

delivery), it does not increase the jobs growth expected or required for Rugby’s local need for the remainder of the plan period.

**Policy DS2: Sites for Gypsy, Travellers and Travelling Showpeople**

The Council will allocate land in a separate Gypsy and Traveller Site Allocations DPD to meet the requirements for gypsy, travellers and travelling showpeople’s accommodation as identified by the Gypsy and Traveller Accommodation Assessment (GTAA) 2017, where compliant with the definitions in Annex 1 of the Planning Policy for Traveller Sites (PPTS). The GTAA will be updated on a regular basis and as such the pitch allocations requirements will be updated through the GTAA process. The requirements identified in the GTAA 2017 are as follows:

<b>Timeframe</b>	<b>Total required pitch provision</b>
2017 to 2022	35
2022 to 2027	12
2027 to 2032	14
<b>Total</b>	<b>61</b>

In assessing the suitability of sites for allocation for residential and mixed use occupation by Gypsies, Travellers and Travelling Showpeople, and for the purposes of considering planning applications for such sites, proposals will be supported where the following criteria are met:

- The site affords good access to local services such as schools and health facilities;
- The site satisfies the sequential and exception tests for flood risk and is not adjacent to uses likely to endanger the health of occupants such as a refuse tip, sewage treatment works or contaminated land;
- The development is appropriate in scale compared with the size of the existing settlement or nearby settlements;
- The development will be able to achieve a reasonable level of visual and acoustic privacy both for people living on the site and for those living nearby;
- The development has appropriate vehicular access;
- The development will comply with Policy SDC1 in respect of design and impact on the surrounding area and amenity of existing residents;
- The development will be well-laid out to provide adequate space and privacy for residents;
- The development will include appropriate landscape measures to mitigate visual impacts and to ensure adequate levels of privacy and residential amenity for occupiers and adjacent occupiers but which avoids enclosing a site with an inappropriate amount of hard landscaping, high walls or fences;
- The development should not accommodate non-residential uses that may cause, by virtue of smell, noise or vibration, significant adverse impact on neighbouring business or residents; and
- Adequate provision for on-site services for water supply, power, drainage, sewage and waste disposal facilities.

4.20. For the purposes of the PPTS the definition of “Gypsies and Travellers” at Annex 1 was updated so that it reflects those “who lead a genuine travelling lifestyle”. The latest version of the Gypsy and Traveller Accommodation Assessment (GTAA) (2017) has been produced in line with the definitions of gypsies and travellers as set out in the 2015 PPTS. The assessment took into account current pitch need and demand, as well as future need, and was based on modelling of data as advocated by ‘Gypsy and Traveller Accommodation Assessment Guidance’ (DCLG, 2007). If the evidence is deemed to be out of date the Council will take a view as to the merits of updating the GTAA to inform Policy DS2 in meeting the Council’s obligation to comply with this statutory requirement.

4.21. The criteria set out within Policy DS2 are consistent with the Planning Policy for Traveller Sites (PPTS) and will help guide future planning applications and site allocations. The approach of the Local Plan is to preferably locate residential development in sustainable locations that are well served by services and facilities. Whilst Rugby Borough has only one urban area, the requirement to locate sites adjacent to urban boundaries may equally be satisfied through its proximity to the administrative areas of Coventry, Nuneaton or Hinckley. It is acknowledged that approximately two thirds of Rugby Borough is designated Green Belt and therefore the Council can assist in the requirement to assess locations that do not fall under this designation.

4.22. The Council is committed to the adoption of a Gypsy and Traveller Site Allocations Development Plan Document (DPD) in line with the Local Development Scheme. The Council has commenced the evidence gathering to inform the DPD, including a Strategic Housing Land Availability Assessment. Very few sites were submitted through the call for sites as part of the Local Plan process. Of these none were deemed to be suitable. The production of the Gypsy and Traveller DPD will ensure the Council can fully assess the options for meeting the identified need and therefore be able to better meet the aims of the PPTS.

4.23. It is acknowledged that putting in place a strategy to meet the need for Gypsies and Travellers in a separate DPD is not in line with the aims of the PPTS which requires the identification of a supply of specific deliverable and developable sites to meet targets for the first ten years of the plan period to be included within the Local Plan. The PPTS also sets out policies on Traveller sites within the Green Belt making clear that releasing land from the Green Belt should be done through the plan-making process and that this should only be done in exceptional circumstances.

4.24. However, given the extent of Green Belt, and the location of existing sites in the Borough, the recommendations of the GTAA will be utilised in identifying sites for allocation through the DPD. This includes the expansion of existing Gypsy and Traveller sites and the creation of new small sites, as demonstrated to be the preference for Gypsy and Traveller communities. If the assessment of site options to meet the need for Gypsy and Traveller accommodation indicates the need to release land from the Green Belt to allow for the expansion of existing sites or the creation of new sites, the Council will consider whether there are exceptional circumstances to justify this via a partial review of the Local Plan including Policy DS2 to be published alongside the DPD.

4.25. While the forthcoming Gypsy and Traveller Site Allocations DPD will look to identify sites to meet the identified need for pitches up to 2031, there is potential to meet some of this need from existing sites, in particular the identified shortfall over the first 5 years of the plan. At June 2017,

according to the 2017 GTAA, there were a total of 123 pitches across the Borough. Of these, 16 were unauthorised (where temporary permission has lapsed), 5 have temporary permission, 8 are classed as potential pitches which are currently unoccupied but could be occupied within the next 5 years and 3 are vacant. A further 18 pitches were occupied by non- gypsies and travellers. All of the existing pitches are situated within the Green Belt.

4.26. This means that over the next 5 years there are 11 pitches that could become available (8 potential pitches and 3 vacant). Additionally many of the unauthorised and temporary permissions may be renewed or made permanent. Additional permissions may be granted for new sites or extensions to existing sites which come forward, either as temporary or permanent permissions, subject to conforming with the criteria in policy DS2 and taking into account any other material considerations, including the PPTS. Where these are in the Green Belt very special circumstances will have to be demonstrated.

4.27. In determining the appropriate scale of a proposed site, consideration will be given to the size of any existing sites that are in close proximity and the size of the nearest towns or villages. This approach is intended to achieve the objectives of national guidance through the promotion of sustainable, inclusive and balanced communities and will be relevant where the proposal is in close proximity to a village as opposed to an urban area. Any such assessment of a proposal will also take account of the capability of local infrastructure to support this development and the advice of infrastructure providers will be fundamental to this process.

4.28. Early engagement with the Council is strongly recommended where the development of a new site is proposed. Where proposals are being considered that may be contrary to this policy approach the Council will assist in an assessment of any alternative options that exist in more sustainable locations.

<b>Policy DS3: Residential Allocations</b>		
The following sites will be allocated for residential development and associated infrastructure and uses as shown on the Policies Map:		
Ref	Site Name	Dwellings
<b>Rugby Urban Edge</b>		
DS3.1	Coton Park East (See Policy DS7)	Around 800
DS3.2	Rugby Gateway*	Around 1300
DS3.3	Rugby Radio Station*	Around 6200
DS3.4	South West Rugby (See Policies DS8 and DS9)	Around 5000
*planning permission granted and under construction		