

## Matter H – Issue 6 Gypsies and Travellers - Further Information

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### Background

Paragraph 6.4 of the City Council's Matter H hearing statement stated that, in the absence of any proposals from the Travelling community, the City Council were undertaking a further review of land in its ownership with regard to identifying suitable sites to meet the identified need for gypsy and traveller accommodation.

### Current Position

This review has now been completed and two sites have been identified. These are located at Hubert Street/Aston Brook Street East and Rupert Street/Proctor Street. Location plans and site details are attached.

The Deputy Leader of the City Council has instructed that these sites should be brought forward as Travellers sites. It is the City Council's intention to bring them forward through planning applications and to retain ownership of the sites once developed. The sites have not yet been subject to consultation.

The GTAA 2014 (H5) identified a need for 8 permanent and 10 to 15 Transit pitches during the period 2014-31. The above sites will provide at least a five year supply of permanent pitches and will meet all identified need for transit pitches thereby meeting the requirement of paragraphs 9(a) & 9(b) of the PPTS<sup>1</sup>. Both sites are deliverable in accordance with PPTS paragraph 9, footnote 7<sup>2</sup>. It may be possible to accommodate the remaining requirement for permanent pitches on these sites. If not the City Council will seek to identify an additional site. The broad location of search will be the South West quadrant of the city's urban area based on unauthorised encampment data.

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<sup>1</sup> Paragraphs 9(a) & 9(b) of the PPTS state:

“Local planning authorities should, in producing their Local Plan:

- identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets
- identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11-15”

<sup>2</sup> Footnote 7 to Paragraph 9 states:

“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that development will be delivered on the site within five years and in particular that development of the site is viable”.

**Timescales**

Work to prepare a planning application is now being undertaken, and it is anticipated that this will be completed by January 2015

In advance of the submission of an application, the Council intends to undertake pre-submission consultation. This is expected to take place in February 2015

The submission of planning applications will follow this, and is expected to take place in March 2015

The Council would expect to determine of the planning applications within 13 weeks of submission.

On this basis a decision on the planning applications would be made by June 2015

**Implications for Birmingham Development Plan**

The Council would have no objection to the inclusion of these sites in the Plan through a modification. If this approach were taken the Council could seek to combine consultation on the modification with pre-submission consultation on the planning application.

# Site Details / Locations

## Land at Hubert Street/Aston Brook Street East.

This small site adjoins an existing site of 4 pitches. The land is in City Council ownership. There has been an unauthorised encampment on the site for at least the last year. Those in the unauthorised encampment are relatives of those residing on the neighbouring site and form part of the identified need for pitches. The site is the same size as the neighbouring site. The site is of sufficient size to accommodate 5 years supply of permanent pitches



**Land at Rupert Street / Proctor Street**

This land is in City Council ownership and is surplus to requirements. It is currently used as a temporary car park. The site is of sufficient size to meet all the identified need for transit provision for the duration of the plan period (10-15 pitches). If usage indicates that the lower end of the range is adequate then the 'L' shaped nature of the site could enable the site to be sub divided to accommodate the balance of the city's need for permanent pitches. The precise capacity would be determined following consideration of issues such as design and access.

