

Report

**Potential expansion of the Councils existing travellers facility
at**

PROPERTY

Cottingley Springs Travellers Site

CLIENT

Environments & Neighbourhoods

PREPARED BY

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20th December 2010



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SECTION 1

INTRODUCTION

1.0 INTRODUCTION

Scrutiny Board are currently undertaking an inquiry into the provision of gypsies and travellers sites in the City.

One of the issues they want to explore further is providing more pitches for travelling families at the existing site at Cottingley Springs.

This will involve landscaping, laying hardstanding (to accommodate two caravans and a vehicle to each additional pitch), connection to the water supply, electricity and sewerage, the building of facility units (bathroom, toilet, kitchen, dining/living area) and any additional roads within the site.

CPM is requested to carryout an urgent Feasibility Study to look at expanding the capacity of the site and to provide budget costings for the work.

This information is required by 20th December 2010 as a report is required for Scrutiny Board at the beginning of January 2011.

Copies of all available drawings and a copy of the Designing Gypsy and Traveller Sites Good Practice Guide have been forwarded separately for information.

1.1 LIMITATIONS

Paul Quarmby visited site with Gareth Self , Travellers Services, on the 15th December 2010, examined existing drawings and noted the Good Practice Guide on provision for travellers.

This report is submitted on the understanding that this is a quick appraisal of the site and for its possible expansion.

No ground investigation has been undertaken, no discussion in respect of the diversion of the existing watercourse or its history and liability to flooding has taken place.

Discussion with Planners has taken place but without a scheme drawing it is difficult for full consideration to be given.

No discussion with, or submission to, LEDA has been Made.

Budget prices are provided using £/ M2 Rate prices and are for guidance only, in line with the requirements of an initial site appraisal.

A more detailed & full Feasibility Study providing potential site layouts and full discussion with relevant statutory providers & planners can be provided by the commissioning of the SDA, a Fee would be chargeable for such a Study.

SECTION 2

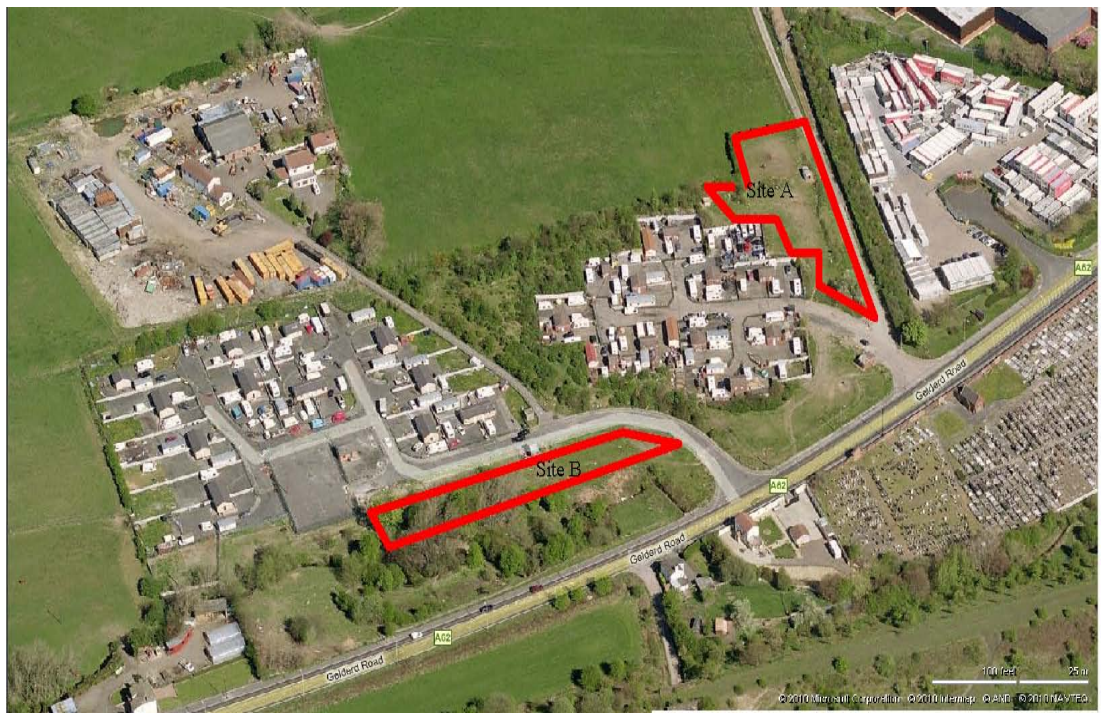
SUMMARY

2 Summary

Utilising the plans provided and extrapolating data in respect of the existing plots and facilities provided it appears that 14No additional Pitches might be provided at Cottingley Springs.

The cost of providing such additional accommodation would be in the region of £1,299,229.50 this equates to £92,802.00 per pitch.

The new accommodation, it is theorised, can be provided in two areas, 6No Pitches on site A, on a strip of land adjacent to the access road to the neighbouring farm & secondly 8No pitches on site B on a strip of land between the site access road and the stream adjacent to main road.



However, from discussion with LCC Planners and with reference to the guidance published on Traveller & Gypsy sites further development on this site may be opposed, the current thinking being that a number of small site integrated into the community around Leeds would be more beneficial.

Comment from LCC Planner

'Whilst the preferred approach does not explicitly support the extension of the site it does not necessarily dismiss it either. The preferred approach is to have a number of smaller sites across Leeds which is the option that came out from consultation. The strategy is in draft at the current time'.

See also Planning Comment Section 4

Development of the Cottingley site

With regard to development at the Cottingley Springs site it would be more cost effective to build on Site B as access, mains drainage and services exist within reasonable distance of the potential pitches and may support development, Site A requiring a new access road, drainage and services.

We would recommend that outline plans be produced and checks with LEDA, the service boards, mains drainage and Environment in respect of potential flooding from the adjacent stream be undertaken.

SECTION 3

BUDGET COSTS

SECTION 4

PLANNERS COMMENTS

For deciding a planning application for an extension to Cottingley Springs, first regard would need to be given to policy of the Unitary Development Plan Review (UDPR) which is the development plan for Leeds. Policy H16 says:

THE CITY COUNCIL WILL CONTINUE TO SEARCH FOR SUITABLE PERMANENT, TEMPORARY STOPPING AND TRANSIT SITES TO PROVIDE ACCOMMODATION FOR TRAVELLERS AND TRAVELLING SHOWPEOPLE, AND WILL ENCOURAGE SUITABLE PRIVATE SITES TO BE ADVANCED, IN ORDER TO PROVIDE A BALANCED DISTRIBUTION THROUGHOUT THE DISTRICT WHICH WILL SUPPLEMENT EXISTING PROVISION IN SOUTH WEST LEEDS.

SUITABLE SITES WILL NEED TO BE:

- i. ACCEPTABLE TO THE TRAVELLERS' COMMUNITY ITSELF;**
- ii. WITHIN EASY REACH OF COMMUNITY AND OTHER FACILITIES;**
- iii. IN LOCATIONS WHERE THE ENVIRONMENT PROVIDES ACCEPTABLE LIVING CONDITIONS, AND WHERE THE DEVELOPMENT WILL NOT HAVE UNACCEPTABLE ENVIRONMENTAL CONSEQUENCES.**

SITES FOR TRAVELLERS WILL NOT NORMALLY BE ACCEPTABLE IN THE GREEN BELT, ON PLAYING FIELDS AND OTHER SITES IDENTIFIED FOR GREENSPACE PURPOSES, ON THE BEST AND MOST VERSATILE AGRICULTURAL LAND, AND WHERE THEY WOULD RESULT IN DETRIMENTAL IMPACT ON A SITE OF OF NATURE CONSERVATION INTEREST PROTECTED UNDER POLICY N50.

Further expansion of Cottingley Springs might meet criteria i, ii, and iii. The first is not straightforward because there is not one single Travellers community. Some parts of the community do not believe that expansion of Cottingley Springs acceptable. Regarding ii. the site is somewhat remote, but it would be expected that residents of the existing site have established means of accessing services and facilities. Given the existing site, iii could probably be satisfied.

A more exacting part of the policy is that sites will not normally be acceptable in the green belt. Cottingley Springs is washed over by the green belt. Unless the extension is onto the adjacent employment site (which is not in the green belt), development would have to demonstrate very special circumstances. Such circumstances could include the recognised need for Gypsy and Traveller Pitches in Leeds (West Yorkshire Gypsy and Traveller Accommodation Assessment (GTAA) 2008), the problems with unauthorized encampments and lack of alternative options for sites in locations not in the green belt.

A more up-to-date position on Gypsy and Traveller accommodation is provided by Leeds' Core Strategy Preferred Approach which was published for consultation October 2009. It was written in the context of the West Yorkshire GTAA 2008 (although number of pitches required in Leeds was not quoted). Of options consulted upon in an earlier stage of the Core Strategy, the Preferred Approach is to go with a locational preference for Gypsy and Traveller sites as follows:

- Small residential sites of no more than 12 pitches distributed around Leeds

linked to existing infrastructure

It should be noted that the Core Strategy has not yet been completed, so it doesn't have the same status as the UDPR.

In conclusion, the biggest planning concern about expanding Cottingley Springs would be the Green Belt issue. This would have to be assessed and judged in more detail. Apart from that, expansion would not be explicitly contrary to either UDPR or Core Strategy Preferred Approach (CSPA) policy, but it would not sit comfortably with the intention of the CSPA to prefer smaller sited distributed around Leeds.

SECTION 5

SITE PLANS

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File Edit Record View Functions GIS Image Options Spatial Help

POFCOWTAB.7.3.2 Property Ownership

Details Management Surveys Other

Details Details2 Encumbrances Map Print Index

Reference
ASSET1/9071/BLDG

Record Type Status
2 - Building - Parent LIVE - Live

Address
Cottingley Springs Caravan Site A
Gelderd Road
Gildersome
Morley

Description

Acquired Date Disposal Date

User Department
HNI ISFR - Housing Services

Title
FH - Freehold

Show Only This Record
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71.2m
Cattle Grid

Caravan Parks

COTTINGLEY SPRINGS

COTTINGLEY SPRINGS

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File View Tools Help

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- Street Gazetteer
- Pre-OS (Planning) lines
- Pre-OS (Planning) labels
- OS 1:1250 (PostPAI:01-02-07)
- OS 1:250K Major Routes
 - A-road
 - Broad
 - Minor road
 - Motorway
 - Railway
 - Watercourse
- Administration Wedges
- Wards
- District
- OS 1:10K black/white map
- OS 1:50K black/white map
- OS 1:50K colour map

71.2m
Cattle Grid

Caravan Parks

COTTINGLEY SPRINGS

COTTINGLEY SPRINGS

Pond

Ebor House

67.6m

66.1m

Metres 20 40 60 80 100 120 140 160 180 200

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office (C) Crown Copyright 2010

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POFCOWNTAB.7.3.2 Property Ownership

Details Management Surveys Other

Details Details2 Encumbrances Map Print Index

Reference: ASSET/9071/BLDG

Record Type: 2 - Building - Parent Status: LIVE - Live

Address: Cottingley Springs Caravan Site A, Gelders Road, Gildersome, Morley

Description:

Acquired Date: Disposal Date:

User Department: HTI/ISFR - Housing Services

Title: FH - Freehold

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POFCOWNTAB.7.3.2 Property Ownership

Details Management Surveys Other

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Record Type: 2 - Building - Parent Status: LIVE - Live

Address: Cottingley Springs Caravan Site A, Gelders Road, Gildersome, Morley

Description:

Acquired Date: Disposal Date:

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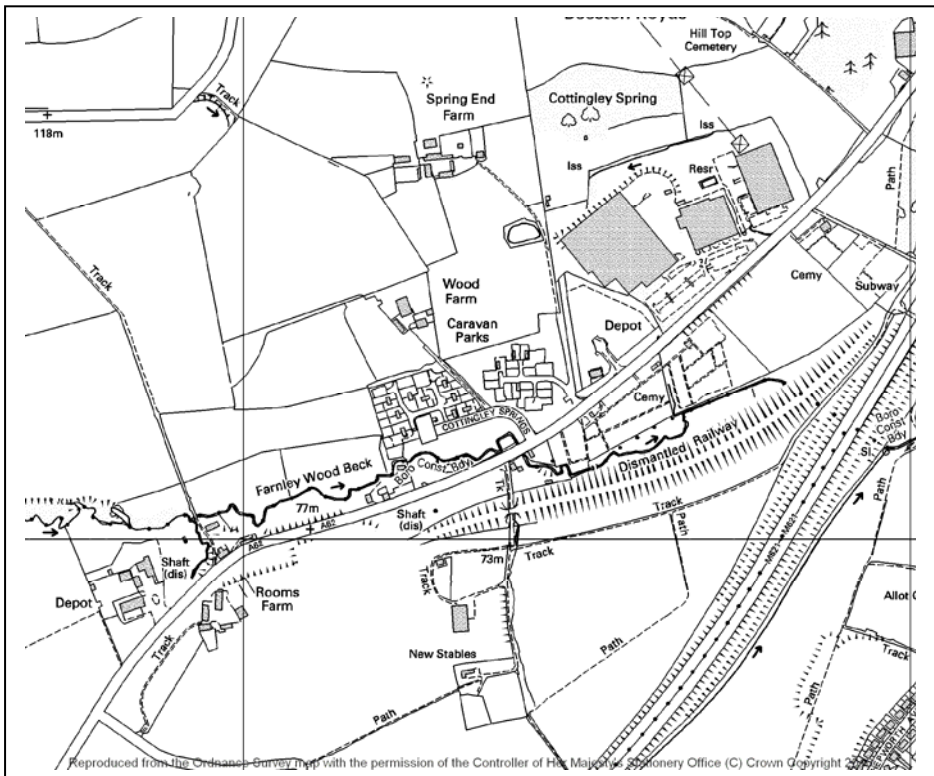
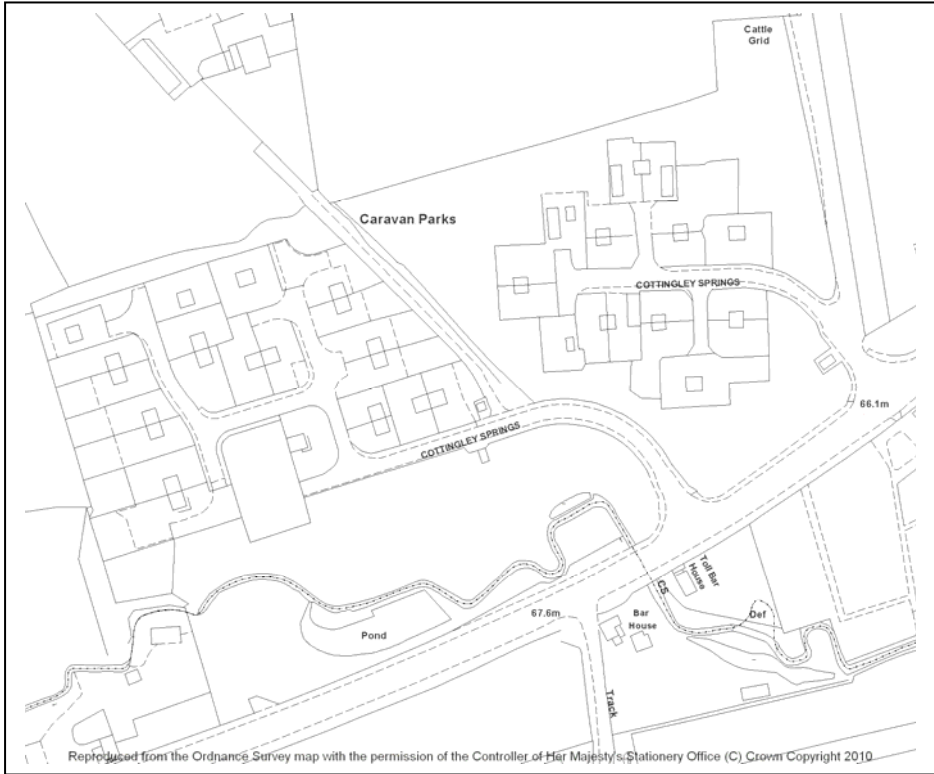
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Bing Maps - Microsoft Internet Explorer provided by Leeds City Council

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