Willows, Sandhurst Lane, Gloucester	Yes	0.44	Private authorised site	2	Buffer	Adjacent	No	None Recorded	No	No	Yes	Yes
TB012	Hillview Staverton	Yes	0.89	Private authorised site	No	No	Yes	No	None Recorded	No	No	Unknown	Yes
TB015	Land adjacent to Hygrove Place, Hygrove Lane, Minsterworth	Yes	0.40	Private temporary site	No	No	No	No	None Recorded	Adjacent	No	Yes	Yes
TB021	The Barn Uckington	Yes	0.71	Private unauthorised site	No	No	Yes	No	None Recorded	No	No	Unknown	Yes
TB022	Hillview Staverton Extension	Yes	0.80	Private unauthorised site	No	No	Yes	No	None Recorded	No	No	Unknown	Yes

TB024	Showlands, Bishops Cleeve	Yes	4.83	Private temporary site (TS)	No	No	No	No	None Recorded	No	No	Yes	Yes
TB035	Depot, A38/M50 junction 1	Yes	2.12	Call for Sites	No	No	No	Potentially	None Recorded	No	No	Potentially	Yes
TB041	Bus Bungalow, Sandhurst Lane, Gloucester	Yes	2.23	Call for Sites	2	Buffer	Adjacent	No	None Recorded	No	No	Yes	Yes
TB042	The Ryders, Minsterworth	Yes	0.37	Call for Sites	No	No	No	No	None Recorded	No	Possible Setting	Yes	Yes
TB044	Fir Tree, Over	Yes		Call for Sites	No	No	Section	No	None Recorded	Adjacent	No	Yes	Yes
TB046	Newton Farm, Natton, Ashchurch	Yes	3.52	Call for Sites	No	No	No	No	None Recorded	No	No	Yes	Yes
TB053	Alderton Education Site, Alderton	Yes		Public owned Land (GCC)	No	No	Yes	No	None Recorded	Adjacent	Possible Setting	Potentially	Yes
TB062	Bentham Estate, Little Witcombe, Shurdington	Yes		Public owned Land (GCC)	No	No	Yes	No	None Recorded	No	No	Potentially	Yes
TB069	Odessa Farm, Tredington	Yes		Public owned Land (GCC)	Section 2	No	Adjacent	No	None Recorded	Adjacent	No	Potentially	Yes
TB070	Uckington Estate, North West Cheltenham	Yes		Public owned Land (GCC)	Section 2	No	Yes	No	None Recorded	Adjacent	Possible Setting	Potentially	Yes
TB072	Combe Hill Estate, Coombe Hill	Yes		Public owned Land (GCC)	Section 2	Adjacent	Section	No	None Recorded	No	Possible Setting	Potentially	Yes

TB084	Former MAFF site north of Morrisons supermarket, Tewkesbury	Yes		Public owned Land (TBC)	Section 2	Section KWS	No	Potentially	None Recorded	Adjacent	No	Potentially	Yes
TB105	Pound Lane, Minsterworth	Yes		Call for Sites	No	No	No	No	None Recorded	No	Possible Setting	Yes	Yes



## Appendix D 'Rejected Sites List'

### TB010 Land adjacent to the Willows, Sandhurst Lane, Gloucester

The conclusion reached in the 2015 Site Search Assessment Study was that the existing authorised private Gypsy and Traveller site should be safeguarded in the emerging Tewkesbury Borough Plan. However as the site lies in either Flood Zone 3 or Flood Zone 2 (see the Appeal Decision, APP/G1630/A/11/2153641, on Bus Bungalow) expansion even within the site towards the river will require further detailed consideration to ensure that safe access can be provided via the access road running from Sandhurst Lane. The site has therefore been rejected in this assessment on the grounds that further work is required to confirm suitability and whether further pitches are developable.

### TB021 The Barn, Uckington

The assessment has reinforced the conclusion reached in the 2015 Site Search Assessment Study that "the site is considered unsuitable due to its unsatisfactory access arrangements (subject to County Highway comments) and has therefore been rejected" adding concerns regarding the isolated location and the detrimental impact on health of a sensitive residential use in such close proximity to the M5 without detailed environmental assessment to establish whether mitigation would be necessary. Whilst the unauthorised development is occupied, ownership and availability have not been confirmed.

### TB022 Hillview, Staverton (Extension)

The site is located in the Green Belt and this expansion would represent further encroachment in an area that has a high value in preventing coalescence and it has therefore been rejected as unsuitable.

### TB035 M50 Junction 1 / A38 Depot

The sites isolated location, surrounded by highways including the M50, questionable access and the uncertainty and concern regarding the detrimental impact on health of a sensitive residential use in such close proximity to the M50, without detailed environmental assessment to establish whether mitigation would be necessary, has led to the site being rejected as unsuitable. Ownership and availability have not been updated.

### TB041 Bus Bungalow, Sandhurst Lane, Gloucester

Nothing in the updated assessment would contradict the view of the Inspector in Appeal Decision, APP/G1630/A/11/2153641, that sites in this location should be rejected based on flood risk and the 'highly vulnerable' categorisation of the proposed use, coupled with the detrimental impact on landscape grounds. The site therefore remains unsuitable and has been rejected.

### TB042 The Ryders, Main Road (A48), Minsterworth

The updated assessment has revealed no reason to contradict the objections on highways grounds upheld by the Inspector (APP/G1630/A/05/1194595), the site therefore remains unsuitable and has been rejected.

TB046 Newton Farm, Natton, Ashchurch

Nothing in the updated assessment would contradict the view of the Inspector in Appeal Decision, APP/ G1630/W/16/3145123, who dismissed the appeal for a construction training centre, and this coupled with concern regarding the detrimental impact on health of a sensitive residential use in such close proximity to the West Coast Main Line Railway, without detailed environmental assessment to establish whether mitigation would be necessary, means the site has been rejected.

TB053 Alderton Education Site, Alderton

The site is within the Cotswolds AONB and would be sensitive to any residential development, including this use, that doesn't respect the linear character of this part of the settlement, it is therefore not considered suitable to accommodate a site laid out for this use and has been rejected as unsuitable.

TB062 Bentham Estate, Little Witcombe, Shurdington

The land holdings lie both within the Cotswolds AONB and within the Green Belt and would mostly be overlooked and visible from the surrounding high ground. This is likely to be an impediment to future large scale development that the landowner would require in order to compensate lifetime agricultural tenancy holders and therefore it is unlikely to be possible to masterplan smaller scale Traveller provision within such a development. On this basis the site is not suitable, cannot be confidently said to be available and therefore is not developable and has been rejected.

TB084 Former MAFF site north of Morrisons supermarket, Tewkesbury

Alternative higher density uses, whose viability will not be detrimentally effected by the expected expense of remediation of contaminated land and the potential requirement for the creation of an alternative means of access, means availability for this use is unlikely to be justifiable and for these reasons the site is not suitable, is unlikely to be available and will therefore not be developable and has been rejected.

## Appendix E 'Sites with Potential outside the Green Belt'

### TB015 Land adjacent to Hygrove Place, Hygrove Lane, Minsterworth

This assessment supports the conclusions of the 2015 Site Search Assessment study that, subject to amenity issues being appropriately addressed, this site could be suitable with the proviso that, due to the sensitive nature of residential development, it should be set back from the Main Road (A48) boundary side of the site.

### TB009 Land Adjacent to The Lodge, Hygrove Lane, Minsterworth

Whilst there are a number of issues that will need to be considered at the planning application stage the assessment concludes that the site is suitable, available and developable.

### TB024 Showlands, Gothington

The assessment has reinforced the 2015 Site Search Assessment Reports conclusion that the existing site should be safeguarded in the emerging Tewkesbury Borough Plan and that intensification and limited expansion is considered to be suitable and capable of delivering at least 8 additional Plots subject to confirmation of owner interest.

### TB044 Fir Tree, Over

The assessment concurs with the conclusions of the 2015 Site Search Assessment Study that the site would be suitable for new provision however the existence of an outline planning permission raises the question of availability, which would need to be confirmed.

### TB069 Odessa Farm, Tredington

The size of the site offers opportunities to potentially allocate land within a larger master-planned development for Traveller accommodation. Whilst the whole site is too large to consider part may be suitable for a small family site as part of a larger housing allocation.

Potential availability has been confirmed, subject to the allocation of the land for a scheme capable of providing adequate compensation to the holder of a lifetime agricultural tenancy, which will undergo further consideration through the development of the emerging Tewkesbury Borough Plan when the suitability of a specific allocation will be considered.

### TB072 Coombe Hill Estate, Coombe Hill

The size of the site offers opportunities to potentially allocate land within a larger master-planned development for Traveller accommodation. Whilst the whole site is too large to consider part may be suitable for a small family site as part of a larger housing allocation.

Potential availability has been confirmed, subject to the allocation of the land for a scheme capable of providing adequate compensation to the holder of a lifetime agricultural tenancy, which will undergo further consideration through the development of the emerging Tewkesbury Borough Plan when the suitability of a specific allocation will be considered.

### TB105 Pound Lane, Minsterworth

The assessment concludes that the location of the site, in a Service Village, free from absolute constraints would be suitable for new provision, however, the existence of a planning application for the alternative use of 7 detached dwellings raises the question of availability, which would need to be confirmed.

## **Appendix F 'Sites with Potential within the Green Belt'**

### TB012 Hillview, Staverton

Whilst any extension to the site would be considered unsuitable on the grounds of further encroachment into the Green Belt, some intensification of the existing site may be possible.

### TB070 Uckington Estate, North West Cheltenham

Whilst the whole site is too large to consider part may be suitable for a small family site as part of a larger housing allocation.

Potential availability has been confirmed, subject to the allocation of the land for a scheme capable of providing adequate compensation to the holder of a lifetime agricultural tenancy, which along with other sites within and beyond the Green Belt, will undergo further consideration through the development of the emerging Tewkesbury Borough Plan when the suitability of a specific allocation will be considered.