

mass to run a 24/7 operation. For sheltered housing a smaller number of approximately 30 units (or fewer) is acceptable. Demand for smaller units has been highlighted by colleagues and partners in adult social care.

- 4.1.51 In terms of location, extra care facilities should be located to ensure ease of access for visitors and to enable residents to access local services where appropriate. These will be dealt with on a site by site basis.

Custom and Self Build

- 4.1.52 From April 2016, Councils have been required to keep a register of people who are interested in self or custom build housing and plan accordingly to meet this demand. In line with the Government's aspirations to enable more people to build their own homes, the Council will consider applications for self-build properties favourably, having regard for all other policies in the Local Plan. Provision of self-build plots is a specific requirement of the Local Plan site allocations, subject to demand on the Council's register.

HMOs

- 4.1.53 The policy is intended to manage HMOs coming forward in the Borough. It should be noted that a license is required to rent out an HMO and this is subject to additional requirements including space standards.

Other Needs

- 4.1.54 The Council has identified other needs across the Borough as set out in the Local Housing Needs Assessment (2021) – including students, service families and those wishing to rent – and will monitor progress to ensure necessary provision is made. If necessary provision is not being made and a specific policy requirement is identified then this will be dealt with through a future review of the Plan.

Policy DEV3 – Gypsy & Traveller and Travelling Show People Provision

Meeting Identified Need

1. The Council and its partners will work together to provide an adequate supply of sites for Gypsies and Travellers and Travelling Showpeople to meet identified needs.
2. Provision will be made between 2021 and 2032 for a minimum of an additional:
 - a. 2 permanent pitches for Gypsies and Travellers;
 - b. 5 permanent plots for Travelling Showpeople; and
 - c. 5-10 transit pitches for Gypsies and Travellers.
3. The need for Gypsy & Traveller's and Travelling Showpeople for the remainder of the Plan period beyond 2032 will be assessed in a future review of the Local Plan.
4. Identification of sites to meet needs up to 2038 and any unmet need up to 2032 will be confirmed through a future review of the Local Plan.

Proposals for new sites

5. Where there is an identified need or a demand for the provision of transit and permanent pitches for Gypsy or Traveller use or plots for Travelling Showpeople, proposals will be favourably considered where they satisfy other relevant policies of the Plan and meet the following criteria:

- a. The proposed site is suitable for use as a Gypsy, Traveller or Travelling Showperson's site and can provide an acceptable living environment for future occupiers;
- b. The site is not subject to physical constraints or other environmental issues that cannot be mitigated to an acceptable level, or that would impact upon the health, safety or general wellbeing of residents on the site;
- c. The site is or can be well integrated within the local townscape in a manner in-keeping with the local character, using boundary treatments and screening materials which are sympathetic to the existing urban/rural form;
- d. Be compatible with surrounding land uses particularly with regards to residential amenity;
- e. The site has good access to the highway network and adequate provision is made for the parking, manoeuvring and storage of all vehicles associated with the use of the site;
- f. The site is served, or could readily be provided with, electricity, mains water, drainage, sewage and waste disposal facilities; and for permanent sites
- g. The proposed site is or can be made accessible to key local services such as primary schools, GPs, shops and other community facilities.

6. Planning permission for sites granted specifically for Gypsy & Traveller or Travelling Showpeople use, will be subject to conditions restricting occupancy to Gypsies & Travellers or Travelling Showpeople who practice a travelling lifestyle.

Protection of Gypsy & Traveller and Travelling Showpersons Facilities

7. The Council will not permit development likely to result in the loss of existing permanent consented Gypsy and Traveller or Travelling Showpersons sites unless it can be demonstrated:

- a. that the development would not lead to, or exacerbate an identified shortfall in provision; or
- b. that replacement provision of at least equal or enhanced value can be provided in a suitable location.

Why we have taken this approach

Identified Need

- 4.1.55 To respond to the needs of the whole community, there is a need to ensure adequate provision is made within the Borough to meet the accommodation needs of Gypsy & Travellers and Travelling Showpeople.
- 4.1.56 National planning policy (Planning Policy for Traveller Sites - DCLG, 2015) requires local planning authorities to make an assessment of the accommodation needs for

Gypsy & Travellers and Travelling Showpeople and to meet that need through the identification of land for sites. More specifically, it requires local planning authorities to identify a supply of deliverable sites sufficient to provide 5 years' worth of sites against their locally set target and a supply of developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15 of their Local Plan.

- 4.1.57 The Council commissioned a new joint Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) in association with Cheshire West & Chester Council, Cheshire East Council and Halton Borough Council, which was completed in 2018. This assessment takes account of the change to the definition of Travellers for planning purposes contained in the revised version of Planning Policy for Traveller Sites (PPTS) issued in August 2015 and provides a credible evidence base for the provision of new Gypsy and Traveller pitches and Travelling Showpeople plots for the 15-year period from 2017 up to 2032 as required by the PPTS, with a split to 2030 to meet Local Plan periods for Cheshire East and Cheshire West and Chester.
- 4.1.58 The GTAA (2018) provided an up to date position with regard to Warrington's need in terms of Gypsy & Traveller's and Traveling Showpeople as of August 2018. It identified a need for 15 further permanent Gypsy and Traveller pitches between 2017 and 2032 in addition to those consented at the time of the report. This represented a minimum requirement of 1 pitch to be provided every year up to 2032, based on an equal rate of provision over the 15 year period.
- 4.1.59 In terms of Travelling Showpeople the assessment identified a need for 15 plots between 2017 and 2032. This represented a similar minimum requirement of 1 plot to be provided every year up to 2032, based on an equal rate of provision over the 15 year period.
- 4.1.60 The GTAA also recommended that Warrington provides a transit site of between 5 and 10 pitches (see Table 2 below).

Table 2 - Summary of Gypsy & Traveller and Travelling Showpeople Accommodation Needs for the period 2017 to 2032*

Requirement for Travellers Accommodation for period 2017 – 2032 (GTAA 2018)				
Type of Provision	Total Need	2017-2022	2023-2027	2028-2032
Gypsy and Travellers (Pitches)	15 (14+1)	5	5	5
Travelling Showpeople (Plots)	15 (13+2)	5	5	5
Transit Provision (Pitches)	5-10 (10-20 caravans)	5-10		

* The need relates to travellers that meet the definition + 10% unknown need (GTAA 2018)

- 4.1.61 Table 3 below identifies the authorised sites and their capacity as at 31st August 2018.

Table 3 - List of authorised sites (as at 31st August 2018)

Sites with Permanent Permission at time of GTAA (2018)		
Type of Provision	Number of Pitches/Plots	Date of consent
Gypsy & Traveller sites		
Land adjacent to 57 Gorsey Lane	2	27/10/2003
Pennington Lane (to the west of Toll Bar Cottage)	4	31/07/2017
Smithfield Caravan Park	2	05/11/1999
Two Acre Caravan Park	20	21/09/2017
Woodend Farm	1	27/06/2016
Travelling Showpeople sites		
Liverpool Road, Gt Sankey	2	22/04/2009
Land north of Hall Lane, Stretton	2	27/02/2014

- 4.1.62 Table 4 identifies the number and capacity of sites that have received planning permission since the GTAA was published and which will therefore contribute towards meeting the need identified in the GTAA Report.

Table 4 - List of authorised sites (consented since publication of GTAA 2018)

Sites that have received Permanent Permission since the publication of GTAA(2018)		
Type of Provision	Number of Pitches/Plots	Date of consent
Gypsy & Traveller sites		
Fir Tree Close, Stretton (2018/33053)	5	21/05/2019
Grappenhall Lodge, Cartridge Lane (2019/36470)	6	08/11/2019
Former Timber Yard, Penkford Ln (2020/36470)	2	26/06/2020
Travelling Showpeople sites		
Plot 16, Winwick Road Industrial Estate, Athlone Road (2018/32761)	5	19/07/2018
Land East of Athlone Road (2019/34447)	5	24/04/2019

- 4.1.63 The Gypsy & Traveller sites that have been consented since the GTAA was published meet all of the need up to 2032 except for 2 pitches. The Travelling Showpeople sites that have been consented since the GTAA was published meet the first 10 years of need up to 2027.

4.1.64 The Council considers that the remaining need for both Gypsy and Traveller and Travelling Show people will come forward from within the existing urban area and/or on previously developed land within the Green Belt. The Council will confirm sites for future provision up to 2038 in a future review of the Plan.

4.1.65 The Council will also seek to identify a site for transit provision. We will consider land in our ownership as part of this process and ask our other public sector partners to do the same.

Assessing Further Need and Sites Site Criteria

4.1.66 In assessing any future planning applications for 'windfall' caravan pitches for Gypsy and Traveller occupation to meet identified or newly arising need or demand, the suitability of the site and its impacts on the character of the local area need to be considered. Sites for permanent provision should be located close to local services and facilities.

4.1.67 It is important that site activity and usage does not have an adverse impact on existing residents due to issues such as noise, fumes, or vehicular movements. Sites and proposals should meet highway safety standards, especially in relation to the manoeuvring of large vehicles and trailers.

4.1.68 Careful consideration should be given to how a site can deliver adequate living standards to residents. This includes provisions for power, water, drainage, sewage and waste disposal facilities.

4.1.69 Proposals will be favourably considered where they satisfy the criteria set out in this Policy and other relevant policies of the Plan. For example, those relating to the protection of the Green Belt, heritage assets, open space, the best and most versatile agricultural land, flood risk and nature conservation.

Gypsy and Traveller Occupancy Restriction

4.1.70 Planning applications for permanent Gypsy and Traveller and Travelling Showpeople sites will normally be subject to a condition restricting occupancy to those who practice a travelling lifestyle in order to satisfy the definition in Planning Policy for Traveller Sites (DCLG, 2015). This will safeguard pitches for those leading, or intending to resume a nomadic lifestyle as identified within the GTAA, rather than allocations being used to accommodate demand from non-traveller households.

4.1.71 This occupancy restriction will only apply to sites which have been granted planning permission specifically to meet Gypsy and Traveller needs. For other residential caravan sites that have been judged acceptable against other policies, occupancy restrictions of this type would not be appropriate.

Protection Existing Facilities

4.1.72 It is important to ensure that the existing level of provision is protected in order to ensure that the level of supply is maintained.

Key Evidence

- National Planning Policy Framework (2021)
- Planning Policy for Traveller Sites (2015)
- Planning Practice Guidance (PPG)
- Local Housing Needs Assessment (2021)
- Local Plan Viability Assessment (2021)
- Strategic Housing Land Availability Assessment (2020)
- Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (2018)
- Habitat Regulation Assessment: Proposed Submission Version Local Plan (2021)
- Sustainability Appraisal Report: Proposed Submission Version Local Plan (2021)

Other Planning Documents

- WBC Planning Obligations SPD (2017)
- WBC Design and Construction SPD (2010)
- WBC Town Centre SPD (2021)

Council Wide Strategies

- WBC Housing Strategy 2018-2028

Delivery Partners

- Private Sector Developers
- Warrington & Co
- Registered Providers

4.2 Planning for Warrington's Economic Growth

- 4.2.1 Warrington's economy has seen continual growth since its designation as a New Town. This is set to continue over the Plan period. Warrington sits at the heart of the Northern Powerhouse, a key Government initiative aimed at re-balancing the national economy. The Council is working with the Local Enterprise Partnership to promote growth and has its own economic development programme in Warrington Means Business.
- 4.2.2 New businesses are attracted to Warrington due to its central location within the North West region, its excellent transport links and its highly skilled workforce. Many of Warrington's existing businesses are looking to strengthen and expand their operations.
- 4.2.3 Warrington is home to a wide range of businesses. These range from major national and multi-national companies who have located their logistics operations at Omega, the cluster of nuclear technology businesses at Birchwood, through to a diverse range of businesses located across Warrington's many industrial estates. The Town Centre is a focus for office development whilst there are many small scale businesses supporting Warrington's local communities.
- 4.2.4 Policy DEV4 seeks to ensure there is a sufficient supply of employment land to support Warrington's economic growth over the Plan period. It also provides the basis to protect and enhance existing employment locations and support local businesses.

Policy DEV4 - Economic Growth and Development

Employment Land Requirement

1. Over the 18 year Plan period from 2021/22 to 2038/39 provision will be made to meet the need for 168 hectares of employment land to support both local and wider strategic employment needs.

Employment Land Distribution

2. The Town Centre will provide the main location for new Class E Office development.

3. The following Employment Areas will continue to be the primary locations for industrial, warehousing, offices, distribution development and other B Class Uses:

- a. Omega
- b. Woolston Grange
- c. Appleton & Stretton Trading Estate
- d. Winwick Quay
- e. Birchwood Park
- f. Centre Park
- g. Lingley Mere
- h. Gemini Westbrook