

**GYPSY, TRAVELLER AND TRAVELLING SHOWPEOPLE SITE IDENTIFICATION STUDY  
REPORT**

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## 1.0 INTRODUCTION AND BACKGROUND

### Introduction

- 1.1 DLP Planning Limited (DLP) were appointed by Harborough District Council (the Council) in 2016 to provide advice on the delivery of Gypsy, Traveller and Travelling Showpeople pitches and plots in the Harborough District.
- 1.2 The study sought to identify sites required to meet the potential accommodation needs as identified in the Leicester, Leicestershire and Rutland Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (GTAA) completed by De Montfort University in 2013. An updated GTAA for Leicester City and Leicestershire (excluding Hinckley and Bosworth Borough Council) was completed by ORS and a Draft made available to inform this report in February 2017.
- 1.3 The objective of this study was to identify and assess potential sites and determine if they are suitable, available and achievable to meet the identified needs in the District. The results will inform the development of relevant policies and allocations in the emerging Local Plan and guide the consideration of future planning applications for Gypsy, Traveller and Travelling Showpeople sites.

### Background

- 1.4 Gypsies and Travellers have lived in Britain for at least 500 years and probably longer. For the purposes of the planning system, 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 dependents’ educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of Travelling Showpeople or circus people travelling together as such.”* (Planning Policy for Traveller Sites, CLG, August 2015).
- 1.5 Many Gypsies and Travellers continue to pursue an active itinerant lifestyle and are generally self-employed people. However, increasingly communities are becoming more settled.
- 1.6 Gypsies and Travellers are not a uniform homogeneous community, but rather a group of communities which share some features but have their own histories and traditions. Even within each main group there is fragmentation between different families which emphasises the lack of a cohesive community and the need to avoid over generalisations. However, the main cultural groups include:



- Romany Gypsies;
- Irish Travellers; and
- New Travellers.

1.7 Romany Gypsies and Irish Travellers are recognised in law as distinct ethnic groups and are legally protected from discrimination under equalities legislation.

1.8 Travelling Showpeople have traditionally been involved in holding fairs and circuses for many hundreds of years. For the purposes of the planning system, 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 family’s or dependent’s more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above.”* (Planning Policy for Traveller Sites, CLG, March 2015).

1.9 The Government published a new policy statement ‘Planning Policy for Traveller Sites’ in 2012 (updated August 2015), replacing Circulars 01/2006 and 04/2007 to address future accommodation needs of Gypsies, Travellers and Travelling Showpeople because the earlier planning policy arrangements had failed to deliver adequate sites to meet identified needs over the previous 10 years.

1.10 Significantly the update to PPTS in August 2015 changed the definition of Travellers which, as acknowledged in the brief, required the Council to update the GTAA in order to reflect this change and ensure that a robust assessment of needs is in place.

1.11 Critically local planning authorities are currently required to identify and allocate sufficient sites to meet the needs of these groups within their local plans for at least the first 5 years. This means when identifying and allocating sites consideration is required on whether sites are genuinely available and suitable. The distinction between developable and deliverable sites is particularly important to ensure the production of robust development plan documents.

1.12 Paragraph 47 of the NPPF defines the terms ‘deliverable’ and ‘developable’ as;

*“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence*

*that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans”.*

*“To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged”.*

## 2.0 Existing Sites and Needs

### Introduction

- 2.1 Paragraph 3 of the 'Planning Policy for Traveller Sites' (CLG, August 2015) states that the overarching aim of Government 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."*
- 2.2 The above document includes some significant changes to the way in which the site needs of Gypsies, Travellers and Travelling Showpeople are planned for. The most significant change has been the removal of regional targets and the replacement with a new system of locally generated targets. Under this, local planning authorities are required to use a robust evidence base to establish accommodation needs, including to;
  - Set pitch and plot targets to address the likely permanent and transit site accommodation needs of Travellers in their area;
  - Identify and update annually a supply of specific deliverable sites to provide five years' worth of sites against their locally set targets;
  - Identify a supply of specific developable sites or broad locations for years six to ten and where possible for years 11-15; and
  - Set criteria based policies to meet identified need and/or provide a basis for decisions in case applications nevertheless come forward.
- 2.3 In 2013 the local authorities of Leicester, Leicestershire and Rutland jointly commissioned De Montfort University, to carry out an update to their Gypsies, Travellers and Travelling Showpeople Accommodation Needs Assessment. The objective of that assessment being to quantify the number of Gypsy and Traveller pitches and Travelling Showpeople plots to meet identified needs up to 2031. This assessment has now been updated by ORS identifying need up to 2036 (following the Government's revised definition of Travellers) and will provide Harborough District Council with the evidence to address the first PPTS requirement set out above i.e. pitch targets.
- 2.4 The Gypsies and Travellers and Travelling Showpeople Site Identification Study seeks to identify and assess potential sites which will be suitable to meet those future needs identified in the GTAA. DLP's objective being to provide evidence to support the Council when identifying and allocating sites and to assist in establishing a criteria based policy in the emerging Harborough Local Plan.

## Existing Sites

### *Gypsies and Travellers*

- 2.5 Residential Gypsy and Traveller sites provide residents with a permanent base from which to travel and can be privately owned, publicly rented (for affordable pitches), or privately rented from other Gypsies and Travellers. The size and the amount of facilities available on these sites varies between sites.
- 2.6 Sites are made up of a number of caravan pitches and associated facilities. Although there is no national definition of what size a pitch should be, a general guide contained in *Designing Gypsy and Traveller Sites*<sup>1</sup> states that “an average family pitch must be capable of accommodating an amenity building, a large trailer and touring caravan... drying space for clothes, a lockable shed...parking space for two vehicles and a small garden” (paragraph 7.12). On average, usage is approximately 1.7 caravans per pitch.
- 2.7 Residential sites provide a permanent home and the amount of facilities on site varies mainly between public and private sites. Public sites will generally have amenity blocks and sometimes play areas and communal spaces. Private site facilities vary enormously depending on the requirements of the residents.
- 2.8 Within the Harborough District there are currently nine Gypsy and Traveller sites of varying sizes. According to the January 2017 GTAA at the baseline date for the study (September 2016) this included one public site with five pitches and eight private sites with 73 pitches.

**Table 1 Existing Gypsy and Traveller Sites in Harborough District**

Ref	Site Name	Settlement	Authorised Pitches or Plots	Unauthorised Pitches or Plots	Tenure
HDC001	Greenacres, Leicester Road	Market Harborough	25	-	Private
HDC002	Quarry Farm Stables	Lutterworth	1	-	Private
HDC003	Bonesham's Lane	Lutterworth	5	-	Public
HDC004	Mere Farm, Mere Lane,	Bitteswell	40	-	Private

<sup>1</sup> Communities and Local Government (2008) *Designing Gypsy and Traveller Sites Good Practice Guide*



HDC005	Smithfields, Lutterworth Road	Dunton Bassett	1	-	Private
HDC006	Hill View, Lutterworth Road,	Dunton Bassett	1	-	Private
HDC007	Mayfield Stables	Keyham	2	-	Private
HDC008	Walkers Stables	Keyham	1	-	Private
HDC009	Woodway Lane	Claybrooke Parva	2	-	Private

### *Travelling Showpeople*

- 2.9 The needs of Travelling Showpeople are different to Gypsies and Travellers. Their sites often combine residential, storage and maintenance uses. Typically, a site contains areas for accommodation, usually caravans and mobile homes, and areas for storing, repairing and maintaining vehicles and fairground equipment. These combined residential and storage sites are known as plots.
- 2.10 Although Travelling Showpeople travel for extended periods, they require a permanent base for storage of equipment and for residential use during the winter. These plots (or yards) are also occupied throughout the year, often by older people and families with children, for example. The Showmens Guild 'Model Standard Package' provides model standards and site considerations when developing and planning for Travelling Showpeople sites.
- 2.11 In the Harborough District, according to the January 2017 GTAA there are currently five occupied Travelling Showpeople's sites with a total of 63 plots. The sites represent permanent bases for the families which are occupied when they are not travelling for work and will contribute towards the overall plot needs.

**Table 2 Existing Travelling Showpeople Sites in Harborough District**

Ref	Site Name	Settlement	Authorised Pitches or Plots	Unauthorised Pitches or Plots	Tenure
HDC010	James Bond, Moorbarns Lane	Lutterworth	6	-	Private
HDC011	Wild Meadow, Bowden Lane	Welham	2	-	Private
HDC012	Fairacres, Coventry Road	Lutterworth	54	-	Private

HDC013	Green Acres Stanley Way, Coventry Road	Lutterworth	1	-	Private
HDC014	Amusement Depot	Lutterworth	1	-	Private

**Leicester City and Leicestershire (excluding Hinckley and Bosworth Borough Council) Gypsy, Traveller and Travelling Showpeople Accommodation Assessment – Draft Final Report January 2017**

- 2.12 The Leicester City and Leicestershire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) updates the 2013 GTAA completed by De Montfort University. The 2017 GTAA undertaken by ORS was commissioned following the governments revised publication of Planning Policy for Traveller Sites (PPTS) in August 2015 (which modified the definition of Travellers) and identifies need up to 2036.
- 2.13 Covering the Harborough District, primary data was collected through desk-based research and stakeholder interviews. Through this research, ORS sought to identify all authorised and unauthorised sites and yards in the study area. Interviews were completed between July and November 2016, with up to three attempts made to interview each household where they were not present when interviewers visited. Of the 78 pitches 18 interviews were conducted (reasons for not completing interviews included 6 refusals, 45 being non-contactable, 5 vacancies, 2 unimplemented pitches and 1 non-traveller).
- 2.14 From this research seven Gypsy /Traveller households were identified who met the revised 'Traveller' definition; for those households, a need for six additional pitches has been identified. There were also 52 unknown households that might have met the revised definition and 11 households that did not meet the revised definition. In terms of those unknown households, the GTAA identifies a need of up to 18 additional pitches.
- 2.15 The GTAA identified 30 Travelling Showpeople households who met the revised 'Traveller' definition, from this the GTAA identified a need for 30 additional plots. There were also 18 unknown households that might have met the definition and eight households which did not meet the definition. The GTAA identified a need of up to six additional plots for those unknown households.

**Table 3 GTAA need for Harborough District in 5-year time periods**

Provision	2016-2021	2021-2026	2026-2031	2031-2036	Total
<b>Gypsy and Traveller Pitches</b>					
Travelling	3	1	1	1	6
Unknown	4	4	5	5	18
Non-Travelling	18	3	3	3	27
<b>Travelling Showpeople Plots</b>					
Travelling	19	3	4	4	30
Unknown	3	1	1	1	6
Non-Travelling	1	1	1	1	4

- 2.16 Overall pitches required for Gypsies and Travellers that meet the definition and those where it is unknown whether they would meet the definition has therefore been estimated at 24 pitches by 2036. This includes seven pitches within the first five years (2016-2021). The GTAA also identifies a need for 36 Travelling Showpeople Plots (meeting the definition or unknown) by 2036, with a need for 22 Plots in the first 5 years.

#### **Number of Sites Required**

- 2.17 National evidence would suggest that Gypsies and Travellers prefer small sites containing a small number of pitches to accommodate their immediate family and extended family. Government guidance suggests that "experience of site managers and residents alike suggest that a maximum of 15 pitches is conducive to providing a comfortable environment which is easy to manage. However, smaller sites of between three to four pitches can also be successful, particularly where designed for one extended family" (para 4.7 of Designing Gypsy and Traveller Sites Good Practice Guide).
- 2.18 It is therefore difficult to identify the exact number of sites required to meet the pitch requirements for Harborough. The actual number of sites required will be determined according to a number of factors including taking account of:
- The different cultural, ethnic and family groupings of Gypsies and Travellers;
  - The extent to which additional provision could be made through extension or intensification of existing sites; and
  - Whether replacement sites need to be found for existing sites which may be unsuitable or unsustainable.

## 3.0 Methodology

### Introduction

- 3.1 This section sets out the methodology DLP have followed to complete the Harborough District Council Gypsy, Traveller and Travelling Showpeople Site Identification Study to identify sites to meet future needs and establish site criteria for planning policy. DLP have developed a robust methodology driven by national guidance and experience and were confident it would provide what is needed in an efficient fashion. The draft methodology was available for comment (to those involved in providing comments on sites for the study) in July 2016 and comments received were fully considered before the methodology was finalised and applied to potential sites.

### Review of Sources of Sites

- 3.2 Harborough District Council (assisted by DLP) gathered sites together for the Part 1 Assessment. This involved the consideration of a number of sources and an initial sieving to remove sites with no availability early in the process. The review of site sources included the following:
- **Authorised Sites** - All existing Gypsy, Traveller and Travelling Showpeople sites with full, temporary or personal consents or certificates of lawful use were taken forward to the **Part 1** assessment, where they were considered for potential intensification and/or expansion;
  - **Unauthorised Sites** - Any existing unauthorised and tolerated sites and encampments with known availability were taken forward to the **Part 1** assessment;
  - **Call for Sites** - Any sites submitted for Gypsy, Traveller and/or Travelling Showpeople uses during previous Local Plan Call for Sites or the Call for Sites exercise in Step 3 were taken forward to the **Part 1** assessment. DLP Planning provided a response form and letter for landowners to submit their sites.
  - **Harborough District Council and Leicestershire County Council Owned Land** – DLP Planning undertook an initial sieve removing all unavailable or incidental public land such as; public buildings, public open space, active waste facilities and highway verges. A list of sites was provided to both Councils to confirm availability and all sites agreed by the Council were included within the **Part 1** Assessment;
  - **Surplus Public Sector Land** – In conjunction with the Call for Sites exercise



other public bodies identified by the Council, e.g. registered providers, Ministry of Justice and the Homes and Communities Agency etc. were contacted. All sites submitted for Gypsy, Traveller and/or Travelling Showpeople uses were taken forward to the **Part 1** assessment.

- **Sites submitted for Housing (SHLAA) and Employment (ELAA) Assessment** – The Council contacted all owners of sites submitted for housing or employment uses to establish whether those sites were also available for Gypsy, Traveller and Travelling Showpeople use, if not already being allocated in the Local Plan or had recently received consent for Housing and Employment. All sites identified as available for Gypsy and Traveller use through this process were taken forward to the **Part 1** assessment.
- **Strategic Development Areas or new settlements:** DLP acknowledge the need to include strategic development opportunities within the **Part 1** assessment. Unlike specific sites, mixed development locations were only assessed on a high-level basis in **Part 1** and not subject to **Part 2** Assessment. Availability is considered differently and DLP required confirmation from the Authorities about which promoters may make sites available for G&T use. Also, which sites were sufficiently early in the planning process to enable the Council to make delivery a requirement of planning policy. Whilst the specific identification of sites is subject to viability and masterplanning considerations outside the scope of this study, DLP consider this source a valuable mechanism for long term delivery of provision and their consideration an important policy recommendation for authorities in the future.
- **Settlement Analysis:** DLP searched for potential sites by reviewing OS mapping, identifying any obvious potential sites. This process was guided by the Council settlement hierarchy to focus the search to the most sustainable locations. DLP compiled a list of potential sites to clarify uses/initial suitability with the Council prior to investigations into site availability. All available sites were included in the **Part 1** Assessment.

- 3.3 The output of the review was a list of sites from each source, compiled by DLP and Harborough District Council in collaboration, which was then taken forward into the **Part 1** Assessment.

#### **Identifying Criteria for Site Assessment**

- 3.4 Based upon a review of all available policy, guidance, identified site need from the Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) and physical constraints, DLP Planning identified a list of site criteria for agreement

with Harborough District Council following a period of consultation. The draft methodology was made available for comment in July 2016.

- 3.5 Following consultation, the methodology was finalised by DLP and used to assess potential sites. These criteria could also be used to inform future Council policy and subsequently be used to determine planning applications.
- 3.6 Account was taken of national policy, as contained within Planning Policy for Traveller Sites (CLG, 2015), existing and emerging local policy, as contained within saved policies from the adopted Local Plan (2001) the adopted Core Strategy (2011) and the emerging policy from the New Local Plan. Account was also taken of the existing pattern and distribution of need for Gypsy, Traveller and Travelling Showpeople provision as set out in the latest GTAA.
- 3.7 Having regard to the overall policy framework, the approach to identifying appropriate site selection criteria has been to build upon the National Planning Policy Framework:
  - Is the site available?
  - Is the site suitable? and
  - Is the site developable? e.g. viable and deliverable?
- 3.8 A key consideration, based upon national policy, was that criteria should be *“fair and should facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community”* (Planning Policy for Traveller Sites, 2015, paragraph 10). Criteria should be clear, transparent and unambiguous. Many previous studies and local plan criteria based policies, across the country have used very restrictive criteria which have prevented many reasonable sites from coming forward.
- 3.9 In undertaking this Assessment DLP have taken account of various criteria including the following sources:
  - National Planning Policy Framework, 2012 and National Planning Policy Guidance, 2014;
  - ‘Planning Policy for Traveller Sites’, 2015;
  - Saved and emerging local policies within the Core Strategy (Adopted 2011), emerging New Local Plan (Options Assessment and Plan Writing Stage) and Saved Local Plan Policies (2001)
  - The Showmen’s Guild of Great Britain ‘Model Standard Package’; and
  - ‘Designing Gypsy and Traveller Sites’, 2008 (Now withdrawn).

- 3.10 The site criteria proposed was applied in two parts. The '**Part 1** Assessment' was desk based and involved the consideration and application of broad suitability criteria, including absolute constraints and an initial investigation of likely availability.
- 3.11 The objective of the **Part 1** Assessment was to sieve out sites which were very likely to be rejected on suitability grounds due to major constraints such as; being within international environmental designations, within the boundaries of scheduled ancient monuments or within flood zone 3a/b.
- 3.12 Availability is a key criteria and discussions, regarding the future availability of the sites to accommodate additional pitches/plots, informed the **Part 1** Assessment. The output from Part 1 was an 'Assessment Matrix' of sites using a traffic light approach; identifying where sites do not satisfy the criteria in red, where the criteria may be capable of being satisfied but require further investigation in yellow and where the criteria are satisfied in green. **Table 5** overleaf sets out the **Part 1** Assessment criteria used.

<b>Table 4                      Part 1 Assessment (Desk Based) Criteria</b>				
<b>Criteria</b>	<b>Designation/Issue</b>	<b>Red (Site does not satisfy criteria)</b>	<b>Yellow (Criteria may be capable of being satisfied)</b>	<b>Green (Criteria are satisfied)</b>
<b>Flood Risk</b>	Environment Agency Indicative Flood Mapping and SFRA. Area at Risk of Flooding.	The site is within flood zone 3a and/or 3b and is not suitable for Gypsy, Traveller or Travelling Showpeople use.	The site is within flood zones 2 requiring further investigation (and application of policy tests).	The site is not affected by identified areas of indicative flooding or is located in flood zone 1.
<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 Importance.	The site is within an international or national environmental designation.	The site is within the buffer or close proximity of 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.	The site is not within an international, national or local environmental designation or within its buffer.
<b>Green Belt and Landscape</b>	Green Belt. Area of Outstanding Nature Beauty.	n/a	The site is within (or close to) the Green Belt or sensitive landscape and could therefore have a negative impact requiring further investigation.	The site is not located in the Green Belt or sensitive landscape.
<b>Potentially Contamination or Unstable Land Issues</b>	Potentially Land contamination or unstable land issues.	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.	The site is potentially contaminated or unstable and requires further investigation.	There are no known contamination or unstable land issues.



Table 4 Part 1 Assessment (Desk Based) Criteria				
Criteria	Designation/Issue	Red (Site does not satisfy criteria)	Yellow (Criteria may be capable of being satisfied)	Green (Criteria are satisfied)
Noise Issues	Noise issues relating to existing land uses or transport corridors.	n/a	The site is located adjacent to noisy land uses, which requires further investigation.	There are no noisy adjacent land uses and therefore no noise impact on the site.
Residential Amenity	Location of site in relation to existing dwellings.	n/a	The site is adjacent to existing dwellings and requires further investigation.	There are no adjacent dwellings and therefore no impact on residential amenity.
Historic Assets	Scheduled Monuments. Registered Parks and Gardens. Battlefields. Conservation Areas. Listed Buildings. Non designated heritage assets.	The site is within a Scheduled Monument or Registered Park and Garden.	The site is within a Battlefield or Conservations Area or adjacent to a historic asset.	The site is not within or adjacent to any historic asset.
Availability and Capacity	Submitted sites, public land ownership, etc.	The owner has confirmed that the site is not available, nor is it likely to be available in the future and/or the capacity of the site is already above the recommended size (15 pitches) set out in Government guidance.	Site availability is unknown and requires further investigation. Potential for Land Registry searches (if required).  Public owned sites deemed potentially available for Gypsy, Traveller and/or Travelling Showpeople use unless informed otherwise.	There is evidence that the landowner is willing to sell or develop the site for Gypsy, Traveller and/or Travelling Showpeople use.

## 4.0 Site Assessment and Capacity

- 4.1 All sites identified for assessment at **Part 1**, were taken from the source of sites within **para 3.2**. This resulted in a total of 52 sites being assessed at **Part 1**.

Existing Gypsy and Traveller Sites	9
Existing Travelling Showpeople Sites	5
Call for Sites	1
Strategic Sites	2
Harborough District Council and Leicestershire County Council owned land:	25
SHLAA / Employment Land Review	6
Settlement search	4
Local Property Search	0

- 4.2 All sites were mapped in GIS. Maps of Harborough District are contained at **Appendix A** showing the distribution of sites that have been subject to assessment.

### Capacity

- 4.3 In this section a list of sites is identified which were considered to be potentially suitable for additional Gypsy, Traveller and Travelling Showpeople pitches and/or plots. All potentially suitable sites have been subject to an initial broad assessment of the number of pitches which could be provided on site. This has taken account, firstly, of:
- Designing Gypsy and Traveller Sites: Good Practice Guide (DCLG, 2008 now withdrawn);
  - Travelling Showpeople's Sites Model Standard Package (The Showmen's Guild of Great Britain, 2007); and
  - Any relevant planning history.
- 4.4 The study has also benefitted from DLP Planning's first-hand experience of the variety of pitch and plot sizes that exist across the country for the various forms of Gypsy and Traveller development, including for residential and transit sites. These have been used to inform the theoretical capacity of sites and optimum size and configuration of pitches (or plots) on site. On larger sites a mix of pitch sizes to reflect the needs of different families can be assumed.

- 4.5 Site capacity has also taken into consideration on-site constraints and the need, where appropriate, for landscaping and other mitigation measures to achieve a suitable development (including safe access arrangements). This will enable sufficient access and accommodation space requirements to create a site which Gypsy, Traveller or Travelling Showpeople find attractive. At the same time, sufficient space and landscaping will also help to preserve the residential amenity of neighbouring uses. It should be noted that for strategic allocations and broad locations, the capacity of sites has not been identified as capacities will be subject to specific masterplanning and viability testing requirements.
- 4.6 The shortlisted sites have been assessed for their capacity to accommodate residential uses for Gypsy and Traveller sites and mixed residential/commercial uses for Travelling Showpeople.

### **Part 1 Suitability and Availability Matrix**

- 4.7 The first stage in the assessment process involved the application of broad suitability criteria, including absolute constraints, together with an initial investigation of likely availability.
- 4.8 The initial assessment of site suitability and availability is summarised in a matrix, which is set out in **Appendix B**. A traffic light approach has been utilised, to identify where sites do not satisfy the criteria in red, where the criteria may be capable of being satisfied in yellow and where the criteria are satisfied in green.
- 4.9 Sites identified as red were not taken forward to be assessed in **Part 2**. This meant 30 sites were rejected in **Part 1** leaving 22 sites to be examined further in **Part 2**.

### **Part 2 Suitability, Availability and Achievability Site Assessments**

- 4.10 **Part 2** involved a more detailed assessment of suitability, availability and an examination of achievability issues.
- 4.11 **Appendix C** sets out those sites where it is considered there is no potential for further provision and the reasons for this decision. **Appendix D** sets out the detailed site assessment results for those sites considered potentially suitable, available and achievable for future provision.

### Potential Gypsy and Traveller sites

- 4.12 A total of four sites were identified as potentially available and suitable sites to contribute additional pitches or plots towards meeting future identified needs for Gypsy, Traveller and Travelling Showpeople. This includes the unimplemented permission at Walkers Stables.

### Sites with Potential for Gypsy and Traveller and/or Travelling Showpeople use

Site No.	Site Name	Settlement	Existing Provision (including any unimplemented permissions)	Extra Capacity	Use
HDC003	Bonehams Lane,	Lutterworth	5	10 extension or new adjacent site	Gypsy and Traveller
HDC005	Smithfields, Lutterworth Road	Dunton Bassett	3	2	Gypsy and Traveller
HDC008	Walkers Stables, Hungarton Lane	Keyham	2	0	Gypsy and Traveller
HDC015	Spinney View Farm,	Claybrooke Parva	n/a	3	Gypsy and Traveller

- 4.13 All the potential sites have been assessed for their potential capacity. The results are set out in **Appendix D** and considered in **Section 5**.



## 5.0 Recommendations and Delivery Options

### Pitch and Plot Targets

- 5.1 'Planning Policy for Traveller Sites' (CLG, 2015) requires local planning authorities to set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople, to meet likely permanent and transit site accommodation needs arising in each area.
- 5.2 As discussed, the Leicester City and Leicestershire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) which updates the 2013 GTAA, was made available in February 2017. The assessment undertaken by ORS was commissioned following the governments revised publication of Planning Policy for Traveller Sites (PPTS) in August 2015 which modified the definition of Travellers and identifies need up to 2036.

### A Supply of Deliverable and Developable Sites

- 5.3 In developing the Local Plan, 'Planning Policy for Traveller Sites' (CLG, 2015) requires local planning authorities to identify and keep up-to-date a supply of specific deliverable sites sufficient to provide five years' worth of sites against those locally set targets and a supply of specific developable sites or broad locations to meet needs, where possible, for up to 15 years.

### Delivery and Distribution of Sites

- 5.4 It is recommended that the Council should use a priority approach to safeguarding and allocation of potentially suitable sites. DLP Planning recommend that the Council meets the need for Gypsy, Traveller and Travelling Showpeople provision in the following order:
  - Safeguard existing sites to prevent their loss to other uses and increase the identified pitch/plot requirement for the District;
  - Allocate existing sites for intensification (within existing permitted boundaries);
  - Allocate new sites;
  - Allocate provision as part of strategic sites;
- 5.5 DLP Planning consider that the distribution and delivery of provision across the District is important and therefore the selection of site options by the Council should also be guided by the following principles:
  - **Fit with needs:** e.g. location of current needs, existing provision and needs of different travelling communities;

- **Viability and timing of delivery of sites:** e.g. financial viability, provision of other policy requirements such as affordable housing and delivery within the first 5 years.
- **How potential sites relate to spatial strategies:** e.g. settlement hierarchy, relationship of sites to sustainable settlements and accessibility to key services;

5.6 The fit with needs is an important consideration and, unlike the housing market, the small scale of need and supply can in some instances require the consideration of the needs of specific families and the appropriate form and location of provision to meet those needs. DLP Planning are aware of Local Authorities where specific needs remain unmet, whilst sites remain vacant because the sites provided are inappropriate to meet those specific needs. DLP Planning recommend that the provision of pitches and plots for Gypsies and Travellers and Travelling Showpeople sites should be managed to ensure a good fit with identified need.

5.7 Viability, capacity and delivery of sites, especially strategic sites is a critical consideration for the Council. Delivery of provision as part of these sites will need careful consideration to determine capacity and ensure that both site viability and implementation of Council policy, such as affordable housing or code for sustainable homes requirements are not undermined. It has been noted that none of the proposed allocated sites can currently be considered as having an 'available' status and therefore a firmer policy requirement in the Local Plan would need to be introduced to ensure delivery in particular areas.

5.8 In meeting the 5 year requirements, the Council will need sites phased for delivery over the first 5 year period. This will require further investigation to ensure that site options selected by the Council are both viable and deliverable and ensures the Council meets its statutory requirement to identify sufficient sites. DLP planning acknowledge that strategic sites are unlikely to be able to contribute to meet needs in the first 5 years.

5.9 The relative accessibility of sites and proximity to the main towns, villages and key services should be considered by the Council when selecting sites. The level of provision for Gypsy and Traveller and Travelling Showpeople over the plan period is relatively small compared to the level of provision for other uses such as residential, but the Council should still plan for sustainable development where possible

### **Safeguarding Existing Sites**

5.10 It is suggested that, initially, the Council should consider safeguarding existing Gypsy, Traveller and Travelling Showpeople sites, to ensure that existing needs continue to

be met in perpetuity. If sites are lost from these uses, then new replacement sites may need to be found to maintain an adequate supply to meet needs in accordance with the identified pitch and plot targets.

- 5.11 There are nine existing Gypsy and Traveller sites within the Harborough District, including the recently permitted site at Walkers Stables. It is recommended that these sites are safeguarded in the emerging Local Plan to ensure their continued use.

**Table 5 Safeguarding Existing Authorised Gypsy and Traveller Sites**

Site ref	Site name	Settlement	Existing Provision
HDC001	Greenacres, Leicester Road	Market Harborough	25 pitches
HDC002	Quarry Farm Stables	Lutterworth	1 pitch
HDC003	Boneshams Lane	Lutterworth	5 pitches
HDC004	Mere Farm, Mere Lane	Bitteswell	40 pitches
HDC005	Smithfields, Lutterworth Road	Dunton Bassett	1 pitch
HDC006	Hill View, Lutterworth Road	Dunton Bassett	1 pitch
HDC007	Mayfield Stables	Keyham	2 pitches
HDC008	Walkers Stables	Keyham	1 pitch
HDC009	Woodway Lane	Claybrook Pava	2 pitches

- 5.12 There are 5 existing Travelling Showpeople in the Harborough District. It is recommended that these sites are also safeguarded in the emerging Harborough Local Plan to ensure their continued use.

**Table 6 Safeguarding Existing Authorised Travelling Showpeople Sites**

Site ref	Site name	Settlement	Existing Provision
HDC010	James Bond, Moorbarns Lane	Lutterworth	6 plots
HDC011	Wild Meadow, Bowden Lane	Welham	2 plots
HDC012	Fairacres, Coventry Road	Lutterworth	54 plots
HDC013	Green Acres Stanley Way, Coventry Road	Lutterworth	1 plot
HDC014	Amusement Depot	Lutterworth	1 plot

- 5.13 From the site survey, it is clear that these sites are currently in use and are occupied. There appear to be no reasons on the grounds of need why these sites should not be safeguarded in the Harborough District Plan. Safeguarding these sites will prevent their loss to other uses and therefore ensure that new site provision is only required to meet future needs.

### Site Delivery Options

- 5.14 A number of potential delivery models have been considered for the potentially suitable sites identified overleaf. These include:
- **Delivery model 1:** Existing privately owned sites where there is potential for pitches/plots to be created within the existing site boundaries to meet future immediate family needs. Under this model, planning permission would be needed. The Council should consider encouraging planning applications to meet short and medium term needs through entering into dialogue with site occupants.
  - **Delivery model 2:** Sites which are not currently owned by the travelling communities but have been identified as available for these uses. Allocation in the emerging Local Plan could identify these sites to travelling communities and they could be purchased on the open market. Alternatively, the Council could consider using New Homes Bonus or other capital monies to buy the site and then make them available to organised groups or registered providers on a non-profit making basis to enable them to develop and manage them. Such groups could also be offered the opportunity to buy stakes in the site, allowing the income from such sales to provide further sites, as appropriate. There are emerging examples of innovative acquisition and funding arrangements across the country.
  - **Delivery model 3:** New public sites where the Council considers that additional affordable pitch provision may be appropriate. In this case, the Council should investigate the potential for either buying sites, developing their public assets or work with other public providers using Government grant funding or other monies to secure or increase affordable provision. Sites could then either be managed by a Council or a Registered Provider (RP).
  - **Delivery model 4:** Provision required as part of the planning of strategic housing or mixed use development sites. There may be opportunity to provide on-site provision for Gypsy and Traveller pitches or Travelling Showpeople plots as part of their overall delivery of development in these locations. These



could then be either managed by the Council or RPs, sold on the open market, or affordable pitches brought forward. However, it should be noted that masterplanning and viability testing could ultimately result in some sites potentially not progressing to identification for either Gypsy and Traveller or Travelling Showpeople use.

### Criteria Policy

- 5.15 To potentially meet any need later in the plan period (e.g. 5 to 15 years) and to provide a base for considering all planning applications, the emerging Local Plan should include a criteria policy. Harborough Core Strategy Policy CS4 includes a criteria policy for assessing planning applications. DLP Planning would suggest that this will be sufficient but the Council should include an additional policy in the Emerging Local Plan setting out pitch/plot targets, as set out in the GTAA and identifying safeguarded and allocated sites. In this way they can illustrate the needs and how allocated supply will meet that need.
- 5.16 DLP recommend supplementing Core Strategy Policy CS4 to reflect the findings the needs assessment and this report, to include:
- Targets for Gypsy and Traveller and Travelling Showpeople uses;
  - Allocate potential sites;
  - Safeguarding of existing sites.
  - Criteria for assessing all Gypsy, Traveller and Travelling Showpeople planning applications.
- 5.17 The box below sets out a template for a supplementary policy in the emerging Local Plan.

#### **Supplementary Policy to CS4: 'Providing for Gypsy, Traveller and Travelling Showpeople Needs**

To meet the identified need,\* pitches for Gypsies and Travellers and \* plots for Travelling Showpeople will be provided within the District at the following locations:

Site name	Settlement	Provision	Use	Timescale
Council to insert additional sites to meet needs				

The following existing sites for Gypsy, Travellers and Travelling Showpeople, will be safeguarded from development which would preclude their continued

occupation by these groups, unless acceptable replacement accommodation can be provided or the site is no longer required to meet any identified need:

Site name	Settlement	Existing Provision	Use
Council to insert additional sites to meet needs			

All existing authorised sites for Gypsies and Travellers and Travelling Showpeople, will be safeguarded from development which would preclude their continued occupation by these groups, unless acceptable replacement accommodation can be provided or the site is no longer required to meet any identified need.

- 5.18 DLP Planning would also recommend that the Council support any supplementary policy by investigating and identifying which strategic allocations are capable of providing on site provision. This could be included in the specific policy within the emerging Local Plan or an overall policy for strategic sites following further work on master planning and viability.
- 5.19 DLP Planning suggest that in most instances when strategic sites are of sufficient scale on-site provision within the strategic site should be capable of achieving an appropriate siting within any overall masterplan. In terms of viability, on site provision can be brought forward in a number of ways with varying degrees of financial impact. Three options include:
- Provision of a public site – The most expensive option as the land and development costs of establishing the site are high compared to the nominal development value;
  - Provision of serviced land – The middle road in viability terms, allowing on site provision but with reduced development costs. The site will need to be developed by the Council or other housing provider such as a registered provider;
  - Private sale of land – The cheapest option for on-site provision within strategic allocations. Again reduced development costs, but this time with increased development value following the sale to a private traveller family.

### **Cross boundary working**

- 5.20 The Council has a duty to co-operate with adjacent authorities and given the difficulty identifying sites for Gypsy, Traveller and Travelling Showpeople use across the Country, DLP Planning would encourage the Council work with neighbouring local authorities to co-operate on the provision of both Gypsy and Traveller and Travelling Showpeople sites.
- 5.21 The needs of Gypsies, Travellers and Travelling Showpeople do not stop at local authority boundaries and the potential for the delivery of all types of sites (especially public sites) should be explored across these boundaries through the Duty to Cooperate, where appropriate.
- 5.22 The timing of the evidence review is the key consideration for cross boundary working and the production of site assessments to identify specific sites is crucial. Harborough District Council should liaise with adjacent authorities, especially those that have undertaken site work to establish if there are site opportunities that could meet the needs of the travelling community across boundaries.
- 5.23 The duty to co-operate is not the duty to accept, so the Council will have to be satisfied that adjacent authorities have undertaken robust assessments of both needs and sites to ensure they are not unnecessarily aiding any local authority to avoid providing sites within its own area. Crucially, the very definition of the travelling community, would suggest that this planning use is in fact very cross boundary in nature and DLP Planning would encourage all local authorities to resist the political sensitivities that can prevent the provision of suitable sites.

### **Funding**

- 5.24 The Government has identified that it is focusing on incentivising councils to deliver new housing, including traveller sites. 'Planning Policy for Traveller Sites' (CLG, August 2015) identified four potential sources of funding for local authorities:
- 5.25 Firstly, the New Homes Bonus scheme which operates in the same way for traveller sites as for other forms of housing. Namely, for every new pitch, a local planning authority will get five years of matched Council Tax funding, with an extra supplement for affordable pitches (such as sites owned or managed by local authorities and Registered Providers). For information, the Homes Bonus was amended in 2017 to reduce the matched Council Tax Funding from 6 to 5 years and introduce a 0.4 national baseline for housing growth.

- 5.26 Secondly, the Homes and Communities Agency (HCA) has allocated £4.7bn, as part of its Shared Ownership and Affordable Homes Programme for 2016-21, to fund the provision of affordable housing, including traveller sites. The Homes and Communities Agency has launched its initial prospectus inviting housing associations, councils, developers and others to bid for a share of grant funding for delivery of new affordable housing outside London. Bids will only be accepted for the provision of new traveller pitches and as with other types of accommodation, the Government does not expect to receive bids for schemes on Green Belt land or other land with special environmental protections.
- 5.27 Whilst the initial bidding round closed in September 2016 a proportion of the £4.7bn funding will be retained for future bids. The profile of capital funding available for the Programme will be uneven, with 90% spread across the last three years (i.e. 2018 to 2019, 2019 to 2020 and 2020 to 2021). The HCA website confirms that a later bidding round for further allocations will reopen at a later date. The HCA approach will encourage bidders to bring forward a higher proportion of firm and realistically deliverable schemes at the outset as it will allow them the flexibility to respond to development opportunities as these arise.
- 5.28 Thirdly, the introduction of the Community Infrastructure Levy (CIL) could provide a further potential funding source for enabling works required to deliver Council priorities, should the Council choose to introduce a CIL for the Harborough District area.
- 5.29 Fourthly in terms of a potential Strategic Allocations policy to support the provision of Gypsy, Traveller and Travelling Showpeople provision. In instances where on-site provision is not appropriate e.g. it cannot be successfully masterplanned or would have a significant impact on viability, then a financial contribution would represent a potential source of funding to help the Council deliver sites elsewhere.

### **Delivery and Management**

- 5.30 In general, DLP Planning can confirm that it can be difficult to find organisations willing to manage public sites in Leicestershire. The County Council is no longer taking on any new sites and Local Authorities are not currently showing any appetite to manage sites. DLP Planning are also unaware of any Registered Providers managing any sites in the County.
- 5.31 It is recommended that the Council discuss the potential delivery and/or management of Gypsy, Traveller and Travelling Showpeople Sites with existing RPs active in the County to determine if this is an option. There is also the potential for the County Council to resume taking on additional public sites, but this would need a co-ordinated



and well evidenced support from the local authorities within Leicestershire to approach the County Council to influence a policy change in this respect.

- 5.32 The Homes and Communities Agency (HCA) is also a potential partner to deliver sites. The study has not been made aware of any HCA owned sites within Harborough District Council, but in other Local Authority areas, the HCA works with Councils to deliver new sites.
- 5.33 There are also emerging examples nationally of local planning authorities planning for the future provision of sites for travelling communities by allocating urban extension sites for housing and traveller pitches. This then requires developers to design and layout serviced pitches/plots for private sale to Gypsies, Travellers or Travelling Showpeople. Where there is a demonstrable need for provision, some local planning authorities are identifying a need for developers to provide pitches/plots or commuted sums as part of the overall benefits package required for new development sites. Mid Sussex Council, and Teignbridge District Council have specifically set out this requirement in adopted policy for a future urban extension.
- 5.34 There are also innovative delivery models being developed in other parts of the country, such as Elim Housing in the West of England and Rooftop Housing in Evesham, which could provide for the funding of initial sites to be recycled to provide for further sites, in the same way that affordable housing has been delivered by housing bodies for some years. For example, the Council could consider using New Homes Bonus or other monies to buy a site or identify their own public assets and then make them available to organised Gypsy and Traveller groups on a non-profit making basis for them to develop and manage. Such groups could also be offered the opportunity to buy stakes in the site, allowing the income from such sales to be recycled to provide further sites.
- 5.35 The Council should investigate these sources of funding and delivery options further, in partnership with Registered Providers and other delivery partners.

### **Phasing and Monitoring**

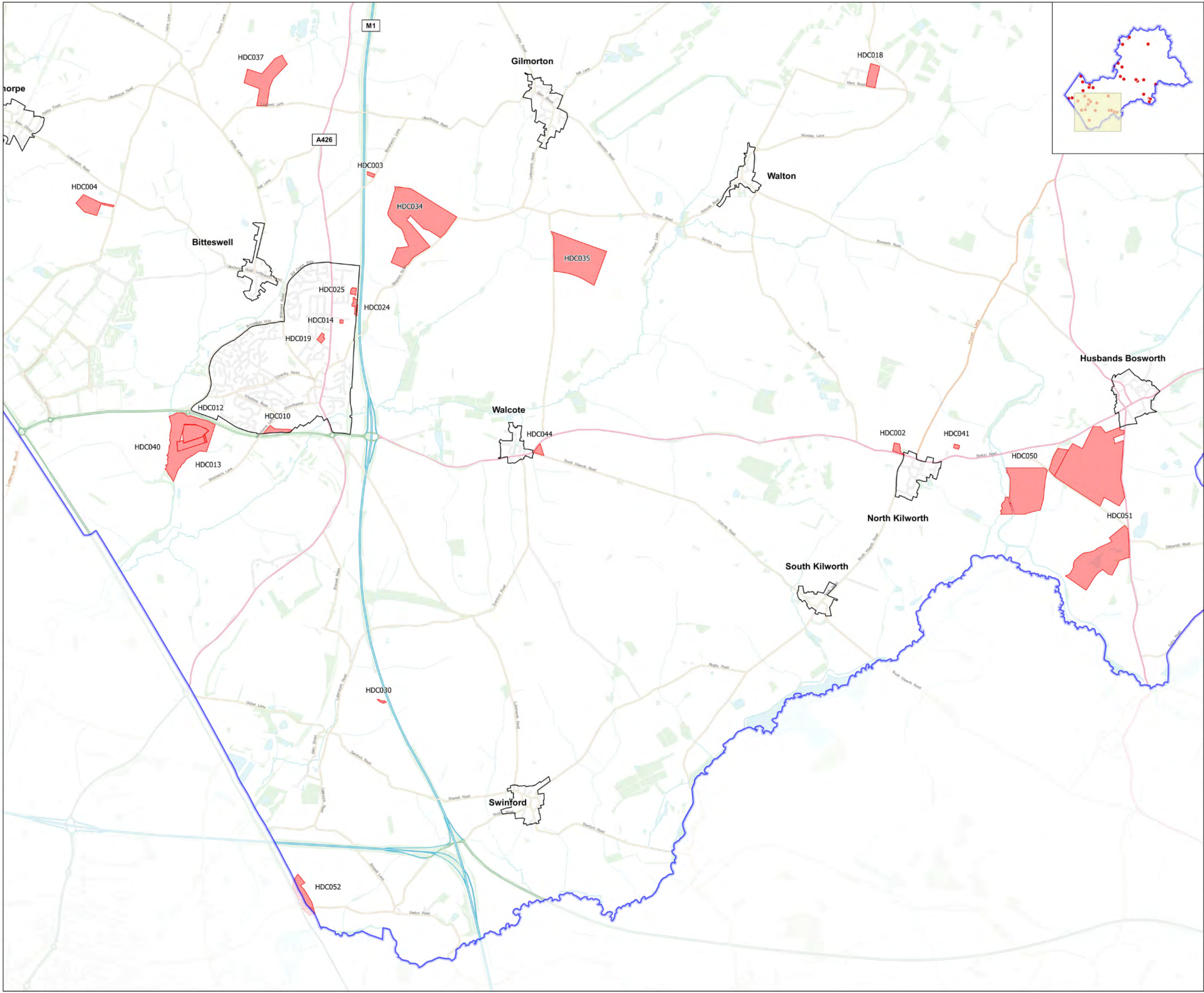
- 5.36 As with other forms of development, the release of Gypsy, Traveller and Travelling Showpeople sites should be managed to ensure that it corresponds with identified need.
- 5.37 The Council could potentially identify sufficient sites to meet needs within the plan period. It will be necessary to revisit the identification of sites if sites prove to be undeliverable. DLP Planning suggest that it would be prudent for the Council to identify

a potential reserve of sites or extension of existing sites which could be brought forward in the future if required, rather than wait for the need to be established and then start a review of the development plan at that time.

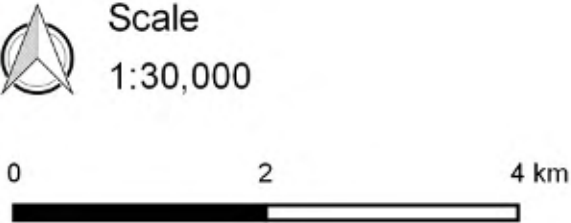
- 5.38 Once the Council has identified and allocated enough sites, active monitoring of supply against need on an annual basis, as required by 'Planning Policy for Traveller Sites', would determine the need for any potential release of land to meet future needs. To ensure that it is able to demonstrate that it has an up to date understanding of local needs, the Council should also undertake periodic review of its needs evidence base via an updated GTAA on needs.

## 6.0 Appendix A: Site Location Plans





- Site Boundary
- Settlement Boundary
- District Boundary



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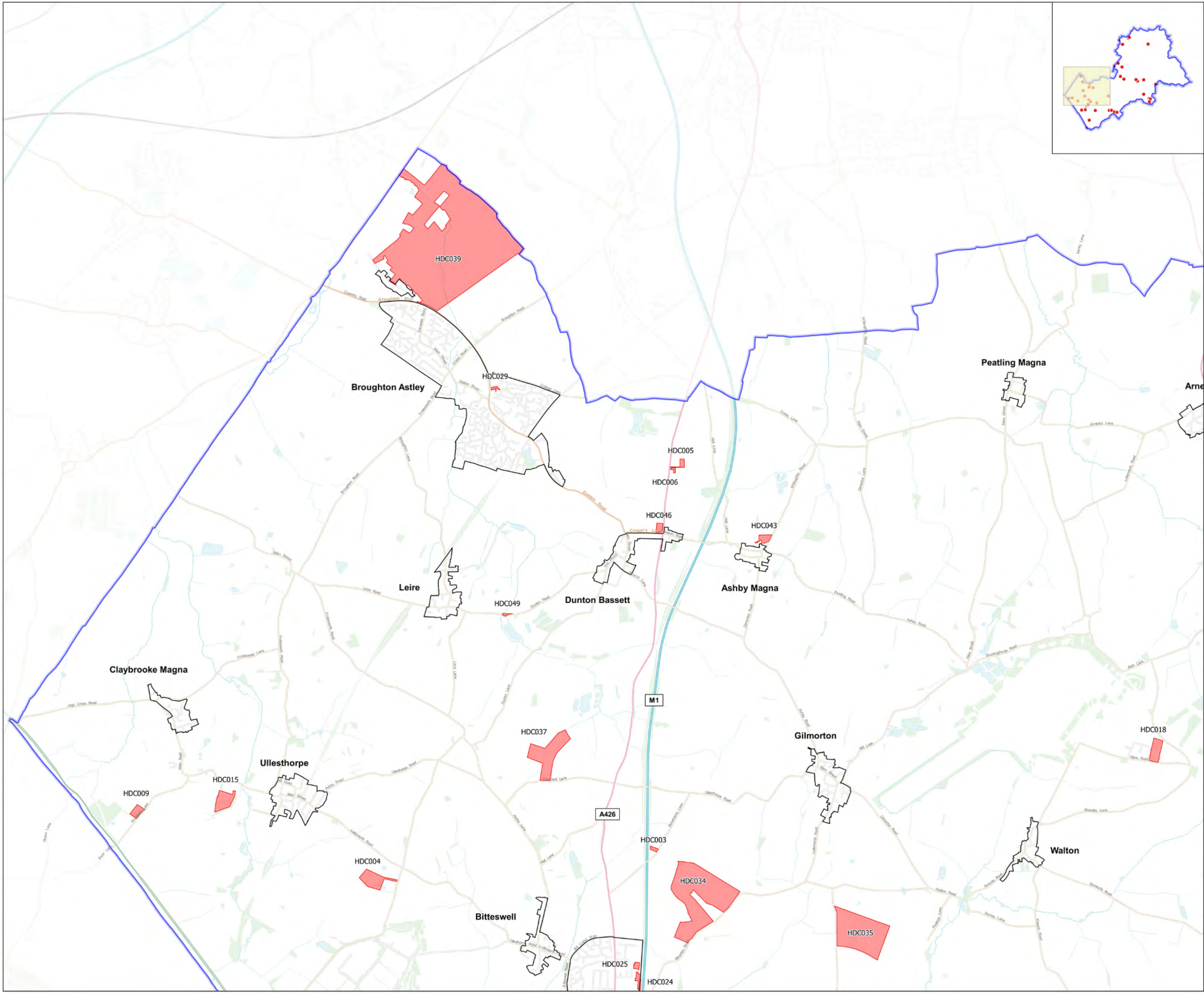
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Harborough District Council

PROJECT  
Gypsy and Traveller Site  
Identification Study

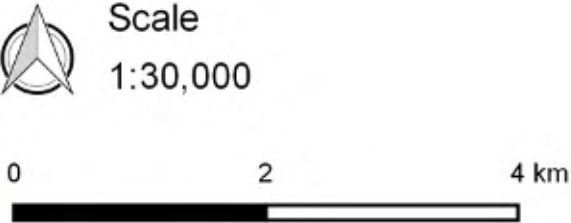
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Job No.	LE5005	Rev.			





- Site Boundary
- Settlement Boundary
- District Boundary



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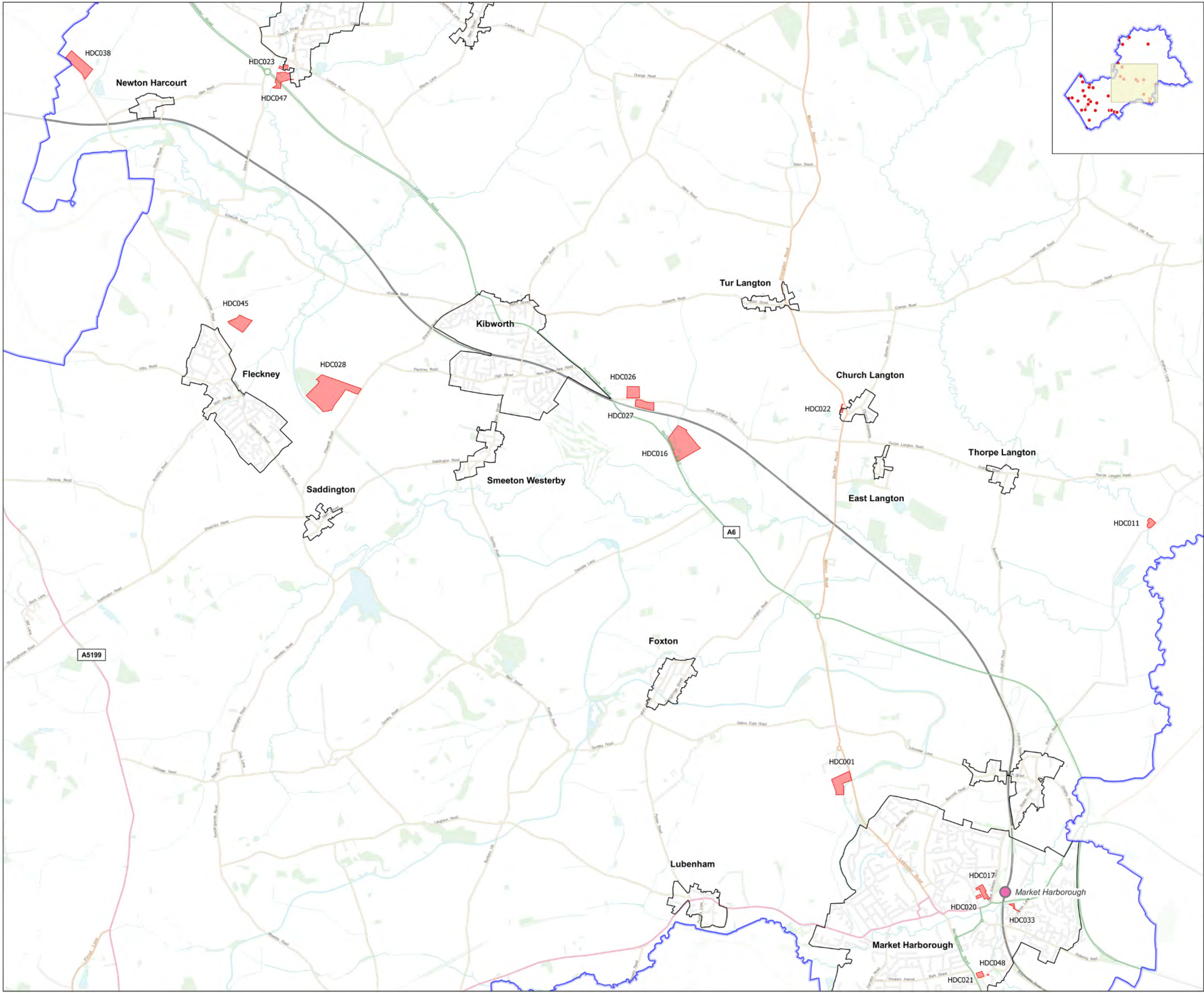
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PROJECT  
Gypsy and Traveller Site Identification Study

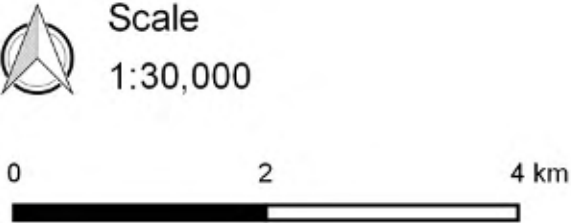
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Job No.	LE5005	Rev			





- Site Boundary
- Settlement Boundary
- District Boundary



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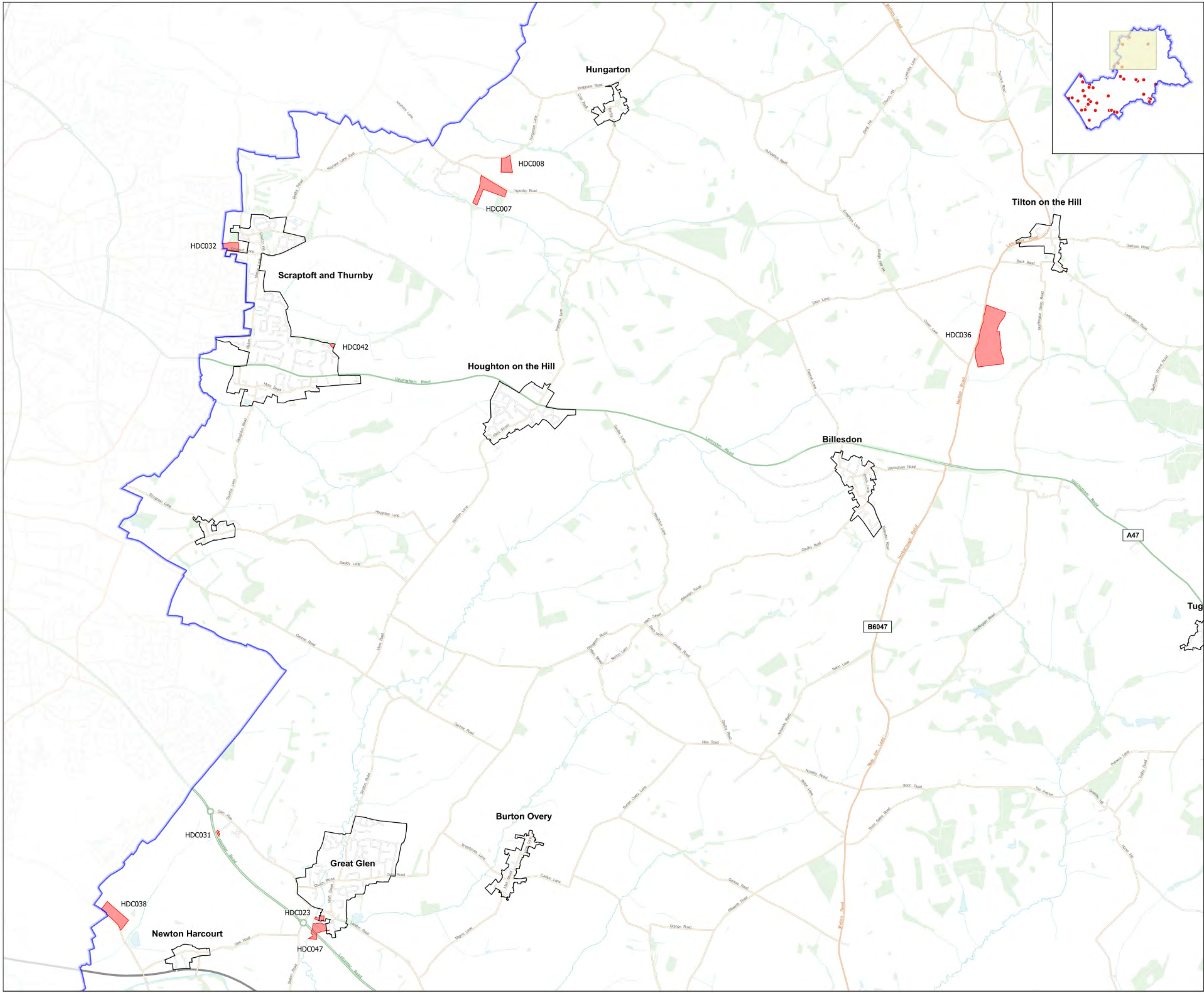
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Harbourn District Council

PROJECT  
Gypsy and Traveller Site Identification Study

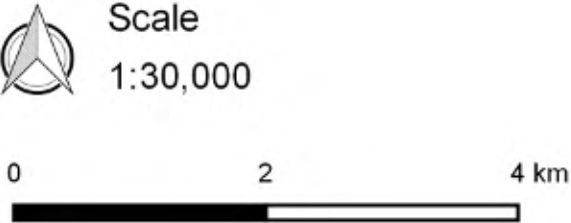
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Job No.	LE5005	Rev.			





- Site Boundary
- Settlement Boundary
- District Boundary



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CLIENT			Harborough District Council		
PROJECT			Gypsy and Traveller Site Identification Study		
DRWG TITLE			Context Plan		
Date	17.11.2016	OS Ref		Drawn By	PMG
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Job No.	LE5005	Rev.			





- Site Boundary
- Settlement Boundary
- Contaminated Land
- Floodzone 2
- Floodzone 3
- Statutory Listed Building
- Scheduled Monument
- Conservation\_Areas
- SAC
- SPA
- Ramsar
- SSSI
- Source Protection Zone
- Green Wedge

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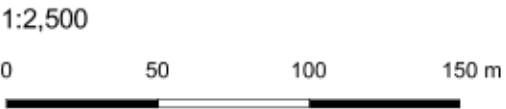


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<b>CLIENT</b>  Harborough District Council			
<b>PROJECT</b>  Gypsy and Traveller Site Identification Study			
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Job No:	LE5005	Rev:	Checked By HR






- Site Boundary
- Settlement Boundary
- Contaminated Land
- Floodzone 2
- Floodzone 3
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- Scheduled Monument
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- SAC
- SPA
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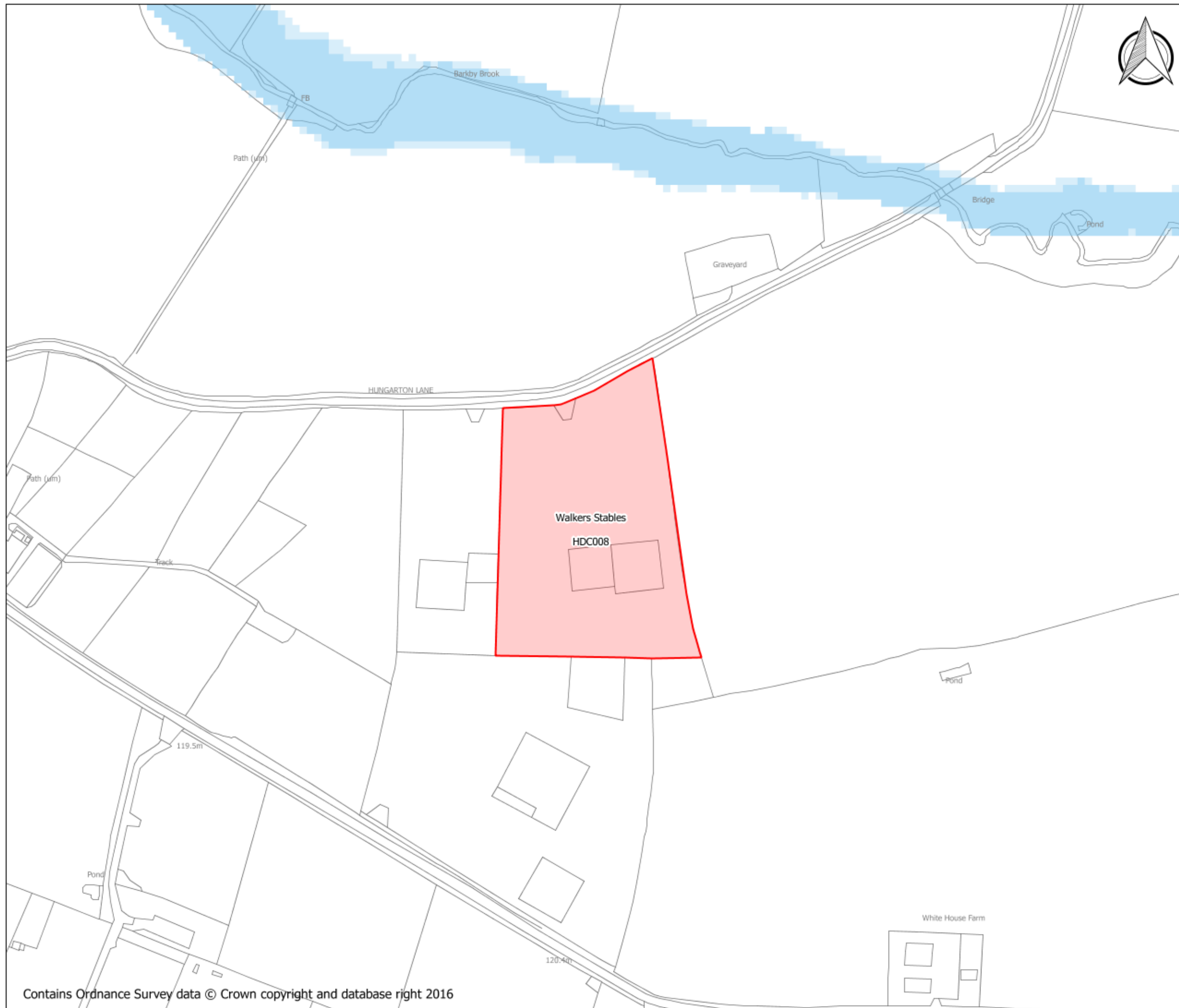
  
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**CLIENT**  
Harborough District Council

**PROJECT**  
Gypsy and Traveller Site Identification Study

**DRAWING TITLE**  
Smithfields, Lutterworth Rd, Dunton Bassett  
HDC003


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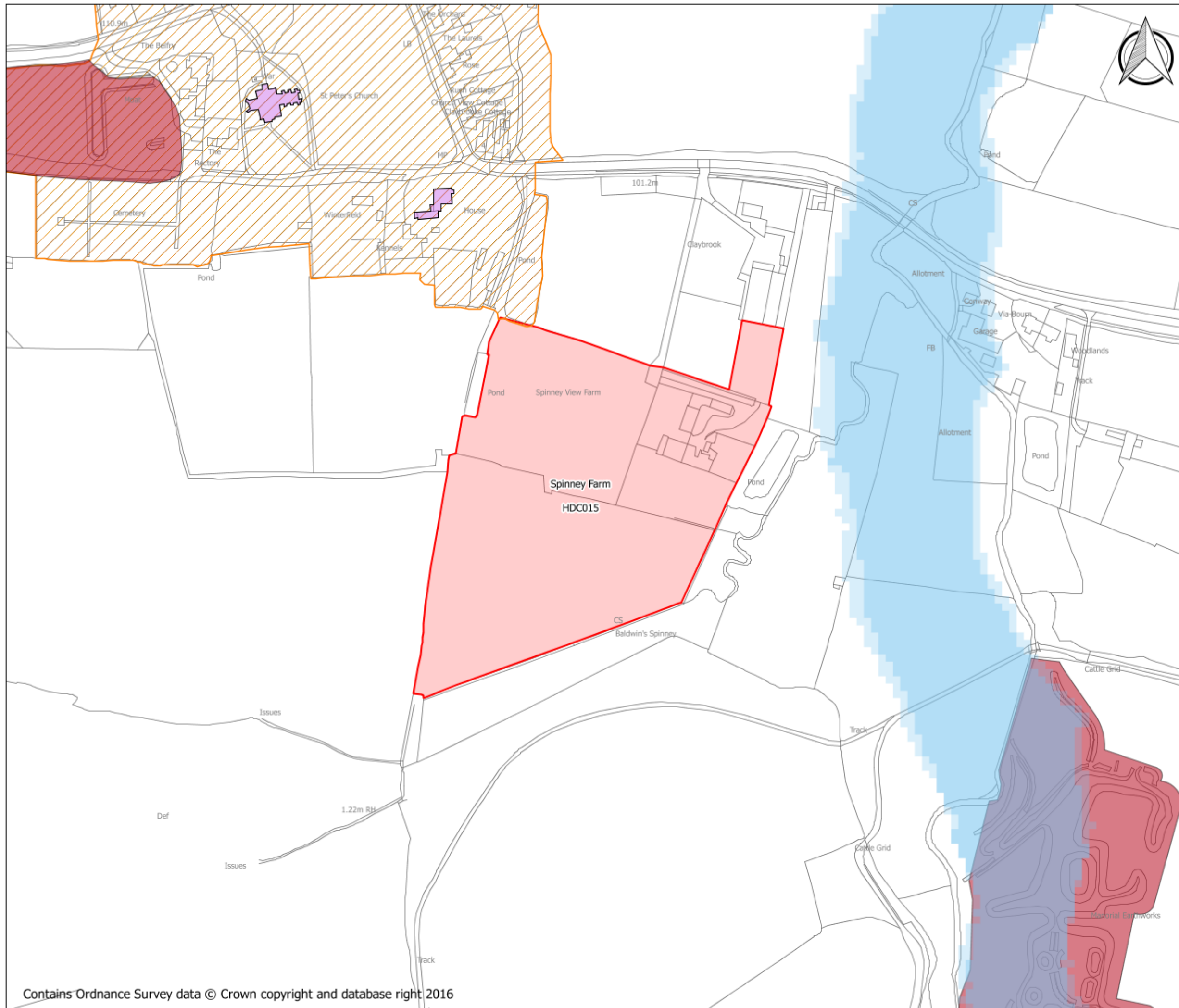


- Site Boundary
- Settlement Boundary
- Contaminated Land
- Floodzone 2
- Floodzone 3
- Statutory Listed Building
- Scheduled Monument
- Conservation\_Areas
- SAC
- SPA
- Ramsar
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- Source Protection Zone
- Green Wedge

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Job No:	LE5005	Rev:	HR



- Site Boundary
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- Green Wedge

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<b>CLIENT</b>  Harborough District Council			
<b>PROJECT</b>  Gypsy and Traveller Site Identification Study			
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Date	17.11.2016	OS Ref:	Drawn By PMG
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Job No:	LE5005	Rev:	HR

## 7.0 Appendix B: Part 1 Assessment Matrix

## Appendix B: Part 1 Assessment

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[illegible]

[illegible]

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## 8.0 Appendix C: Rejected Sites List

# Appendix C Rejected Sites List

Site Ref	Site Name/Address	Stage rejected	Reason for Rejection
HDC001	Greenacres, Leicester Road, Market Harborough	Part 1	Harborough District Council has confirmed the site is unavailable for gypsy and traveller pitches through further consultation in Part 1 of the Study.
HDC002	Quarry Farm Stables, Lutterworth	Part 1	Harborough District Council has confirmed the site is unavailable for gypsy and traveller pitches through further consultation in Part 1 of the Study.
HDC004	Mere Farm, Mere Lane, Bitteswell	Part 1	Harborough District Council has confirmed the site is unavailable for gypsy and traveller pitches through further consultation in Part 1 of the Study.
HDC006	Hill View, Lutterworth Road, Dunton Bassett	Part 1	Harborough District Council has confirmed the site is unavailable for gypsy and traveller pitches through further consultation in Part 1 of the Study.
HDC007	Mayfield Stables	Part 1	Harborough District Council has confirmed the site is unavailable for gypsy and traveller pitches through further consultation in Part 1 of the Study.
HDC009	Woodway Lane, Claybrooke Pava	Part 2	Harborough District Council has confirmed the site is unavailable for gypsy and traveller pitches through further consultation in Part 2 of the Study.
HDC010	James Bond, Moorbarns Lane, Lutterworth	Part 2	Harborough District Council has confirmed the site is unavailable for gypsy and traveller pitches through further consultation in Part 2 of the Study.
HDC011	Wild Meadow, Bowden Lane, Welham	Part 1	The site is located in an area of flood risk (Zone 3a and b) and was therefore rejected in Part 1 as unsuitable for gypsy and traveller pitches, given the vulnerable nature of gypsy and traveller use.
HDC012	Fairacres, Coventry Road, Lutterworth	Part 2	Harborough District Council has confirmed the site is unavailable for gypsy and traveller pitches through further consultation in Part 2 of the Study.
HDC013	Stanley Way, Coventry Road, Lutterworth	Part 2	Harborough District Council has confirmed the site is unavailable for gypsy and traveller pitches through further consultation in Part 2 of the Study.
HDC014	Amusement Depot, Lutterworth	Part 2	Harborough District Council has confirmed the site is unavailable for gypsy and traveller pitches through further consultation in Part 2 of the Study.
HDC016	Kibworth Shooting Ground	Part 1	The site is located in an area of flood risk (Zone 3a and b) and was therefore rejected in Part 1 as unsuitable for gypsy and traveller pitches, given the vulnerable nature of gypsy and traveller use.
HDC017	St Mary's Business Park, Albany Road	Part 2	The sites were identified for release by the Council in the employment land review. However, at the time of the survey the site was in use for employment purposes. The site has been rejected as there is no known availability for Gypsy and Traveller Use.
HDC018	Walton New Road Business Park	Part 2	The sites were identified for release by the Council in the employment land review. However, at the time of the survey the site was partly in use for employment purposes

## Appendix C Rejected Sites List

			(open storage). The site has been rejected as there is no known availability for Gypsy and Traveller Use.
HDC019	Works (Pretty Legs hosiery)	Part 2	The sites were identified for release by the Council in the employment land review. However, at the time of the survey the site was in use for employment purposes. The site has been rejected as there is no known availability for Gypsy and Traveller Use.
HDC020	Towrite Depot, Clarence Street	Part 2	The sites were identified for release by the Council in the employment land review. However, at the time of the survey the site was in use for employment purposes. The site has been rejected as there is no known availability for Gypsy and Traveller Use.
HDC021	Buildcentre, Braybrooke Road	Part 2	The sites were identified for release by the Council in the employment land review. However, at the time of the survey the site was in use for employment purposes. The site has been rejected as there is no known availability for Gypsy and Traveller Use.
HDC022	Land off Melton Rd, Church Langton	Part 2	The availability of the site is unknown. The site has been rejected as there is no known availability for Gypsy and Traveller Use.
HDC023	Land Accessed via 'The Nook' , Great Glen	Part 1	The site is located in an area of flood risk (Zone 3a and b) and was therefore rejected in Part 1 as unsuitable for gypsy and traveller pitches, given the vulnerable nature of gypsy and traveller use.
HDC024	Land off Central Park, Lutterworth	Part 2	The northern part of the site includes unused brownfield land potentially suitable for development, however the availability of the site is unknown. The site has been rejected as there is no known availability for Gypsy and Traveller Use.
HDC025	Land adj. to motorway, Lutterworth	Part 2	Part 2 analysis of the site suggests it is in use by the adjacent employment therefore is considered unavailable. The site has therefore been rejected as there is no known availability for Gypsy and Traveller Use.
HDC026	Option 1, Kibworth Harcourt	Part 2	Further consultation through Part 2 analysis has confirmed the site is unavailable for gypsy and traveller pitches. The site was put forward as part of a Strategic Development Area (SDA) proposal however Council Members have recommended progressing a different SDA as the spatial strategy for the new Local Plan resulting in the 2 Kibworth SDA sites being confirmed as unavailable. The site was therefore rejected in Part 1B.
HDC027	Option 2, Kibworth Harcourt	Part 2	Further consultation through Part 2 analysis has confirmed the site is unavailable for gypsy and traveller pitches. The site was put forward as part of a Strategic Development Area (SDA) proposal however Council Members have recommended progressing a different SDA as the spatial strategy for the new Local Plan resulting in the 2 Kibworth SDA sites being confirmed as unavailable. The site was therefore rejected in Part 1B.

## Appendix C Rejected Sites List

HDC028	Land on the west side of Kibworth Road, Fleckney	Part 1	This land is held by the Official Custodian for Charities c/o Leicestershire County Council. As the availability of the site for gypsy and traveller pitches was not confirmed the site was rejected in Part 1.
HDC029	Land on the South Side of Swannington Road, Broughton Astley	Part 1	Further consultation in Part 1 has confirmed the site is unavailable for gypsy and traveller pitches by the Harborough District Council as the site has been secured as open space through a S106 agreement. The site was therefore rejected in Part 1.
HDC030	Land at M1, Shawell, Lutterworth	Part 1	This land is owned by the SoS for Transport c/o the Highways Agency. As the availability of the site for gypsy and traveller pitches was not confirmed the site was rejected in Part 1.
HDC031	Land on the south west side of Erringtons Close, Oadby	Part 1	Further consultation in Part 1 has confirmed the site is unavailable for gypsy and traveller pitches by the Harborough District Council as the site has been secured as open space through a S106 agreement. The site was therefore rejected in Part 1.
HDC032	Land on the north side of Scraftoft Lane, Leicester	Part 1	This land is owned by Leicestershire County Council. As the availability of the site for gypsy and traveller pitches was not confirmed the site was rejected in Part 1.
HDC033	Land on the north-west side of Gores Lane, Market Harborough	Part 1	Harborough District Council has confirmed the site is unavailable for gypsy and traveller pitches through further consultation in Part 1 of the Study, as the site has been secured as open space through a S106 agreement. The site was therefore rejected in Part 1.
HDC034	Land on the west side of Gilmorton Road, Gilmorton	Part 1	This land is owned by Leicestershire County Council. As the availability of the site for gypsy and traveller pitches was not confirmed the site was rejected in Part 1.
HDC035	Usher Farm, Walcote Road, Gilmorton (LE17 5PJ)	Part 1	This land is owned by Leicestershire County Council. As the availability of the site for gypsy and traveller pitches was not confirmed the site was rejected in Part 1.
HDC036	Digby Farm, Melton Road, Tilton on the Hill and highway land adjoining Melton Road	Part 1	This land is owned by Leicestershire County Council. As the availability of the site for gypsy and traveller pitches was not confirmed the site was rejected in Part 1.
HDC037	Land to the north of and land adjoining Cauldwell Lane, Ashby Parva	Part 1	This land is owned by Leicestershire County Council. As the availability of the site for gypsy and traveller pitches was not confirmed the site was rejected in Part 1.
HDC038	Land on the north-east side of Newton Lane	Part 1	This land is held by the Official Custodian for Charities c/o on behalf of the Newton Harcourt Poor's Land Charity. As the availability of the site for gypsy and traveller pitches was not confirmed the site was rejected in Part 1.
HDC039	Land at Sutton Fields Farm, Highland Farm, Lodge Farm	Part 1	This land is owned by Leicestershire County Council. As the availability of the site for gypsy and traveller pitches was not confirmed the site was rejected in Part 1.

# Appendix C Rejected Sites List

	and Walton Lodge Farm, Broughton Astley		
HDC040	Leaders Farm, Coventry Road, Lutterworth and parts of the A427 and A4303, Lutterworth	Part 1	This land is owned by Leicestershire County Council. As the availability of the site for gypsy and traveller pitches was not confirmed the site was rejected in Part 1.
HDC041	Land lying to the north of Station Road, North Kilworth, Lutterworth	Part 1	This land is owned by Kilworth Parish Council. As the availability of the site for gypsy and traveller pitches was not confirmed the site was rejected in Part 1.
HDC042	Land on the north east side of Scrivener Close, Bushby	Part 1	Harborough District Council has confirmed the site is unavailable for gypsy and traveller pitches through further consultation in Part 1 of the Study, as the site has been secured as open space through a S106 agreement. The site was therefore rejected in Part 1.
HDC043	Land on the north west side of Willoughby Road, Ashby Magna	Part 1	This land is owned by Ashby Magna Parish Council. As the availability of the site for gypsy and traveller pitches was not confirmed the site was rejected in Part 1.
HDC044	Land on the south side of Lutterworth Road, Walcote, Lutterworth	Part 1	Harborough District Council has confirmed the site is unavailable for gypsy and traveller pitches through further consultation in Part 1 of the Study, as the site has been secured as open space through a S106 agreement. The site was therefore rejected in Part 1B.
HDC045	Land lying to the north east of Leicester Road, Fleckney	Part 1	This land is owned by Fleckney Parish Council. As the availability of the site for gypsy and traveller pitches was not confirmed the site was rejected in Part 1.
HDC046	Land on the North side of Coopers Lane, Dunton Bassett	Part 1	This land is owned by Dunton Bassett Parish Council. As the availability of the site for gypsy and traveller pitches was not confirmed the site was rejected in Part 1.
HDC047	Land lying to the south of London Road, Great Glen.	Part 1	The site is located in an area of flood risk (Zone 3a and b) and was therefore rejected in Part 1 as unsuitable for gypsy and traveller pitches, given the vulnerable nature of gypsy and traveller use.
HDC048	Land on the east and west sides of Dunmore Road, Market Harborough	Part 1	The site was therefore rejected in Part 1. The site is also located in an area of flood risk (Zone 3a and b) and was therefore rejected in Part 1 as unsuitable for gypsy and traveller pitches, given the vulnerable nature of gypsy and traveller use. Further consultation also confirmed the site is unavailable for gypsy and traveller pitches by Harborough District Council as the site has been secured as open space through a S106 agreement.
HDC049	Part of Dunton Road, Leire	Part 1	This land is owned by Leicestershire County Council. As the availability of the site for gypsy and traveller pitches was not confirmed the site was rejected in Part 1A.



## Appendix C Rejected Sites List

HDC050	Land lying to the South of the Road from Lutterworth to Husbands Bosworth	Part 1	This land is owned by Leicestershire County Council. As the availability of the site for gypsy and traveller pitches was not confirmed the site was rejected in Part 1.
HDC051	The Firs Farm, Welford Road and land adjoining Packs Hill Farm, Station Road, and land a	Part 1	This land is owned by Leicestershire County Council. As the availability of the site for gypsy and traveller pitches was not confirmed the site was rejected in Part 1.
HDC052	Land on the east side of Rugby Road, Catthorpe	Part 1	This land is held by the Official Custodian for Charities c/o the trustees of Catthorpe Poor's Land Charity of Catthorpe Hall. As the availability of the site for gypsy and traveller pitches was not confirmed the site was rejected in Part 1.

## 9.0 Appendix D: Sites with Potential

## Appendix D - Harborough Site Assessment Forms

Site Ref	Site Name/Address	Location
HDC003	Boneham's Lane, Lutterworth	Rural location in Lutterworth Parish (north of Lutterworth settlement)
Source of Site	Local Authority	Size
Existing G&T	Harborough District Council	0.52 ha
<b>Description of the Site</b>		
<p>This site is an existing Gypsy and Traveller site owned by Leicestershire County Council, but managed on long lease to Framework Housing. The site which sits between the M1 and Boneham's Lane currently includes five pitches and associated utility buildings. This rural location is characterised by pasture and arable fields. The site has reasonable access from Boneham's Lane which goes over the M1 and connects to the A426. Limited screening currently exists at the sites border to the lane and the northern boundary. Further public land ownership to the north of the site could enable expansion or a potentially separate site also accessed from Boneham's Lane.</p>		
<b>Planning History</b>		
<p>13/00281/FUL. Change of use of land for the siting of 5 traveller pitches to include ancillary works and 5 utility buildings. Granted 06/06/2013</p>		
<b>AVAILABILITY</b>		
<p>The site and land to the north is owned by Leicestershire County Council. If this were to come forward it could form part of a wider strategic housing site. Leicestershire County Council are proposing land is available for a strategic development scheme in this location.</p>		
<b>SUITABILITY: Policy Constraints</b>		
<ul style="list-style-type: none"> <li>Policy CS4: Providing for Gypsy, Traveller and Travelling Showpeople Needs</li> <li>Policy CS17: Countryside, Rural Centres and Rural Villages</li> </ul>		
<b>SUITABILITY: Physical Constraints</b>		
<p>Highways Comments: There are no footpath links from the site along Boneham's Lane to the local primary school and shops which are located over 1km from the site. Bus stops are over 800m from the site which reduces transport sustainability. As the site is currently vacant, trip generation should be taken from similar sites in the TRICS database and growth rate taken from TEMPRO for the opening year. Distribution on the network should be taken from Travel to Work Census data (most up to date data available). Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with the Highway Authority. Any application would need to be assessed as part of the usual development management process.</p> <p>Environment Agency Comments: The site is located in flood zone 1, therefore specific site comments have not been sought at this stage.</p> <p>Landscape Appraisal: This existing site forms a block of development situated between Boneham's Lane and the M1 within a rural area characterised by an undulating landform and a mosaic of rectilinear pasture and arable fields. The site sits on the edge of the Lutterworth Lowlands-Bitteswell Historic Farmland LLCA<sup>1</sup>, a landscape defined as having a Moderate-High Sensitivity. The adjoining M1 is well integrated and the landscape to the north and east has a strong rural and broadly open character. The amenity blocks are of a modern design and create the impression of single storey housing which is out of place; the site appears</p>		

<sup>1</sup> Harborough DC – Lutterworth and Broughton Astley Landscape Capacity Study (2011)

## Appendix D - Harborough Site Assessment Forms

cramped and is very apparent from the lane benefitting from limited screening (a low cut hedge on the southern boundary and boarded fence and sporadic low shrub planting on the northern boundary with a large arable field). Any expansion of this site to the north (land to the south is not available) would involve a further incursion into an open field where there is no natural boundary nearby. A new boundary would therefore have to be created and this would provide an opportunity to improve significantly on the very poor existing boundary. However, any such expansion would strengthen the impression of an isolated development within this otherwise rural landscape.

### SUITABILITY: Other Potential Constraints

Ecology Comments: No objections to this in principle. A disused badger sett was found along the roadside hedge in 2012 (as part of the survey requirements for the original site application 13/00281), so I would recommend that this badger survey is updated. It should be conditional on retention of the hedgerow and trees along the road, with a 5m buffer of natural vegetation; if a sett is present, a wider 'no-go' zone would be needed.

Conservation and Urban Design: Site not located within or adjacent to conservation area, (or listed buildings).

Other: Residential amenity/ noise concern in terms of location and proximity to motorway. Whilst the M1 is located in a cutting and the western boundary has strong boundary planting, careful consideration of the layout of the site will be required to ensure caravans are not immediately located adjacent to the motorway. The existing site provides a general indication that residential amenity noise concerns would not prevent an appropriate scheme coming forward in this location.

### ACHIEVEABILITY

The site is potentially available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable and therefore achievable.

### CONCLUSION

The site is potentially available and considered suitable for expansion or a new adjacent site subject to the incorporation of appropriate landscape mitigation improving the existing incongruous nature of the site. The site is considered a potential option for the provision of a new or expanded public site for an additional 10 pitches and it is recommended that the Council work with the County Council and a Registered Provider to deliver the site to meet public pitches needs.

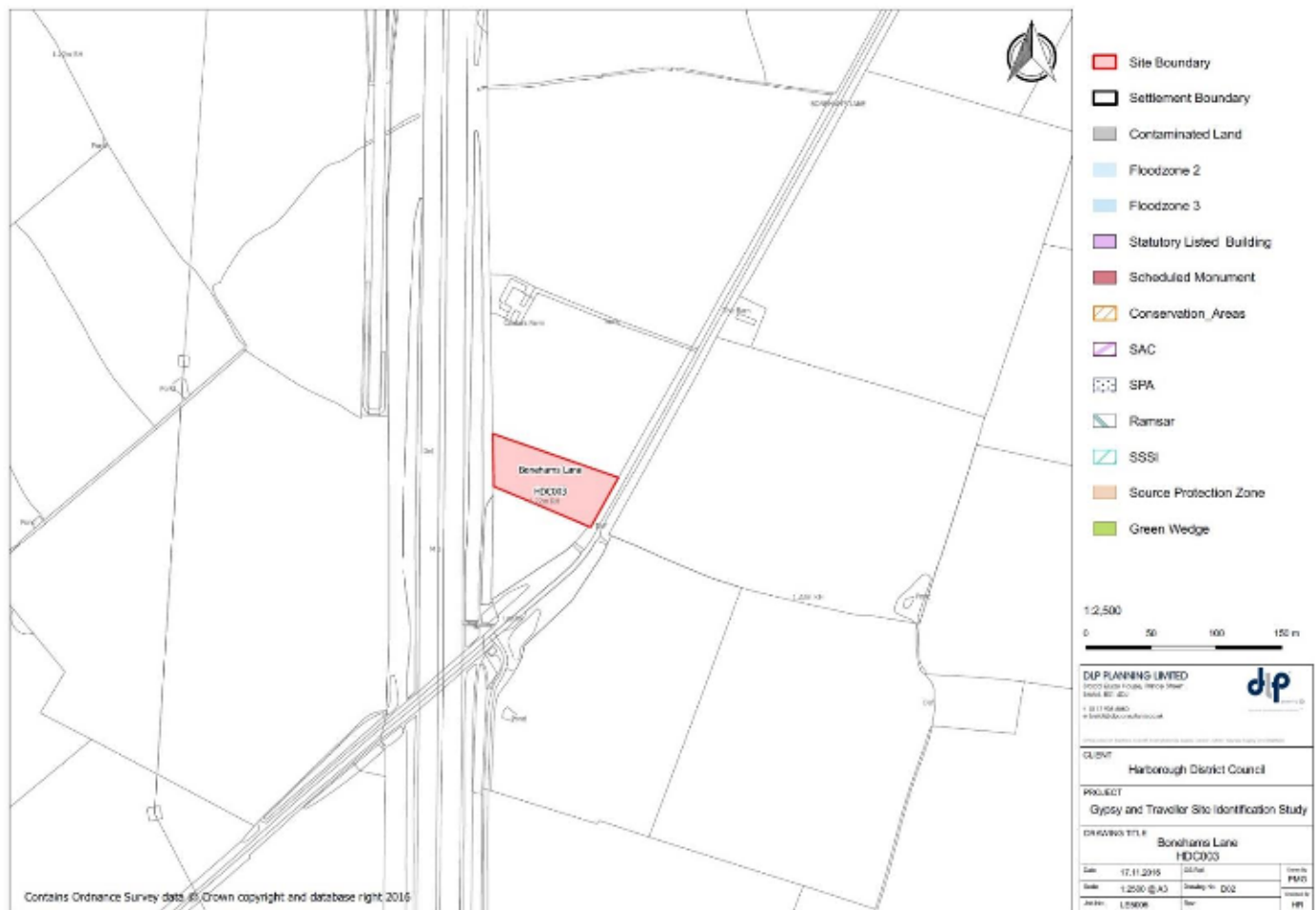
### DELIVERY: Potential Yield

2016-2021	2021-2026	2026-2031	2031-2036	Total 2016-2036
0	10	0	0	0

Type of Use	Delivery Model
Gypsy and Traveller	Public site or part of wider strategic development

### Site Map

## Appendix D - Harbrough Site Assessment Forms



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Harbrough District Council.

### Site Photo





## Appendix D - Harborough Site Assessment Forms

Site Ref	Site Name/Address	Location
HDC005	Smithfields, Lutterworth Road, Dunton Bassett	Rural location north of Dunton Bassett
Source of Site	Local Authority	Size
Existing G&T	Harborough District Council	1.13 ha
<b>Description of the Site</b>		
<p>This site is an existing Gypsy and Traveller site accessed off a lane leading directly from the A426. It is a small private family site but it is sometimes used by other families and has been involved in enforcement disputes in the past in relation to the number of caravans on site. The site currently includes three caravans.</p>		
<b>Planning History</b>		
<p>02/00683/VAC - Variation of Condition 2 of permission 95/0314/3P and Condition 2 of permission 96/1816/3P to allow Mr Edward Smith, Mrs Elaine Smith and Mrs Mary Smith to reside at the site. Approved.</p> <p>00/00305/FUL - Siting of 8 gypsy caravans. Refused.</p> <p>98/00397/VAC - Variation of condition no. 2 of 96/1816/3P to allow siting of one extra caravan (total 3 caravans). Approved.</p> <p>96/01816/3P - Siting of 2 residential static caravans. Approved.</p> <p>95/01373/3P - Change of use of land to a private caravan site to accommodate five gypsy families &amp; erection of ablutions block. Refused. Appeal Dismissed.</p> <p>93/01751/3P - 1 caravan. Approved.</p>		
<b>AVAILABILITY</b>		
A private site that has been suggested by MATU as potentially available for intensification.		
<b>SUITABILITY: Policy Constraints</b>		
<ul style="list-style-type: none"> <li>Policy CS4: Providing for Gypsy, Traveller and Travelling Showpeople Needs</li> <li>Policy CS17: Countryside, Rural Centres and Rural Villages</li> </ul>		
<b>SUITABILITY: Physical Constraints</b>		
<p>Highways Comments: There are no footpath links from the site along Lutterworth Road to the local primary school and shops which are located over 1km from the site. Bus stops are over 800m from the site which reduces transport sustainability. As Lutterworth Road is a class A Road subject to a 60mph speed limit a new access or intensification of use of the existing access from Lutterworth Road would be contrary to policy IN5 of the 6C's Design Guide and provides cause for concern for highway safety. Consideration would need to be given to this during the design, along with the provision of potential speed reducing measures. As the site is currently occupied, the increase or decrease in vehicle movements to/ from the site under its current land use would need to be demonstrated. Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with the Highway Authority. Any application would need to be assessed as part of the usual development management process.</p> <p>Environment Agency Comments: The site is located in flood zone 1, therefore specific site comments have not been sought at this stage.</p>		

## Appendix D - Harborough Site Assessment Forms

**Landscape Appraisal:** The site is located on the eastern side of the A42 on a broad ridge within the gently undulating open countryside of the Lutterworth Lowlands LCA<sup>2</sup>. It was only possible to view the site from the main road frontage. The site appears (as informed by Google) to comprise a large barn, the western part of which appears to comprise stables, surrounding area of hardstanding, with a paddock and chalet style house in the north-western corner with adjoining conifer hedge. Access is via a tarmac drive, defined by gates and ornamental walls at the entrance; a park home occupies a plot immediately south of the access (not part of the site). A hedgerow runs along the eastern boundary with a horse-grazed field to the west separated from the site by white post and rail fencing; the field separates the site from the A42 which is flanked by a reasonably thick hedgerow. At the time of survey a mobile home was visible north of the barn, standing out against the dark backdrop of the eastern boundary hedgerow. A bungalow with barns and other buildings (boarding kennels) lies to the north of the field.

The site has an appearance of a horse-based enterprise and, despite its location on the ridge within a broadly open landscape, is discreet being well contained by the surrounding hedgerows, with views being limited to the immediate vicinity of the site access and glimpses through a gappy section of hedgerow to the north. The eastern boundary hedgerow forms a useful backdrop in these views. The northern conifer hedge is out of place.

There appears to be scope to accommodate a limited number of additional pitches (approx. 2) within the concealed area on the eastern side of the barn without material harm. Should this be considered appropriate screening of the site, in the form of a native hedgerow along the western site boundary with the adjoining field, should be required.

### **SUITABILITY: Other Potential Constraints**

**Ecology Comments:** No objections to this, and no need for surveys. The buildings are unsuitable for bats, and the pond is clearly new and intended for angling, which would make it unsuitable for newts. It should be conditional on retention of the hedgerow to east with a 5m buffer of natural vegetation.

**Conservation and Urban Design:** The site is not located within or adjacent to conservation area, (or listed buildings).

### **ACHIEVEABILITY**

The site is potentially available (to be confirmed with occupants), policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable and therefore achievable.

### **CONCLUSION**

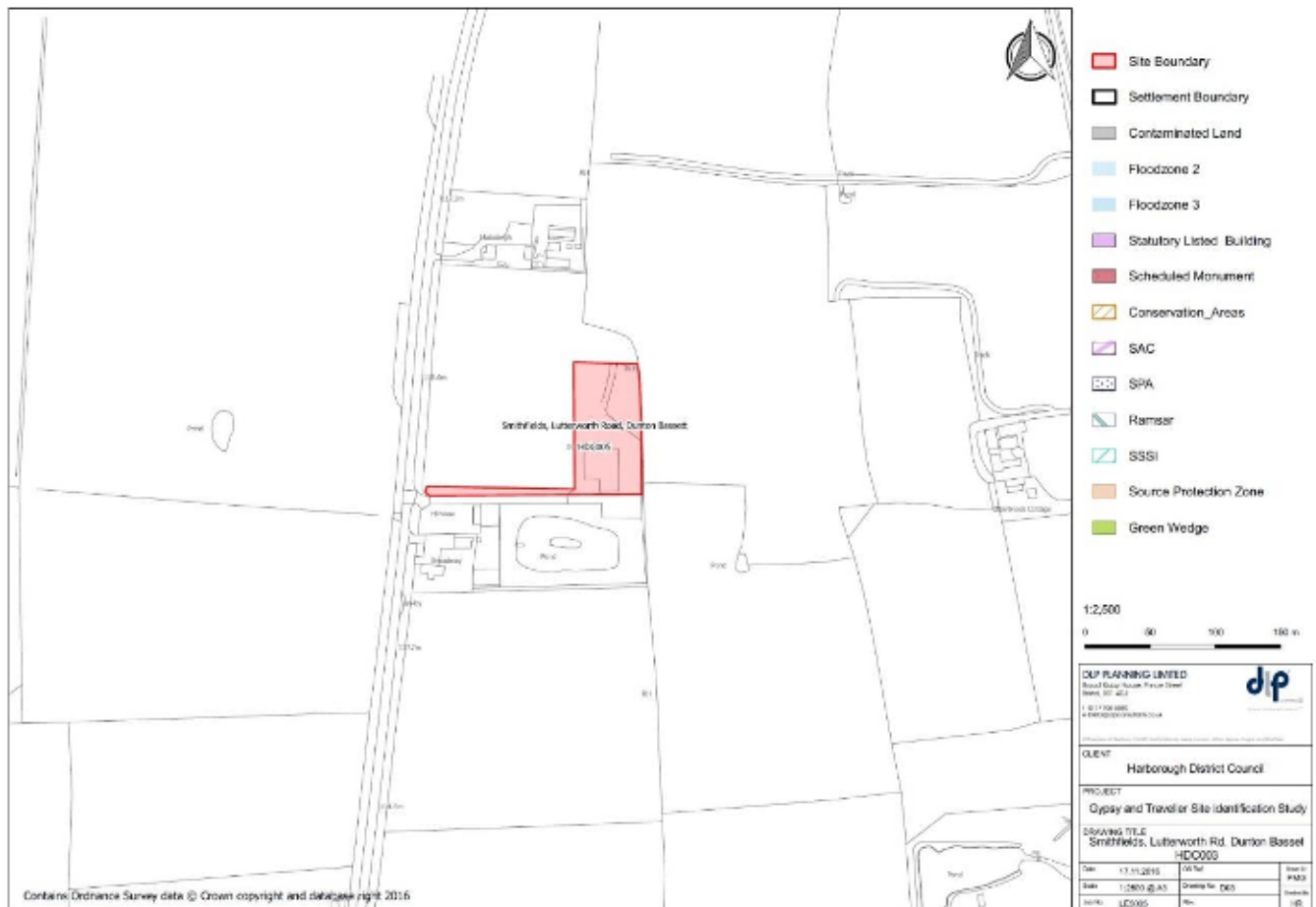
The site is potentially available and considered suitable for expansion or a new adjacent site subject to the appropriate landscape mitigation to improve the existing site boundaries. The site is considered a potential option for the provision of additional pitches within the existing private site. It is recommended that the Council work with MATU to confirm the owner's intentions regarding a potential planning application.

### **DELIVERY: Potential Yield**

2016-2021	2021-2026	2026-2031	2031-2036	Total 2016-2036
2	0	0	0	0
<b>Type of Use</b>		<b>Delivery Model</b>		
Gypsy and Traveller		Private Site		

## Appendix D - Harborough Site Assessment Forms

### Site Map



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### Site Photo



## Appendix D - Harborough Site Assessment Forms

Site Ref	Site Name/Address	Location
HDC008	Walkers Stables, Hungarton Lane	Keyham
Source of Site	Local Authority	Size
Existing G&T	Harborough District Council	3.9 ha
<b>Description of the Site</b>		
<p>This site was recently granted permission for two Gypsy and Traveller pitches. The applicant had prior to this purchased the land to stable his horses and construct an equestrian building, hardstanding area and installed electricity and water. The site then became an emergency place of settlement due to the welfare needs of their family and their animals. The site currently includes 3 caravans (a traditional gypsy caravan and 2 tourer caravans) which are located adjacent to the existing equestrian building.</p>		
<b>Planning History</b>		
<p>During this Assessment, the site was granted retrospective planning permission for two Gypsy / Traveller pitches - 16/00120/FUL (30/09/2016) – however condition 9 associated with that application suggests this is a temporary permission. Failure to discharge Condition1 also suggests this site no longer has permission? The use hereby approved shall cease and all caravans, structures, equipment and materials brought onto the land for the purposes of such use shall be removed and the land restored to its original condition within 3 months of the date of failure to meet any one of the requirements set out below:</p> <p>Previous applications on this site refer to temporary worker's accommodation - 10/00548/FUL. 11/00621/CLU.</p>		
<b>AVAILABILITY</b>		
<p>This site was confirmed as available by the applicant, owner and occupant of the land who recently obtained retrospective planning permission.</p>		
<b>SUITABILITY: Policy Constraints</b>		
<ul style="list-style-type: none"> <li>• Policy CS4: Providing for Gypsy, Traveller and Travelling Showpeople Needs</li> <li>• Policy CS17: Countryside, Rural Centres and Rural Villages</li> </ul>		
<b>SUITABILITY: Physical Constraints</b>		
<p>Highways Comments: Harborough Planning Officer Comments in relation to permitted application: The site is located within a reasonable distance to a sustainable settlement (Scraftoft) and has access to a range of shops, services, public transport links and employment opportunities. The site has suitable highway access and is not detrimental to public safety.</p> <p>Environment Agency Comments: The site is located in flood zone 1, therefore specific site comments have not been sought at this stage.</p> <p>Landscape Appraisal: This existing site (2 pitches) lies south of Hungarton Lane some 450m east of the small village of Keyham. It lies within an area that has a generally strong unspoilt rural character which forms part of an Area of Particularly Attractive Landscape (defined in the no longer extant Policy EV/4 of the Harborough District Local Plan 2001), and High Leicestershire – Central LLCA which is recorded as possessing a High sensitivity , although there is evidence (including this site) of an erosion of this character by extensive horsiculture and sporadic related buildings and other uses in the area east of the village.</p> <p>The site is locally prominent in views from the lane lying in a slightly elevated location, notably when approaching from the east where it appears as an incongruous and isolated development where (at time of</p>		

## Appendix D - Harborough Site Assessment Forms

survey) a caravan, timber shed, trailers, machinery, post and rail fencing tipped materials (including rubble) are visible. Inappropriate 'improvements', including installation of concrete kerbs, to the access also erodes the character of the rural lane. As such it forms a particularly apparent intrusion into the otherwise rural character of countryside and sense of remoteness evident along the lane. Any further development on the site will increase the harmful effects already evident from the existing development. The site is therefore considered to be wholly unsuitable for further expansion.

### SUITABILITY: Other Potential Constraints

Ecology Comments: Harborough Planning Officer Comments in relation to permitted application: The development does not cause significant detriment to neighbouring amenities, green infrastructure or ecological interests. With the implementation of appropriate mitigation measures the development would not have a significantly harmful impact on the character and appearance of the locality. The development does not put the health and safety of occupants at risk through unacceptable noise levels from existing land uses, unacceptable levels of contaminated land, or flood risk.

Conservation and Urban Design: The site is not located within or adjacent to conservation area, (or listed buildings).

### ACHIEVEABILITY

The site has recently been given permission for 2 pitches and is therefore considered available, suitable and achievable.

### CONCLUSION

The site contributes to meeting the defined needs within Harborough District. The assessment does not consider the site suitable for further pitches beyond those already permitted.

### DELIVERY: Potential Yield

2016-2021	2021-2026	2026-2031	2031-2036	Total 2016-2036
2	0	0	0	0

Type of Use	Delivery Model
Gypsy and Traveller	Private Site



### Site Map

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**Legend:**

- Site Boundary
- Settlement Boundary
- Contaminated Land
- Floodzone 2
- Floodzone 3
- Statutory Listed Building
- Scheduled Monument
- Conservation Areas
- SAC
- SPA
- Ramsar
- SSSI
- Source Protection Zone
- Green Wedge

**Scale:** 1:2,500

**Client:** Harborough District Council

**Project:** Gypsy and Traveller Site Identification Study

**Drawing Title:** Walkers Stables HDC008

Date:	17.11.2015	CS File:	
Scale:	1:2500 @ A3	Drawing No:	004
Author:	L18008	Rev:	

### Site Photo



## Appendix D - Harborough Site Assessment Forms

Site Ref	Site Name/Address	Location	
HDC015	Spinney View Farm, Claybrooke Parva	Rural location just west of Ullesthorpe settlement	
Source of Site		Local Authority	Size
Owner Proposal		Harborough District Council	0.43 ha
Description of the Site			
<p>The site was put forward for Gypsy and Traveller use by the site owner at Spinney View Farm. The fields are located south of the hamlet of Claybrooke Parva (north west of Lutterworth) and accessed off a lane off Main Street, behind Claybrooke Stables (and riding school). The site has been subject to enforcement issues in the past.</p>			
Planning History			
<p>00/00029/FUL - New portal frame building, utility room and toilet and extensions to existing stables and lean-to to barn and stables. Approved.</p> <p>91/00593/3P - Siting of residential mobile caravan (retrospective application) Refused</p>			
AVAILABILITY			
This is a private site which was put forward by the site owner and is therefore considered available.			
SUITABILITY: Policy Constraints			
<ul style="list-style-type: none"> <li>Policy CS4: Providing for Gypsy, Traveller and Travelling Showpeople Needs</li> <li>Policy CS17: Countryside, Rural Centres and Rural Villages</li> </ul>			
SUITABILITY: Physical Constraints			
<p>Highways Comments: The site is well placed to access the local primary school, shops and regular bus services. Ullesthorpe Road is a class C Road subject to a 60mph speed limit, consideration would need to be given to this during the design. As the site is currently occupied, the increase or decrease in vehicle movements to/ from the site under its current land use would need to be demonstrated. Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with the Highway Authority. Any application would need to be assessed as part of the usual development management process.</p> <p>Environment Agency Comments: The site is located in flood zone 1, therefore specific site comments have not been sought at this stage.</p> <p>Landscape Appraisal: The site is set back from Main Road and accessed via a track. It lies within the Ullesthorpe Upper Soar Local Landscape Character Area (LLCA) within a reasonably enclosed small scale landscape that surrounds much of hamlet of Claybrook Parva and contributes to its immediate setting, within a shallow valley that separates the hamlet from the village of Ullesthorpe to the east. Horsiculture and some development have created a rather fragmented and neglected character.</p> <p>The area to the east, on the western fringes of Ullesthorpe, has been identified as having a Low capacity for development in the Harborough Rural Centres Landscape Character Assessment and Landscape Capacity Study (2014). Not all of the site was accessible to view and this appraisal is informed by viewing Google Earth. It comprises:</p>			

## Appendix D - Harborough Site Assessment Forms

- A group of (apparently poor quality) barns and sheds with surfaced access and storage area in the north-eastern part, adjoining a belt of trees and a pond immediately to the east (outside the site), which is located in the eastern part of a rectangular horse-grazed pasture field
- A strip of land to the north located between the buildings/yard and a barn (part of a riding school/stables), with a small paddock on the eastern side.
- A roughly triangular shaped pasture field to the south, bounded by a woodland belt beyond the southern boundary. The field is separated from the northern part of the site by a thick hedgerow.

A public footpath passes to the west of the northern field and then runs inside the western boundary of the southern field. The southern field is therefore open to view and has a strong rural character, being visually separated from the buildings to the north by the thick hedgerow. Any development in this field would be very clear encroachment into rural countryside and readily apparent from the footpath with consequential adverse effect on the amenity and enjoyment of the route. This part of the site is therefore wholly unsuitable for development.

Whilst views from the footpath into the field to the north are more filtered there is a sequence of glimpses from the footpath into the field and towards the buildings in the eastern part (which will be more open in winter months). Development within the undeveloped part of the field would lead to a further erosion of the rural qualities of this area, extending structures and activities further into the countryside from the existing cluster of buildings. This part of the site is therefore also considered to be unsuitable for development.

Whilst apparent in partial views from the west the already developed part of the site (containing existing buildings and associated surfaced area) and the small adjoining eastern paddock, offers an opportunity to accommodate a small G&T development without material landscape or visual harm. However, if the site is to be identified, mitigation in the form of a robust belt of native hedgerow planting to define the limits of the development (the outer edge of the existing developed area) should be provided to create visual containment. The area directly to the north of this area is not suitable as development in this location as it would lead to the amalgamation of two already developed areas creating an almost continuous band of development extending southwards from Main Road.

### **SUITABILITY: Other Potential Constraints**

Ecology Comments: "No objections in principle, but very close to a pond (to the east). It will need a great crested newt survey, and if they are present, significant mitigation would be needed, and possibly licensing. However, it would be mitigatable, as the development is relatively minor and low impact. I would also recommend a badger survey, as the overgrown hedges are suitable habitats. There is no need for bat surveys, as the buildings are unsuitable, and no need for any other species/habitat surveys. Retention of hedges to N,E and S of the site with 5m buffers of natural vegetation alongside should be a condition; if a sett is present, a wider 'no-go' zone would be needed"

Conservation and Urban Design: Whilst this site is within reasonably proximity to listed buildings, the distance suggests this is not considered a significant constraint.

### **ACHIEVEABILITY**

The site is potentially available (to be confirmed with occupants), policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable and therefore achievable.

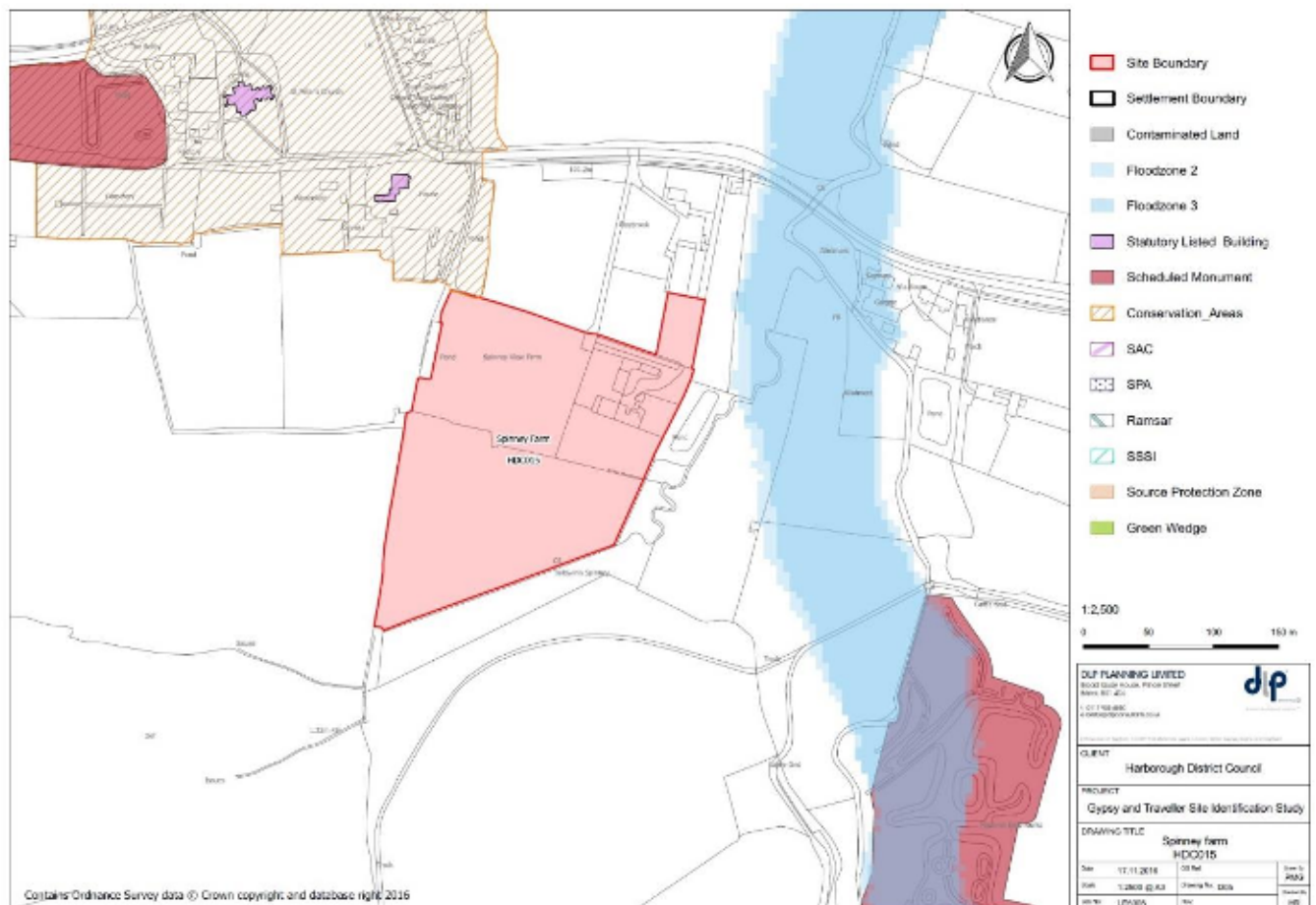
## Appendix D - Harborough Site Assessment Forms

CONCLUSION				
The site is potentially available and considered suitable for a new private site subject to the appropriate design of layout of the proposal (restricted to existing areas of hard standing/buildings) and supporting landscape mitigation to improve key site boundaries. The site is considered a potential option for the provision of three new private pitches. It is recommended that the Council work with MATU to confirm the owner's intentions regarding a potential planning application.				
DELIVERY: Potential Yield				
2016-2021	2021-2026	2026-2031	2031-2036	Total 2016-2036
3	0	0	0	0
Type of Use		Delivery Model		
Gypsy and Traveller		Private Site		



## Appendix D - Harbrough Site Assessment Forms

### Site Map



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Harbrough District Council.

### Site Photo



BEDFORD - BRISTOL - CARDIFF - LEEDS - LONDON - MILTON KEYNES - NOTTINGHAM - RUGBY - SHEFFIELD

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