

**Gypsy and Traveller Site Provision:  
Planning Constraints and  
Opportunities GIS Mapping**

**Prepared for The West Midlands  
Regional Assembly  
by  
Land Use Consultants**

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43 Chalton Street  
London NW1 1JD  
Tel: 020 7383 5784  
Fax: 020 7383 4798  
[luc@landuse.co.uk](mailto:luc@landuse.co.uk)



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# I. INTRODUCTION

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## BACKGROUND

- 1.1. Gypsy & Traveller accommodation needs are serious and urgent in the Region and the West Midlands is committed to increasing site provision<sup>1</sup>. A shortage of culturally-appropriate accommodation for Gypsies and Travellers has the potential to adversely impact upon the harmony and cohesion between the travelling and settled communities. The shortage of site accommodation has also been seen as an important element in the social exclusion of Gypsies and Travellers, contributing for instance to poor health and educational attainment.

## AIMS AND OBJECTIVES

- 1.2. In order to provide additional information to assist in the development of a Planning-Criteria-based Option, the Regional Planning Body has commissioned Land Use Consultants (LUC) to use GIS to provide a series of geographical maps of the West Midlands Region, illustrating a range of planning constraints and potential opportunities.

## METHODOLOGY

- 1.3. As described earlier the aim of the study is to provide maps and tables illustrating planning constraints and potential opportunities with respect to Regional provision of accommodation for Gypsies & Travellers.
- 1.4. The list of agreed planning constraints is set out below. For the purposes of this study, most planning constraints are considered to be an absolute block on Gypsy and Traveller accommodation provision. However, it is recognised that in practice exceptional circumstances may arise where development would be permitted (e.g. within land designated as Green Belt). Most of the constraints are defined in national policy guidance (refer particularly to ODPM Circular 01/2006: Planning for Gypsy and Traveller Caravan Sites) or planning policy statements/guidance. The inclusion of Grade I Agricultural Land (recognised as important in Planning Policy Statement 7: Rural Areas) also reflects the growing importance of local food production.

### List of Planning Constraints.

- Greenbelt.
- Built-up Areas.
- Flood Risk Zones 2 & 3.
- Areas of Outstanding Natural Beauty (AONB).
- Site of Special Scientific Interest (SSSI).

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<sup>1</sup> WM Regional Overview of Gypsy and Traveller Accommodation Assessments, CURS May 2008

- Special Area of Conservation (SAC).
- Special Protection Area (SPA).
- RAMSAR sites.
- Grade I Agricultural Land.
- National Nature Reserves.
- Ancient Woodland and
- The Peak District National Park.

### **List of Opportunities**

- 1.5. A number of potential opportunities were discussed at the inception meeting. The list provided below was agreed. These opportunities are distinct to those being considered as part of the development of other Gypsy and Traveller policy options.
- Population at 2017 (Office of National Statistics (ONS) mid-year estimates).
  - 60 minutes Public Transport isochrones to hospitals.
  - 30 minutes Public Transport isochrones to primary schools.
  - 40 minutes Public Transport isochrones to Regional Employment Land Sites.
  - 40 minutes Public Transport isochrones to secondary schools.
- 1.6. The road network (Motorways, Primary Roads and A-roads) has been mapped to enable a qualitative assessment to be made of access to the road network.
- 1.7. It is considered that the list of opportunities is sufficiently comprehensive to assist with the development of a Planning Criteria-Based option for Regional provision of Gypsy and Traveller provision.

## 2. PLANNING CONSTRAINTS AND OPPORTUNITIES

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### Constraints

- 2.1. GIS data for each of the constraints has been mapped in GIS. **Figures 1 to 13** show the spatial distribution of each of these constraints across the West Midlands Region. Using GIS spatial analysis tools, each of these layers has been added together to create one composite 'constraints' layer without any overlaps. The results of this analysis are shown in **Figure 14**. Creating this composite constraints layer in GIS also allows for the summation of the areas by district to calculate the amount of constrained and unconstrained land per Local Authority.

### Opportunities

- 2.2. GIS data for each of the identified opportunities has been mapped. **Figures 15-18** show the spatial distribution of these opportunity areas. **Figure 19** shows the distribution of the population at 2017. Based on the ONS mid-year population estimates for 2008 and the 2006-based Sub-national population projections to 2017, the population of the West Midlands is expected to grow from 5,417,300 (2008) to 5,694,600 in 2017. **Figure 20** shows a composite layer of four of the opportunity areas (the public transport isochrones layers) which has been created in GIS in order to map the spatial distribution of opportunity areas across the Region.

### Constraints and opportunities

- 2.3. A further GIS layer has been created which analyses where the opportunity areas are coincident with unconstrained land. The spatial distribution of these areas is shown in **Figure 21**. **Appendix Map 1** is a large format version which shows more detail.

### Calculating the potential distribution of pitches by Local Authority area based on planning constraints

- 2.4. To reflect the likelihood that there will be some scope to provide pitches within built-up areas, for the purposes of calculating a proportional distribution of pitches, only 90% of the urban area of each local authority has been treated as a constraint (i.e. a nominal 10% of built-up areas is assumed to be potentially available). It is not possible to spatially represent this and the maps show 100% of built-up areas. A further calculation has therefore been made to identify the area of each Local Authority constrained only by urban areas. It is then possible to calculate for each district how much of the urban area should be treated as unconstrained and therefore added back into the sum of unconstrained land. The results of this calculation are shown in **Table 1**.

**Table 1: Urban area calculations**

Authority name	Area (ha) constrained by urban areas only	10% of urban areas to be considered as 'unconstrained' (ha)
Birmingham	20,875	2,087
Bridgnorth	840	84
Bromsgrove	1,486	149
Cannock Chase	2,211	221
City of Stoke-on-Trent	5,817	582
City of Wolverhampton	5,917	592
County of Herefordshire	2,550	255
Coventry	6,078	608
Dudley	7,654	765
East Staffordshire	1,922	192
Lichfield	2,118	212
Malvern Hills	1,334	133
Newcastle-under-Lyme	2,817	282
North Shropshire	1,483	148
North Warwickshire	1,328	133
Nuneaton and Bedworth	2,560	256
Oswestry	887	89
Redditch	1,939	194
Rugby	2,043	204
Sandwell	7,161	716
Shrewsbury and Atcham	2,086	209
Solihull	5,203	520
South Shropshire	470	47
South Staffordshire	1,863	186
Stafford	2,891	289
Staffordshire Moorlands	1,658	166
Stratford-on-Avon	2,219	222
Tamworth	1,557	156
Telford and Wrekin	4,232	423
Walsall	5,908	591
Warwick	2,635	263
Worcester	2,048	205
Wychavon	2,027	203
Wyre Forest	2,038	204
<b>TOTAL</b>	<b>115,859</b>	<b>11,586</b>

- 2.5. Due to sensitivities surrounding the treatment of Green Belt as an absolute constraint, two calculations have been performed – the first treating 100% of Green Belt as a constraint, the second using 95% of Green Belt as a constraint to reflect the possibility of provision within the Green Belt in exceptional circumstances. As with the calculation relating to built-up areas, it is not possible to show 95% of Green Belt spatially, and the maps show 100% of Green Belt land. Similarly to the treatment of built-up land, a calculation has been performed to identify the total land area within each Local Authority constrained only by Green Belt, which allows a further calculation to identify how much of the Green Belt-constrained land should be treated as unconstrained in the 95% option. **Table 2** shows the result of this calculation.

**Table 2: Green Belt calculations**

Authority name	Area (ha) constrained by Green Belt only	5% of urban areas to be considered as 'unconstrained' (ha)
Birmingham	2,485	124
Bridgnorth	22,735	1,137
Bromsgrove	17,660	883
Cannock Chase	1,741	87
City of Stoke-on-Trent	1,439	72
City of Wolverhampton	427	21
County of Herefordshire	0	0
Coventry	2,546	127
Dudley	1,305	65
East Staffordshire	0	0
Lichfield	13,271	664
Malvern Hills	0	0
Newcastle-under-Lyme	8,681	434
North Shropshire	0	0
North Warwickshire	14,662	733
Nuneaton and Bedworth	3,172	159
Oswestry	0	0
Redditch	1,717	86
Rugby	18,420	921
Sandwell	628	31
Shrewsbury and Atcham	0	0
Solihull	10,214	511
South Shropshire	0	0
South Staffordshire	28,573	1,429
Stafford	8,656	433
Staffordshire Moorlands	15,893	795
Stratford-on-Avon	19,665	983
Tamworth	150	7

Authority name	Area (ha) constrained by Green Belt only	5% of urban areas to be considered as 'unconstrained' (ha)
Telford and Wrekin	2	0
Walsall	3,293	165
Warwick	17,302	865
Worcester	128	6
Wychavon	7,879	394
Wyre Forest	9,404	470
<b>TOTAL</b>	<b>232,046</b>	<b>11,602</b>

- 2.6. The GIS data has been summarised in **Table 3** below to show how pitches could be distributed based on broad planning constraints across the Region. There is a requirement of 939 pitches over 10 years (split 660 for 2007-12 and 279 for 2013-17). **Table 3** shows the first scenario where 90% of urban areas are considered a constraint and 100% of Green Belt. **Table 4** shows the second scenario where 90% of urban areas are considered a constraint and 95% of Green Belt.
- 2.7. The potential distribution of pitches has been calculated based on the proportion of unconstrained land across the Region. The pitch calculations have been rounded the nearest whole number. Also included in **Tables 3** and **4** is a calculation of the footprint (area in hectares) of the areas of opportunity that are coincident with the unconstrained areas.
- 2.8. **Table 5** shows a qualitative evaluation of the constraints and opportunities within each Local Authority based on a visual analysis of the maps in GIS. A short discussion of the findings of these calculations is provided in the next section of this report.

**Table 3: Potential distribution of 939 pitches using 90% urban area constraint and 100% Green Belt constraint**

Authority name	Total land area (ha)	Mapped constrained land (ha)	Mapped unconstrained land (ha)	10% of urban areas to be considered as 'unconstrained' (ha)	Total unconstrained land (when 90% of urban areas and 100% of Green Belt are considered a constraint) ha	% of Regional unconstrained land (when 90% of urban areas and 100% of Green Belt are considered a constraint) ha	Share of pitches (rounded to the nearest whole number)	Footprint of opportunities on unconstrained land (ha)
Birmingham	26,779	26,570	208	2,087	2,295	0.35	3	168
Bridgnorth	63,317	33,000	30,317	84	30,401	4.57	43	295
Bromsgrove	21,697	21,470	226	149	375	0.06	1	104
Cannock Chase	7,888	7,308	580	221	801	0.12	1	175
City of Stoke-on-Trent	9,345	8,104	1,241	582	1,823	0.27	3	491
City of Wolverhampton	6,943	6,923	20	592	612	0.09	1	16
County of Herefordshire	217,973	61,797	156,176	255	156,431	23.52	221	2,260
Coventry	9,865	9,483	382	608	990	0.15	1	239
Dudley	9,797	9,684	113	765	878	0.13	1	81
East Staffordshire	39,000	9,432	29,568	192	29,760	4.47	42	995
Lichfield	33,130	21,019	12,110	212	12,322	1.85	17	274
Malvern Hills	57,707	14,608	43,099	133	43,232	6.50	61	779
Newcastle-under-Lyme	21,096	13,037	8,058	282	8,340	1.25	12	426
North Shropshire	67,917	6,372	61,545	148	61,693	9.27	87	1,021
North Warwickshire	28,427	19,869	8,557	133	8,690	1.31	12	229
Nuneaton and Bedworth	7,895	6,449	1,446	256	1,702	0.26	2	441
Oswestry	25,608	4,629	20,979	89	21,068	3.17	30	780
Redditch	5,425	4,219	1,206	194	1,400	0.21	2	326
Rugby	35,356	23,777	11,579	204	11,783	1.77	17	437
Sandwell	8,556	8,499	57	716	773	0.12	1	51
Shrewsbury and Atcham	60,163	17,154	43,009	209	43,218	6.50	61	1,291
Solihull	17,829	17,400	429	520	949	0.14	1	295
South Shropshire	102,726	71,772	30,955	47	31,002	4.66	44	926
South Staffordshire	40,732	34,775	5,957	186	6,143	0.92	9	509
Stafford	59,817	19,382	40,435	289	40,724	6.12	57	1,157
Staffordshire Moorlands	57,585	41,685	15,900	166	16,066	2.42	23	415
Stratford-on-Avon	97,787	40,478	57,309	222	57,531	8.65	81	748
Tamworth	3,085	2,589	496	156	652	0.10	1	86
Telford and Wrekin	29,031	7,717	21,314	423	21,737	3.27	31	1,701
Walsall	10,395	10,073	323	591	914	0.14	1	179
Warwick	28,288	23,671	4,617	263	4,880	0.73	7	429
Worcester	3,328	2,888	440	205	645	0.10	1	243
Wychavon	66,354	25,688	40,666	203	40,869	6.14	58	1,742
Wyre Forest	19,540	15,246	4,294	204	4,498	0.68	6	206
<b>TOTAL</b>	<b>1,300,381</b>	<b>646,767</b>	<b>653,611</b>	<b>11,586</b>	<b>665,197</b>	<b>100.00</b>	<b>939</b>	<b>19,515</b>

**Table 4: Potential distribution of 939 pitches using 90% urban area constraint and 95% Green Belt constraint**

Authority name	Total land area (ha)	Mapped constrained land (ha)	Mapped unconstrained land (ha)	10% of urban areas to be considered as 'unconstrained' (ha)	5% of Green Belt to be considered as 'unconstrained' (ha)	Total unconstrained land (when 90% of urban areas and 95% of Green Belt are considered a constraint) ha	% of Regional unconstrained land (when 90% of urban areas and 95% of Green Belt are considered a constraint) ha	Share of pitches (rounded to the nearest whole number)	Footprint of opportunities on unconstrained land (ha)
Birmingham	26,779	26,570	208	2,087	124	2,420	0.36	3	168
Bridgnorth	63,317	33,000	30,317	84	1,137	31,538	4.66	44	295
Bromsgrove	21,697	21,470	226	149	883	1,258	0.19	2	104
Cannock Chase	7,888	7,308	580	221	87	888	0.13	1	175
City of Stoke-on-Trent	9,345	8,104	1,241	582	72	1,895	0.28	3	491
City of Wolverhampton	6,943	6,923	20	592	21	633	0.09	1	16
County of Herefordshire	217,973	61,797	156,176	255	0	156,431	23.11	217	2,260
Coventry	9,865	9,483	382	608	127	1,117	0.17	2	239
Dudley	9,797	9,684	113	765	65	944	0.14	1	81
East Staffordshire	39,000	9,432	29,568	192	0	29,760	4.40	41	995
Lichfield	33,130	21,019	12,110	212	664	12,985	1.92	18	274
Malvern Hills	57,707	14,608	43,099	133	0	43,232	6.39	60	779
Newcastle-under-Lyme	21,096	13,037	8,058	282	434	8,774	1.30	12	426
North Shropshire	67,917	6,372	61,545	148	0	61,693	9.12	86	1,021
North Warwickshire	28,427	19,869	8,557	133	733	9,423	1.39	13	229
Nuneaton and Bedworth	7,895	6,449	1,446	256	159	1,861	0.27	3	441
Oswestry	25,608	4,629	20,979	89	0	21,068	3.11	29	780
Redditch	5,425	4,219	1,206	194	86	1,486	0.22	2	326
Rugby	35,356	23,777	11,579	204	921	12,704	1.88	18	437
Sandwell	8,556	8,499	57	716	31	805	0.12	1	51
Shrewsbury and Atcham	60,163	17,154	43,009	209	0	43,218	6.39	60	1,291
Solihull	17,829	17,400	429	520	511	1,460	0.22	2	295
South Shropshire	102,726	71,772	30,955	47	0	31,002	4.58	43	926
South Staffordshire	40,732	34,775	5,957	186	1,429	7,572	1.12	11	509
Stafford	59,817	19,382	40,435	289	433	41,157	6.08	57	1,157
Staffordshire Moorlands	57,585	41,685	15,900	166	795	16,860	2.49	23	415
Stratford-on-Avon	97,787	40,478	57,309	222	983	58,514	8.65	81	748
Tamworth	3,085	2,589	496	156	7	659	0.10	1	86
Telford and Wrekin	29,031	7,717	21,314	423	0	21,737	3.21	30	1,701
Walsall	10,395	10,073	323	591	165	1,078	0.16	1	179
Warwick	28,288	23,671	4,617	263	865	5,746	0.85	8	429
Worcester	3,328	2,888	440	205	6	651	0.10	1	243
Wychavon	66,354	25,688	40,666	203	394	41,263	6.10	57	1,742
Wyre Forest	19,540	15,246	4,294	204	470	4,968	0.73	7	206
<b>TOTAL</b>	<b>1,300,381</b>	<b>646,767</b>	<b>653,611</b>	<b>11,586</b>	<b>11,602</b>	<b>676,799</b>	<b>100.00</b>	<b>939</b>	<b>19,515</b>

**Table 5: A qualitative evaluation of the relative constraints and opportunities in each Local Authority**

Authority name	Mapped constrained land (ha)	Qualitative Evaluation of Constraints	Mapped unconstrained land (ha)	Qualitative Evaluation of Opportunities
Birmingham	26,570	The majority of Birmingham is constrained by urban area. There are also pockets of Green Belt, an NNR/SSSI to the north and areas of Zone 2 & 3 Flood Risk throughout the District.	208	Urban area is the main constraint to the District; This also means that the District is well placed with respect to opportunities (these are related to access to key services).
Bridgnorth	33,000	Bridgnorth is mainly constrained by Green Belt to the east, AONB at the western edge, pockets of ancient woodland throughout the District, and areas of Zone 2 & 3 Flood Risk throughout the District.	30,317	The main opportunities in Bridgnorth are concentrated around Bridgnorth urban area and in particular the B4373 northbound, the A442 northbound, the A454 eastbound, the B4363 southbound and the B4555 southbound.
Bromsgrove	21,470	Bromsgrove is constrained almost entirely by Green Belt; there are pockets of ancient woodland dispersed across the District, SSSIs dispersed across the District and areas of Zone 2 & 3 Flood Risk throughout.	226	The main opportunities in Bromsgrove are concentrated around the Bromsgrove, Alvechurch and Hagley urban areas; in particular the M5 around junctions 4 & 5 and northbound, the M42 and the A491/A456 junction.
Cannock Chase	7,308	A large proportion of Cannock Chase is constrained by Green Belt. AONB constrains the northern half of the District. The north-west of the District forms part of the Cannock Chase SAC, there are SSSIs to the north-west and east and areas of Zone 2 & 3 Flood Risk.	580	The main opportunities in the District are located around Cannock urban area and along the line of the A460.
City of Stoke-on-Trent	8,104	The edges of Stoke-on-Trent are constrained by Green Belt. There is a small NNR/SSSI in the south-eastern boundary and areas of Zone 2 & 3 Flood Risk.	1,241	Given its largely urban nature, the authority is well served throughout with respect to each of the opportunities.
City of Wolverhampton	6,923	Wolverhampton is partially constrained by Green Belt to the west and north; There are also areas of Zone 2 & 3 Flood Risk.	20	Given its largely urban nature, the authority is well served throughout with respect to each of the opportunities.
County of Herefordshire	61,797	Herefordshire is constrained by AONB to the south and east (the Wye Valley and Malvern Hills); pockets of Grade I Agricultural Land; pockets of ancient woodland throughout; SSSI at the north-western and eastern boundaries, and areas of Zone 2 & 3 Flood Risk throughout the county.	156,176	Opportunities are concentrated around Hereford, Kington and Leominster to the north, Ledbury to the east, along the A49 and around the B4352 and B4349 to the west.
Coventry	9,483	The non-urban areas of Coventry are constrained by Green Belt; Ancient woodland and SSSI are limited to the periphery of the District; There are also areas of Zone 2 & 3 Flood Risk.	382	Given its largely urban nature, the authority is well served throughout with respect to each of the opportunities.
Dudley	9,684	The non-urban areas of Dudley are constrained by Green Belt; The District has a NNR to the north and several SSSI; small areas of ancient woodland and areas of Zone 2 & 3 Flood Risk.	113	Given its largely urban nature, the authority is well served throughout with respect to each of the opportunities.
East Staffordshire	9,432	East Staffordshire has areas of ancient woodland particularly in the central-western portions of the District; SSSI lies to the west. There are also areas of Zone 2 & 3 Flood Risk.	29,568	Opportunities are concentrated around Burton-upon-Trent and Uttoxeter; The A522 north-west, the A518 south-west and the B5016.

Authority name	Mapped constrained land (ha)	Qualitative Evaluation of Constraints	Mapped unconstrained land (ha)	Qualitative Evaluation of Opportunities
Lichfield	21,019	Parts of Lichfield, particularly to the west, are designated as Green Belt; a small portion of Cannock Chase AONB lies in the western corner; SSSI are located around the periphery particularly to the west; Ancient woodland is distributed in small pockets across the borough. Areas of Zone 2 & 3 Flood Risk are found throughout the District.	12,110	Opportunities tend to be concentrated around the main built-up areas: Lichfield, Burntwood and Rugeley.
Malvern Hills	14,608	The Malvern Hills AONB lies to the south-west of the District; there are pockets of Grade I Agricultural Land and Ancient Woodland; there are a number of SSSI; Areas of Zone 2 & 3 Flood Risk are throughout the District.	43,099	Opportunities in Great Malvern are limited to Great Malvern and along the line of the A449; and in the north around the A456.
Newcastle-under-Lyme	13,037	The northern part of the District is constrained by Green Belt; there are Ramsar sites along the north-western boundary; there are pockets of Ancient Woodland throughout the District; there are SSSIs to the south and north-western boundary; there are Areas of Zone 2 & 3 Flood Risk throughout the District.	8,058	Opportunities are concentrated around Newcastle-under-Lyme/Stoke-on-Trent border, and the A53 to the south-west.
North Shropshire	6,372	There is a NNR to the north-central boundary; there are several Ramsar sites particularly to the northern boundary of the District (including a SAC); there are pockets of Ancient Woodland and a number of SSSI. Areas of Zone 2 & 3 Flood Risk are found throughout the District.	61,545	Opportunities are concentrated around the built-up areas of Whitchurch to the north, Wem in the centre of the District and Ellesmere to the west.
North Warwickshire	19,869	The southern and western part of the District is constrained by Green Belt; Ancient Woodland is located in pockets throughout the District; there are a number of SSSIs; Flood risk zones 2 & 3 are apparent particularly to the north and west.	8,557	Opportunities are limited to the built-up areas of Coleshill, Hartshill and around the M42 to the west.
Nuneaton and Bedworth	6,449	The eastern and western boundaries of the District are constrained by Green Belt; there are pockets of ancient woodland to the west; there is an SSSI; there are areas of Zone 2 & 3 Flood Risk.	1,446	The main opportunities are centred around the built-up areas outside of Green Belt.
Oswestry	4,629	The District has a Ramsar site, SSSI, pockets of Ancient Woodland and areas of Zone 2 & 3 flood risk	20,979	Opportunities are concentrated around Oswestry and the A483 north-bound; Ellesmere and the B5068.
Redditch	4,219	The central belt of Redditch is constrained by Green Belt; there is Ancient Woodland particularly to the north; there are SSSIs to the north and south; there are Areas of Zone 2 & 3 Flood Risk.	1,206	Opportunities are largely focused around the built-up area surrounding Redditch.
Rugby	23,777	Rugby is constrained by Green Belt to the north and west; Ancient woodland to the west of the District; SSSI to the west of the District; and areas of Zone 2 & 3 flood risk.	11,579	Most opportunities are concentrated around Rugby built-up area and along the line of the A428.

Authority name	Mapped constrained land (ha)	Qualitative Evaluation of Constraints	Mapped unconstrained land (ha)	Qualitative Evaluation of Opportunities
Sandwell	8,499	A small portion of Sandwell District to the east is constrained by Green Belt; there are areas of Zone 2 & 3 flood risk.	57	As most of the District is built-up there are opportunities concentrated around the main built-up areas.
Shrewsbury and Atcham	17,154	There is an AONB along the southern boundary of the District; there are Ramsar sites to the north and south of Shrewsbury; there are pockets of Ancient Woodland throughout the District; there are SSSIs and areas of Zone 2 & 3 Flood Risk.	43,009	The main opportunities are concentrated around Shrewsbury built-up area, along the A488 and the A458.
Solihull	17,400	Green Belt covers the eastern and southern portions of the District; there are pockets of Ancient Woodland; there are SSSIs; there are areas of Zone 2 & 3 Flood Risk.	429	Opportunities are concentrated around Solihull built-up area as well as the A452 around Balsall Common.
South Shropshire	71,772	A large portion of South Shropshire is constrained by AONB; There is a Ramsar, NNR and SAC in the north-west of the District; SSSIs cover a reasonable area; there are pockets of Ancient Woodland throughout the District; there are areas of Zone 2 & 3 Flood Risk.	30,955	There are opportunities around Ludlow, the B4367/8-A49 interchange; and to the north along the line of the B4386.
South Staffordshire	34,775	The majority of South Staffordshire is constrained by Green Belt; Cannock Chase AONB lies to the extreme north-east of the District boundary; there is a NNR and SAC site along the northern boundary; there are SSSIs; there are areas of Zone 2 & 3 flood risk.	5,957	The main opportunities are found along the boundaries with Dudley and Wolverhampton Districts, along the line of the A449 northbound; and around Wombourne.
Stafford	19,382	There is Green Belt to the north and south-east of the District; Cannock Chase AONB is found to the south-east; there are NNR and Ramsar sites; there are SACs to the east and south-east; there are SSSIs around the periphery of the District; there are areas of Zone 2 and 3 Flood Risk.	40,435	Opportunities are located around Stafford built-up area and around the A51 and A34 north-bound.
Staffordshire Moorlands	41,685	The west of the District is constrained by Green Belt; the north-east of the District is constrained by the Peak District National Park; there is a NNR to the east; SPA to the north; SAC to the north and east; there is Ancient Woodland, particularly to the south; a large proportion is constrained by SSSI; there are areas of Zone 2 and 3 Flood Risk.	15,900	Opportunities are concentrated around Leek, Biddulph and at the border with Stoke-on-Trent District.
Stratford-on-Avon	40,478	Green Belt constrains the north-west of Stratford-on-Avon; the southern boundary is partially constrained by AONB; there are pockets of Ancient Woodland; there are SSSIs; there are areas of Zone 2 and 3 flood risk.	57,309	Opportunities are located around the built-up areas of Redditch, Stratford-on-Avon; north-bound along the B4085; along the A3400 and the A422/A46 interchange
Tamworth	2,589	Small areas to the south and west of Tamworth are constrained by Green Belt; there is an SSSI and areas of Zone 2 & 3 Flood Risk.	496	Given the largely built-up nature of Tamworth, there are opportunities across the majority of the District.

Authority name	Mapped constrained land (ha)	Qualitative Evaluation of Constraints	Mapped unconstrained land (ha)	Qualitative Evaluation of Opportunities
Telford and Wrekin	7,717	There is a small area of AONB to the south-west of the District; there are pockets of Ancient Woodland; there are SSSIs to the south-west; there are areas of Zone 2 & 3 flood risk particularly to the north.	21,314	The main opportunities are concentrated around Telford built-up area and the A442 north-bound.
Walsall	10,073	Parts of the District are constrained by Green Belt; SSSI and Ancient Woodland cover a small portion of the area and there are areas of Zone 2 & 3 Flood Risk.	323	Opportunities in the District are concentrated around the built-up areas to the west and north of the District
Warwick	23,671	Green Belt constrains the northern portion of the District; there are pockets of Ancient Woodland and areas of Zone 2 & 3 Flood Risk.	4,617	Opportunities are concentrated around the built-up areas of Warwick, Royal Leamington Spa and Kenilworth.
Worcester	2,888	There is a small area of Green Belt to the north of Worcester; there are pockets of Ancient Woodland and Areas of Zone 2 & 3 Flood Risk.	440	As the majority of Worcester is built-up, there is a concentration of opportunity areas around Worcester.
Wychavon	25,688	Parts of Wychavon to the north are constrained by Green Belt; there are AONBs along the southern boundary; there is a NNR to the south; there is a SAC to the south; there are pockets of Ancient Woodland and SSSI; there are areas of Zone 2 & 3 Flood Risk.	40,666	Opportunities are located around Evesham, Pershore, along the B4084 and the western boundary with Worcester.
Wyre Forest	15,246	Green Belt constrains the north and east of the District; there are NNRs to the east and west; there are areas of Ancient Woodland, particularly to the west; a large proportion of the District is designated SSSI; there are Areas of Zone 2 & 3 Flood Risk.	4,294	The main opportunities are concentrated around Kidderminster, the A456 westbound and routes southbound.
<b>TOTAL</b>	<b>646,767</b>		<b>653,611</b>	

### **3. SUMMARY AND CONCLUSIONS**

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#### **SUMMARY OF KEY FINDINGS**

- 3.1. This report has used GIS to provide a series of geographical maps of the West Midlands Region illustrating planning constraints and potential opportunities to assist in the development of a Planning-Criteria-based option for provision of accommodation for Gypsies & Travellers. There is a requirement for 939 pitches over 10 years (split 660 for 2007-12 and 279 for 2013-17).
- 3.2. A series of planning constraints were agreed with the Regional Planning Body, most of which are defined by National planning guidance. For the purposes of this study, most planning constraints were considered to be an absolute block on Gypsy and Traveller accommodation provision, though some were treated more flexibly.
- 3.3. A series of opportunities were also defined. This list is representative of factors which are considered to be important when reviewing options for provision of Gypsies and Traveller's accommodation. They include access to key facilities such as schools (primary and secondary), hospitals and employment sites.
- 3.4. Once the constraints and opportunities were mapped a series of calculations were undertaken to ascertain the amount of land within each district which is constrained and unconstrained; the amount of land within each district which can be considered to contain 'opportunity' areas; and how much of land defined as 'opportunity' is also unconstrained. Further calculations were undertaken aiming to reduce the amount of constrained land by treating 5% of Green Belt and 10% of Urban Area as 'unconstrained'. A calculation was then undertaken for each district aiming to distribute the required number of pitches (939) across the Region in proportion to the amount of land which is considered 'unconstrained'.

#### **CONCLUSIONS**

- 3.5. This report has aimed to provide some initial conclusions to assist with the development of a Planning Criteria-based option for provision of accommodation for Gypsies & Travellers.
- 3.6. Whilst the results are not intended to be exhaustive (for example, other criteria may be applied to further refine the results), some clear conclusions do emerge:
  - All districts are constrained by planning constraints to some extent.
  - All districts have 'opportunity areas' associated with them.
  - The balance of the constraints is mainly towards the Conurbation and Greenbelt areas.
  - The balance of the opportunities is largely towards the areas of Herefordshire and Shropshire.

- 3.7. These conclusions will be incorporated into the work being undertaken to prepare Options for Public consultation, as part of the RSS Revision Phase 3 process.

Land Use Consultants, 9<sup>th</sup> January 2009

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## **FIGURES**



## **APPENDIX I**