



Stockton-on-Tees
BOROUGH COUNCIL

**Gypsy, Traveller and Travelling
Showpeople Site Allocations
Local Development Document**

Regulation 18 Consultation Draft

February 2013

Contents

1. Introduction.....	1
Purpose of the Consultation	1
How to Comment.....	2
How we use your information	3
What Happens Next.....	3
Supporting Documents.....	3
2. Background to the Gypsy, Traveller and Travelling Showpeople Local Development Document	5
Policy Framework.....	5
Purpose of the LDD	5
3. Accommodation Need	7
4. Meeting the Need.....	10
Identifying Sites	10
Approach to allocating sites.....	10
Size of pitches.....	10
Distribution of pitches	11
5. Site Options.....	13
Land to the rear of Roddmere, Yarm Back Lane, Stockton.....	14
Land on Frederick Street, Stockton.....	16
Land between Bowesfield Crescent and the River Tees, Stockton	18
Land on Mill Lane, Billingham	20
Land on Eltham Crescent, Thornaby	21
Land between the River Tees and Thornaby Road, Thornaby.....	22
6. Glossary.....	23
7. Appendix 1: Overview Map of Site Options.....	27

1. Introduction

- 1.1. The Gypsy and Traveller and Travelling Showpeople Site Allocations Local Development Document (LDD) will be a statutory document within the Local Plan, which is led by the Core Strategy. The Core Strategy was adopted in 2010 and sets out the Council's overarching policies for how the Borough will develop up to 2026 and includes a criteria based policy for the determination of applications for new Gypsy and Traveller and Travelling Showpeople sites and safeguards for the existing site at Bowsfield Lane (Policy CS9).
- 1.2. The Core Strategy also states that, to respond effectively and appropriately to any identified lack of suitable accommodation, and to meet the needs of Gypsies and Travellers, the Council will identify additional sites. This is to be carried out through the Gypsy, Traveller and Travelling Showpeople Site Allocations LDD.
- 1.3. The LDD will make provision for the accommodation of Gypsies and Travellers within Stockton-on-Tees Borough through the allocation of sites and will also set out policies and proposals relevant to the sites including detailed requirements for their development. The number of pitches to be allocated will be based on an identified need within the Borough, which is outlined within this document.

Purpose of the Consultation

- 1.4. The NPPF states that 'early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential'. This consultation invites the public and other stakeholders to make comments, poses questions and sets out site development options, which the Council considers important to the debate.
- 1.5. In April, 2012, the Town and Country Planning (Local Planning) (England) Regulations¹ replaced previous regulations on the preparation of Local Development Documents. Prior to 2008, there was a requirement for separate 'Issues and Options' (Regulation 25) and 'Preferred Options' (Regulation 26) stages. This has been replaced by the requirement for a single consultation, prior to the publication of the document, under Regulation 18.
- 1.6. Chapter 5 provides a list of sites which the Council considers may have potential to provide pitches for Gypsy and Traveller accommodation. **The inclusion of a site within this document does not imply any Council support for its allocation.** The sites in the list of options may have constraints to development that will be identified or considered further as a result of responses to this consultation, while some new sites may be put forward.

¹ Town and Country Planning (Local Development) (England) Regulations 2004 as amended by the 2008 and 2009 Regulations

How to Comment

- 1.7. Comments and views on the issues and options set out in this document are welcomed. The Council also welcomes suggestions of additional issues or options and submissions of alternative site options from landowners or people with an interest in the area of land submitted.
- 1.8. If you do have any suggestions for alternative sites, please supply as much information as possible, including a location plan showing the site boundary.
- 1.9. A consultation period of 6 weeks from 3 February 2013 to 17 March will be given for people to make formal representation on the Regulation 18 document. In order to take your comments into account, we need to receive them during the consultation period. This means that the process is transparent and everyone can see how our policies have developed. We will take your comments into account, balancing them against other comments, national policies and existing local circumstances.
- 1.10. You can make comments on the Gypsy, Traveller and Travelling Showpeople Local Development Document in the following ways:
 - **Online:** You can download copies of this document, its supporting information and a response form at www.stockton.gov.uk/gypsytravellerconsultation You can also submit comments via the website.
 - **Email:** You can email your response to us at spatialplans@stockton.gov.uk
 - **By post:** You can post your response to us at Planning Services, Stockton-on-Tees Borough Council, Municipal Buildings, Church Road, Stockton-on-Tees, TS18 1LD.
 - **In person:** You can also visit us to view any documents during normal office hours. If you would like to speak to an officer about this consultation, please contact us on 01642 526050 or at spatialplans@stockton.gov.uk to make an appointment.
- 1.11. If you are a member of a group or organisation, please let us know whether you are responding on your own behalf or as a member of that body. If you are responding on behalf of a group or organisation, you should make sure that the full range of member's views is represented. You can include a variety of views on an issue where necessary.
- 1.12. Please ensure that your comments clearly state the paragraph and section of the document that you are referring to.

How we use your information

- 1.13. Please be aware that your comments will be made publicly available on our website, in our offices, and in subsequent publications. Your name and comments you make will be placed on file for the public to view; therefore we are unable to accept anonymous comments. Such details may also be published in reports on the Council's website. Personal details such as email addresses, telephone numbers and signatures **will not** be made public.
- 1.14. In accordance with the Data Protection Act 1998, your information will be held securely on a database or within a file and will be treated in the strictest confidence. Your information will not be disclosed to any third parties unless the Council is lawfully obliged to disclose such information.

What Happens Next

The Council will consider all the comments received, balancing them against other comments, national policies and other local circumstances. We will then prepare a 'Publication Draft' of the LDD. The public and stakeholders will then be given the opportunity to comment on the 'soundness' of the Publication Draft document.

Supporting Documents

Sustainability Appraisal

- 1.15. The LDD is supported by the Local Development Framework Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) Scoping Report, 2010 and the SA and SEA of the Gypsy, Traveller and Travelling Showpeople LDD: Scoping Report, 2013, which was produced as an addendum to the 2010 Scoping Report.
- 1.16. Both the 2010 Scoping Report and the Scoping Report Addendum include baseline information for the Borough and details of other relevant plans and programmes and used this information to set out the key sustainability issues for the Borough.
- 1.17. The Regulation 18 draft of the LDD is accompanied by a Sustainability Appraisal that is based upon the SA Framework set out within the Scoping Reports. This framework has been used to appraise the emerging proposals and policies within the LDD, using ten Sustainability Appraisal Objectives. The appraisal of the options will then inform the further development of policies and allocations within the LDD.

Habitat Regulations Assessment

- 1.18. The EC Habitats Directive, Articles 6.3 and 6.4, requires that all plans and projects, not directly connected to or necessary for the management of sites designated as of European importance for their nature conservation value, are assessed for their likely impacts upon these sites.

- 1.19. The policy options and proposed sites within the Gypsy, Traveller and Travelling Showpeople LDD have been screened to determine whether the plan is likely to have a significant effect on a European site. The results of the screening process will then determine whether an appropriate assessment of the plan's effects on the integrity of the site is required. It will also be used to inform the development of the policies. A report for the Habitat Regulation Assessment has been published for consultation alongside this Regulation 18 consultation draft document.

Evidence Base

- 1.20. The Gypsy, Traveller and Travelling Showpeople LDD is supported by accommodation needs assessments included within the Tees Valley Gypsy and Traveller Accommodation Needs Assessment, 2009 (TVGTAA) and the Stockton Update to the TVGTAA, 2012.
- 1.21. The LDD is also accompanied by a Site Selection Technical Paper, which sets out the process taken to shortlist potential sites and includes details of the previously discounted sites. The Technical Paper and evidence base documents are available to download from www.stockton.gov.uk/gypsytravellerconsultation

2. Background to the Gypsy, Traveller and Travelling Showpeople Local Development Document

Policy Framework

- 2.1. The Housing Act 2004, places a duty on local authorities to undertake assessments of the accommodation needs of Gypsies and Travellers for their area. The needs assessment for Stockton is provided within the Tees Valley Gypsy and Traveller Accommodation Needs Assessment (TVGTAA) 2009 and the Stockton on Tees GTAA update 2012.
- 2.2. Current national planning policy for Gypsies and Travellers is contained within Planning Policy for Traveller Sites, 2012, which is to be read in conjunction with the National Planning Policy Framework. The planning policy requires local authorities to set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople which address the likely permanent and transit site accommodation needs of travellers in their area.
- 2.3. Local authorities are also required to identify, and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets and to identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11-15.
- 2.4. In addition to national planning policy, Stockton Borough Council also has an existing adopted policy relating to Gypsies and Travellers. Policy CS9 of the Core Strategy provides a criteria based policy for new Gypsy and Traveller developments, safeguards the existing site at Bowesfield Lane and states 'Joint working with the Tees Valley Local Authorities will identify need for Gypsy and Traveller accommodation. In deciding where to provide for Gypsy and Traveller sites, locations in or adjacent to existing settlements will be considered in the first instance'.

Purpose of the LDD

- 2.5. This consultation draft is the first stage in the process of meeting the accommodation needs of Gypsies and Travellers. The adopted LDD will make positive provision for the accommodation of Gypsies and Travellers within Stockton-on-Tees Borough through the allocation of pitches and will contribute to achieving the Council's vision for the future of the Borough, as set out in the Core Strategy.
- 2.6. The objectives of the LDD are:
 - To allocate sufficient land to provide residential pitches that will meet the identified accommodation need for Gypsies and Travellers within the Borough.

- To identify sustainable sites to increase access to health, education and other services for Gypsies and Travellers.
- To deliver well designed sites that are safe and attractive places to live and that respect the residential amenities of the settled communities.

3. Accommodation Need

- 3.1. In 2009, the Tees Valley Gypsy and Traveller Accommodation Needs Assessment (TVGTAA) was published. This was jointly commissioned by the Unitary Authorities of Darlington, Hartlepool, Middlesbrough, Redcar and Cleveland and Stockton on Tees and it provides an assessment of the number of pitches required for Gypsies and Travellers across the Tees Valley.
- 3.2. The TVGTAA identified a total need of 142 additional residential pitches for the Tees Valley for the period 2007 - 2021. This was broken down by authority as follows:

Table 1: Permanent Residential Pitch Requirement by Local Authority Area 2007 – 2021 (Source: TVGTAA, 2009)

	Darlington	Hartlepool	Middlesbrough	Redcar and Cleveland	Stockton on Tees	Study Area (Tees Valley)
Requirement for extra pitches 2007 - 2012	61	4	3	-7*	17	78
Requirement for extra pitches 2012 – 2016	15	1	2	1	7	26
Requirement for extra pitches 2016 - 2021	22	1	3	2	10	38
Total requirement for extra pitches 2007-2021	98	6	8	-4*	34	142

* The negative figure is due to the expected re-opening of The Haven site, which was closed during the study.

- 3.3. There are currently 42 permanent Gypsy and Traveller Pitches within Stockton Borough. This figure includes 28 rented pitches on the Council owned Mount Pleasant site at Bowesfield and 14 authorised pitches on 10 privately owned small sites, which are in various locations across the Borough.
- 3.4. The Council endorses the 2009 TVGTAA but has carried out a study to update the permanent residential pitch findings for the Borough². The results identify a total requirement for 26 permanent pitches over the 15 year period 2012 - 2027. This was broken down by time period, as shown in Table 2. The updated figure of 26 pitches is now the benchmark for work by the Spatial Planning team to allocate pitches.

Table 2: Permanent Residential Pitch Requirement for Stockton (Source: Stockton GTAA Update 2012)

Requirement for extra residential pitches (2012-2017)	9
Requirement for extra residential pitches (2018-2022)	8
Requirement for extra residential pitches (2023-2027)	9
Total requirement for extra residential pitches (2012-2027)	26

² Stockton GTAA Update 2012

- 3.5. The LDD will provide policies for a period of 15 years from the date of adoption, which is expected to be in 2014. The expected lifetime of the plan will be until 2029 and the evidence base identifies need until 2027. The Council's preferred option is that adopted Core Strategy Policy CS9, which is a criteria based policy for new Gypsy and Traveller site proposals, will provide for any additional residential pitch need between 2027 and the end of the plan period, after which time the plan will be reviewed. This is in line with Planning Policy for Traveller Sites which requires that there is a supply of specific, developable sites or broad locations for growth for years six to ten and for years 11-15 only where possible.

Question 1: Do you agree with this approach to providing for any need to the end of the plan period?

- 3.6. The provision of permanent residential pitches will address the long term residential needs of Gypsies and Traveller within the Borough. However, a need for short-term transit accommodation within the Tees Valley also requires consideration.
- 3.7. The Stockton GTAA Update focuses upon permanent residential need and specific numbers for transit pitch requirements were not provided by the TVGTAA; however it was recommended that all local authorities should look to provide some transit accommodation, with formal provision suggested for Darlington, Stockton-on-Tees and Redcar & Cleveland. It was advised that, 'although the development of one 10–15-pitch transit site may offer the level of vacancies required it is unlikely that the creation of one transit site across the Study Area would meet the needs of those households requiring short-stay accommodation' (TVGTAA, 2009).
- 3.8. A need for transit pitches in Stockton was identified due to the scale of unauthorised encampments within the Borough. The TVGTAA reported that, during 2006, Stockton-on-Tees experienced 11 separate encampments. However, more recent figures suggest that the number of unauthorised encampments within the Borough has declined. The Council's Annual Monitoring Report recorded that 5 incidents of unauthorised encampments were investigated in 2010/11 and 2 were investigated in 2011/12.
- 3.9. Given the recommendations of the TVGTAA with regard to the provision of a single transit site and the decline in the number of unauthorised encampments, the Council does not propose to allocate a specific transit site but will consider the suitability of requiring some transit pitches on allocated permanent sites, should a specific need be identified and the location be considered appropriate.

Question 2a: As the number of unauthorised encampments has declined in recent years, do you agree that the appropriate way to deal with this is to consider the provision of some transit pitches on permanent sites, should a need be identified?

Question 2b: Do you have any evidence of the need for transit pitches in the Borough?

- 3.10. The TVGTAA also considered the need for plots for Travelling Showpeople within the Tees Valley. The study found that there was only one yard for Travelling Showpeople in the Tees Valley and this was located within Middlesbrough. The need for plots was found to be 3 plots until 2021, with the need for these plots arising within the Middlesbrough area. The Stockton Update, 2012, also found that there was no identified need for Travelling Showpeople plots within the Borough and this LDD has, therefore, not identified potential allocations for Travelling Showpeople.

Question 3: Given the lack of need identified within the TVGTAA, the Council does not propose to allocate plots for Travelling Showpeople. Do you have any alternative evidence of a need for Travelling Showpeople plots within the Borough?

4. Meeting the Need

Identifying Sites

- 4.1. In order to ensure that the Council can find as many potential sites as possible and assess all reasonable options, a variety of sources of potential sites have been considered.
- 4.2. All Council owned land has been considered and has been through a site selection process that has resulted in a number of sites being identified as potential allocations. Details of the selection process are provided in the Site Selection Technical Paper, which accompanies the LDD. The 'How to Comment' Chapter of this document explains how the supporting information can be accessed.
- 4.3. In November 2012, landowners, agents, developers and other stakeholders, whose details are held on the database of Spatial Planning contacts, were informed of the site allocations LDD and invited to submit sites considered to have potential to provide accommodation for Gypsies and Travellers. One potential site has been submitted by an agent acting on behalf of a private landowner and this site has been included within the list of potential sites.
- 4.4. The Council has also sought assistance in making contact within a number of Gypsy and Traveller families living on privately owned sites within the Borough, with a view to investigating the potential for finding further pitches on existing private sites. This has not resulted in any potential pitches being identified.
- 4.5. The Council invites further submissions of potential sites or additional pitches from landowners or people with an interest in an area of land. Any submitted sites will be assessed for their suitability in order to determine which sites are allocated within the LDD.

Approach to allocating sites.

- 4.6. As the search for sites has not identified that there are any existing private sites with the potential for expansion, it is the Council's preferred option to allocate new sites to meet the identified need for pitches, although the expansion of an existing site would not be ruled out should an option be submitted as a result of this consultation.

Size of pitches

- 4.7. Design guidance for Gypsy and Traveller sites does not suggest minimum areas for individual pitches and instead states that the land provided should be suitable for a mobile home, touring caravan, a utility building and space for parking. It is also recommended that an average family sized pitch on a permanent site should be 'capable of accommodating an amenity building, a large trailer and touring caravan

(or two trailers, drying space for clothes, a lockable shed), parking space for two vehicles and a small garden area' (DCLG, 2008).

- 4.8. Based on best practice examples and existing successful sites it is considered that a minimum pitch size of 500m² should be allowed for, in order to estimate potential yield from a site. This will include any access arrangements, communal areas and landscaping and does not necessarily mean that each individual pitch will have 500m² of space.

Distribution of pitches

- 4.9. While the appropriate size of a pitch is largely dictated by best practice and the requirements for a suitable permanent pitch, there is more flexibility to determine the most appropriate number of pitches on each site. The TVGTAA survey enquired about the views of Gypsies and Travellers on the maximum size of a residential site. The vast majority of respondents said that a site should not be any larger than 20 pitches, with a significant number of respondents preferring sites of between 10 and 15 pitches.
- 4.10. Designing Gypsy and Traveller Sites (CLG, 2008) suggests that a maximum of 15 pitches is most likely to be successful. However, it does state that a larger site could be acceptable, especially where there is clear evidence to suggest that such a site would be preferred by the Gypsy and Traveller community, and larger sites of up to 32 pitches currently operate relatively successfully within the Tees Valley.
- 4.11. The design guidance also states that smaller sites of 3-4 pitches can be appropriate, especially when designed for one extended family. However, in Stockton there are currently 14 authorised pitches on 10 different privately owned sites. This indicates that there is some demand within the community for small sites of 1-2 pitches and there is a history of these sites being successful within the Borough.
- 4.12. This gives four options for the distribution of new Gypsy and Traveller pitches. These are to allocate:
1. one large site to accommodate the full requirement of 26 pitches until 2027;
 2. two sites of approximately 15 pitches to meet the guidance relating to the most successful size of sites;
 3. all pitches on a number of smaller sites; or
 4. one site of 15 pitches and a number of small sites.
- 4.13. It is the Council's preferred option to allocate one site of 15 pitches and sufficient smaller sites to meet the remaining need for 11 pitches. This avoids providing a single site which is a greater size than the recommended level for a successful site and provides a choice of accommodation. However, it should be noted that the Council's ability to allocate sites in line with this option will depend upon the size and number of sites remaining following the consultation and during the progression of the LDD.

Question 4: The Council's Preferred Option of allocating one site of 15 pitches and a number of small sites, should suitable sites be available, will provide both a single site in line with Government guidance and a choice of accommodation. Do you agree with this approach?

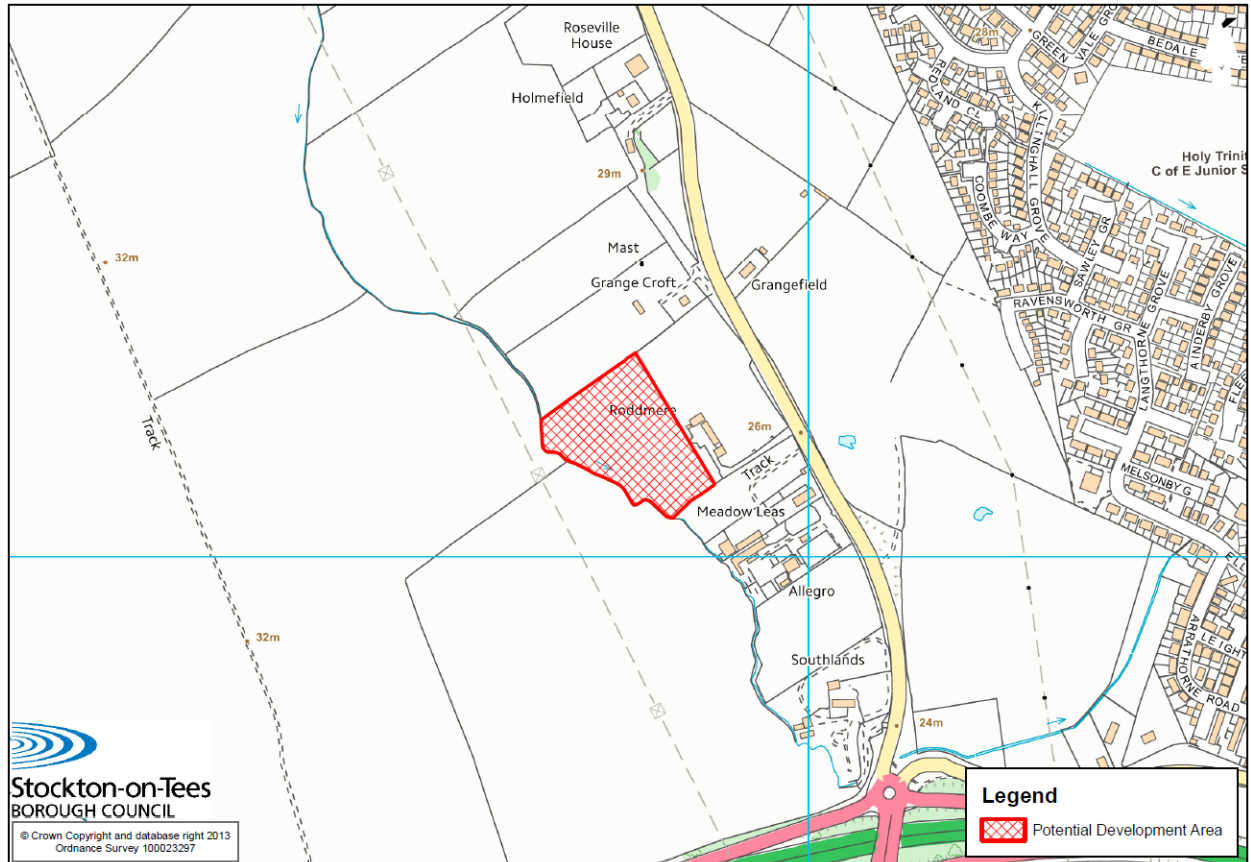
5. Site Options

- 5.1. **The sites within this chapter are potential options for allocation to provide permanent pitches for Gypsies and Travellers. They have been shortlisted as a result of a technical assessment and their inclusion within this consultation document is not necessarily an endorsement of the suitability or acceptability of the sites for Gypsy or Traveller needs. Comments received as a result of this consultation will form part of a further assessment of the sites before the final selection of preferred sites for allocation.**
- 5.2. The potential development areas provided for each site are indicative at this stage and the boundaries of some or all of the sites may be reduced, or otherwise altered, as a result of further assessments prior to the next stage of the LDD. Similarly, the potential yield figures for each site are an indication of the expected potential of each site. Some sites, if developed, may provide less pitches than the estimate.
- 5.3. An overview map of all of the sites is included within Appendix 1.

If you have a view about whether any of the following sites should be allocated for Gypsy and Traveller accommodation, or have an interest in an area of land that you wish to submit as an additional option, please send your comments to one of the addresses listed in the How to Comment section at the front of this document.

Land to the rear of Roddmere, Yarm Back Lane, Stockton.

Figure 1 – Map of Land to the Rear of Roddmere



Site Size: 1.95 hectares

Potential Yield: 26+ pitches

Site Description

- 5.4. The site is an area of grazing land located to the west of Yarm Back Lane. The site is within private ownership and the surrounding land is predominantly in agricultural use. There are a number of individual properties located along Yarm Back Lane and a caravan storage business is located immediately to the north of the site.

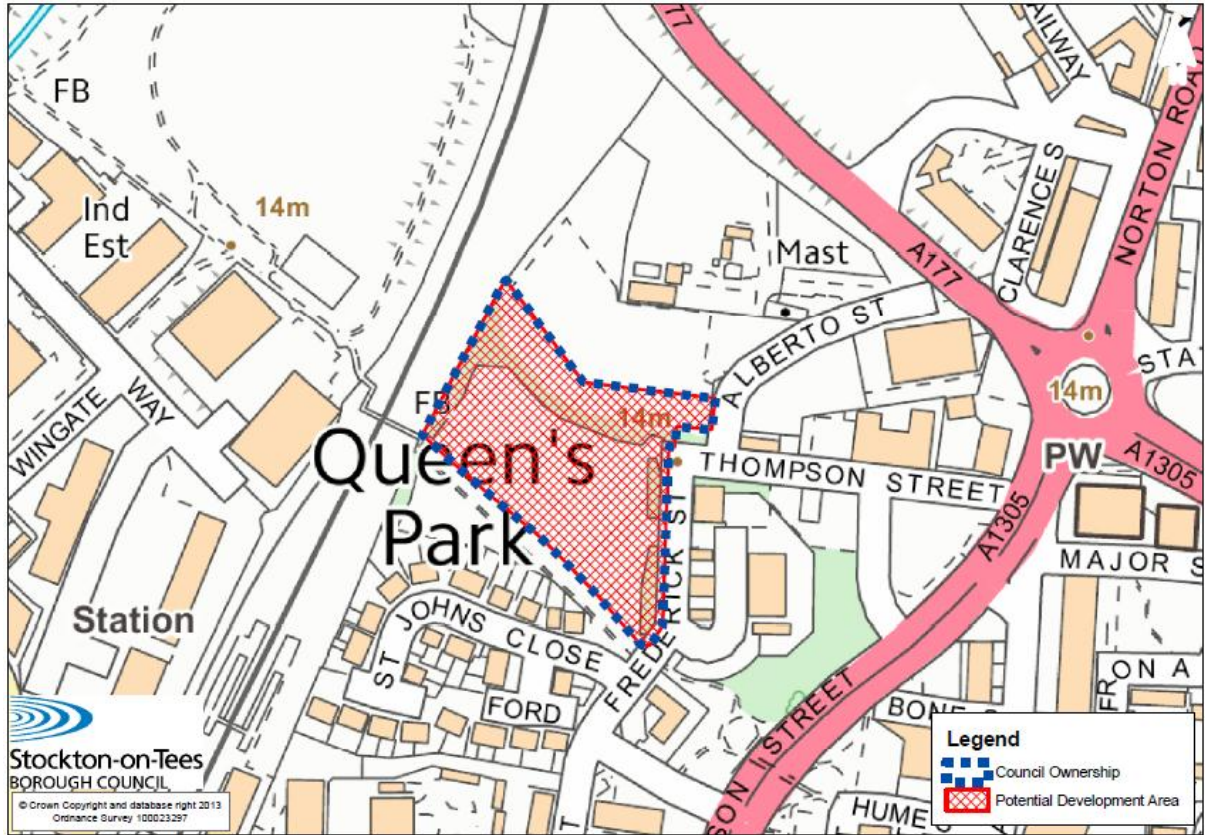
Sustainability

- 5.5. The Roddmere site on Yarm Back Lane has the potential to meet the entire identified need. Whilst the site is currently located some distance from the built-up area the sustainability of the site could be greatly increased should the housing allocation to the east of Yarm Back Lane, as proposed in the Regeneration and Environment LDD, come forward. To improve the sustainability of the site it will be necessary to improve linkages to the Yarm Back Lane housing allocation. It is proposed that the housing allocation at Yarm Back Lane will, through its design, improve linkages to the existing residential area and local facilities.

- 5.6. The site is located within an area identified as having low landscape capacity and development of the site would need to be carefully considered and designed. In addition the site is close to a small watercourse and it would be necessary to further consider the impact upon biodiversity.

Land on Frederick Street, Stockton

Figure 2: Map of Land on Frederick Street



Site Size: 1.14 hectares

Potential Yield: Up to 22 pitches

Site Description

- 5.8. The site is an area of amenity greenspace with natural/semi-natural greenspace along the northern boundary. This area of natural/semi-natural greenspace is an area of mature trees and shrubs that provide a buffer between the site and industrial premises. A railway line runs along the eastern boundary with a pedestrian footbridge that is accessed by a footpath along the edge of the site and that provides a link to Primrose Hill industrial estate.
- 5.9. There are residential properties to the south and mixed uses to the west. These include commercial properties and a high rise block of flats.

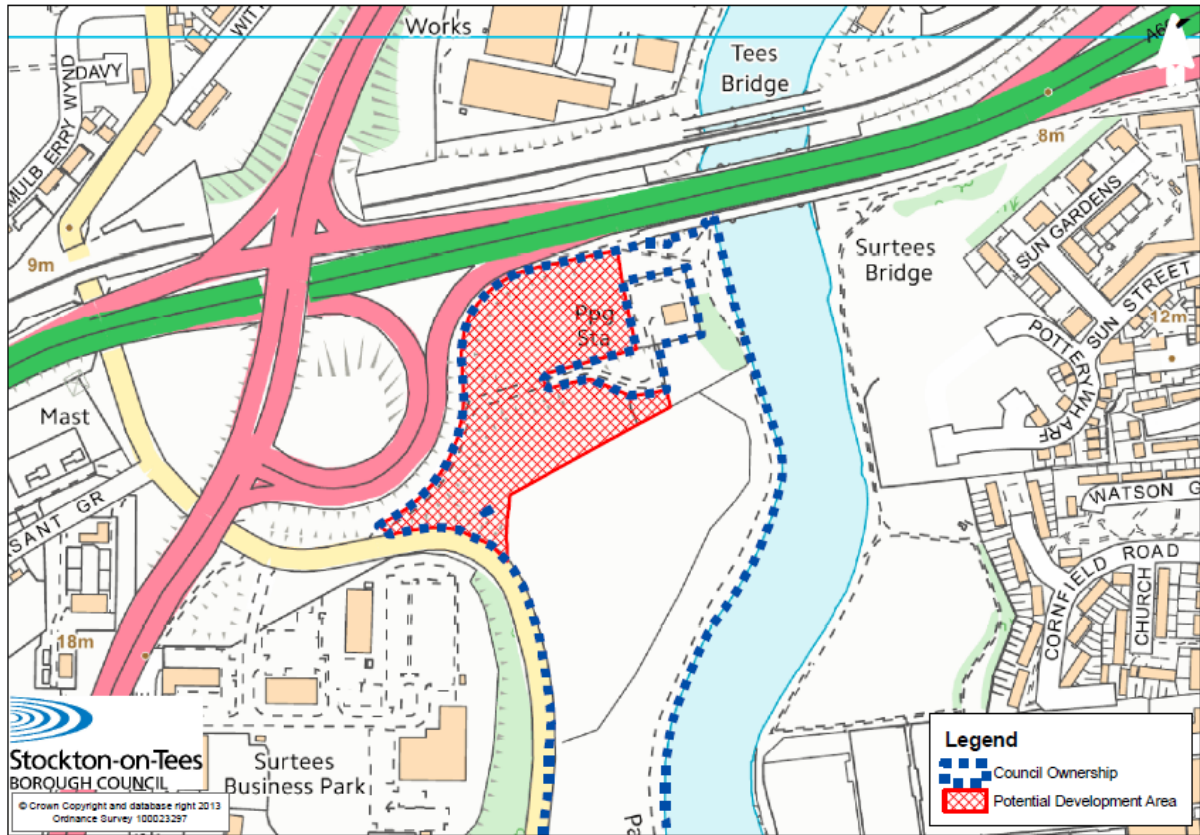
Sustainability

- 5.10. The site is potentially capable of accommodating a large proportion of the identified need. Being located in close proximity to Stockton Town Centre the site has good access to services and facilities and is located within walking distance of the Core Bus route and Stockton railway station. The site, if developed, would result in the loss

of urban open space thus reducing the quantity of open space in the area for existing and future residents.

Land between Bowesfield Crescent and the River Tees, Stockton

Figure 3: Map of Land between Bowesfield Crescent and the River Tees.



Site Size: 1.93 hectares

Potential Yield: 26+ pitches

Site Description

- 5.11. The site part of a larger area of green corridor and is located on the edge of an industrial area and to the west of the River Tees. The A66 is along the northern boundary and there is a junction between the A66 and 1825 Way adjacent to the site that is at a raised level. The site is also adjacent to a pumping station and is an area of reclaimed contaminated land. There remains a raised area of capped incinerator waste adjacent to the site.

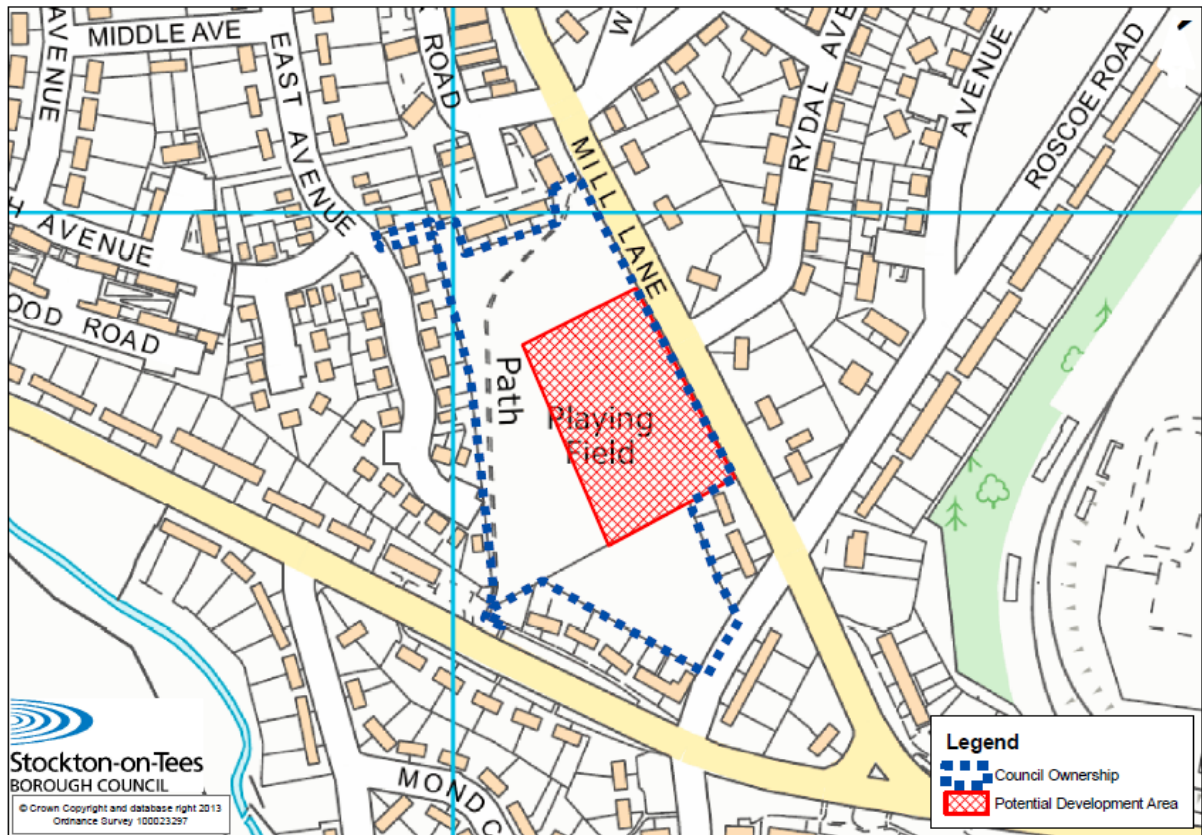
Sustainability

- 5.12. This site has the potential to meet the entire identified need. The site is located adjacent to the existing built-up area having reasonable access to local services and facilities and is located within close proximity to the Core Bus route. The site, if developed, would result in the loss of urban open space thus reducing the quantity of open space in the area for existing and future residents.
- 5.13. The site is located within the green wedge and an area identified as having low landscape capacity; development of the site would need to be carefully considered

and designed. In addition the site is adjacent to the A66 and further consideration of associated noise issues would be required if the site was considered appropriate to be taken forward.

Land on Mill Lane, Billingham

Figure 4 – Map of Land on Mill Lane



Site Size: 0.72 hectares

Potential Yield: Up to 14 pitches

Site Description

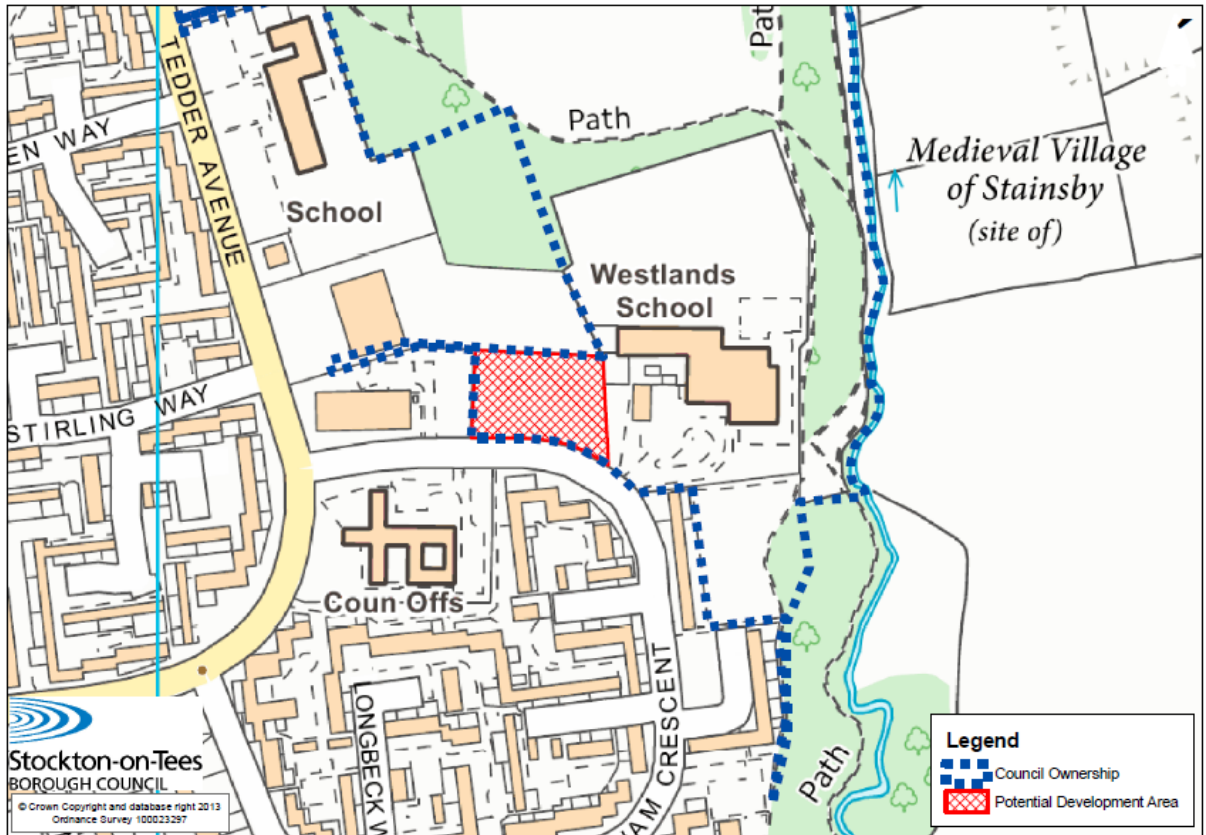
- 5.14. The site is part of a larger area of amenity greenspace which is bounded by Mill Lane on the north eastern edge and by residential properties on the remaining boundaries. The surrounding land uses are primarily residential.

Sustainability

- 5.15. The Mill Lane site is able to accommodate a large proportion of the identified need. The site is located within the existing built-up area having reasonable access to local services and facilities and is located within 400m of the Core Bus route.
- 5.16. The site, if developed, would result in the loss of urban open space thus reducing the quantity of open space in the area for existing and future residents.

Land on Eltham Crescent, Thornaby

Figure 5: Map of Land on Eltham Crescent



Site Size: 0.34 hectares

Potential Yield: 6 pitches

Site Description

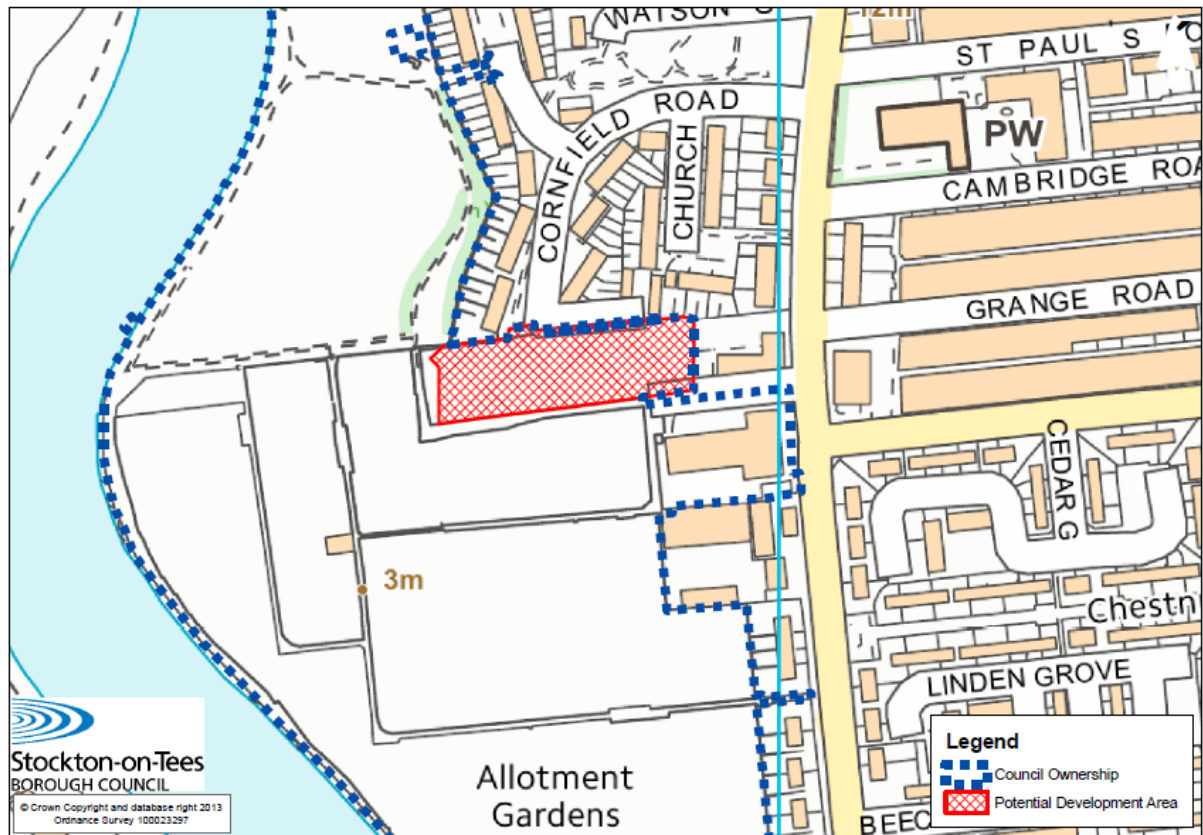
- 5.17. The site is an area of amenity greenspace. It is located next to the Thornaby Sports and Leisure Club, a residential care home and Westlands School. There are residential properties and Council offices to the south of the site.

Sustainability

- 5.18. Owing to the size of the site it is only capable of accommodating a small number of pitches. The site is located within the existing built-up area having good access to local services and facilities and is located within walking distance of the Core Bus route. The site, if developed, would result in the loss of urban open space thus reducing the quantity of open space in the area for existing and future residents.

Land between the River Tees and Thornaby Road, Thornaby

Figure 6: Map of Land between the River Tees and Thornaby Road



Site Size: 0.46 hectares

Potential Yield: 9 pitches

Site Description

- 5.19. The site is part of a larger area of green corridor that runs along the River Tees. It is located to the south of a residential street and an apartment block is located to the east. The site is also adjacent to the rear of Thornaby Swimming Baths and to the north of allotments to the rear of Thornaby Road.

Sustainability

- 5.20. The site has the potential to accommodate a modest number of pitches. The site is located adjacent to the existing built-up area having good access to local services and facilities and is located within walking distance of the Core Bus route. The site, if developed, would result in the loss of urban open space thus reducing the quantity of open space in the area for existing and future residents.
- 5.21. The site is located within the green wedge and an area identified as having medium landscape capacity; development of the site would need to be carefully considered and designed.

6. Glossary

- **Allocation**
An area of land identified on a proposals map for a particular use.
- **Amenity Building**
While there is no single definition of an amenity building, Government guidance states that amenity buildings must include a hot and cold water supply; electricity; a separate toilet and hand wash basin; a bath/shower room; a kitchen and dining area; storage space and space for cooker, fridge/freezer and washing machine.
- **Caravan**
A structure designed or adapted for people to live in which is capable of being moved from one place to another.
- **Contaminated Land**
Land that has been polluted or harmed in some way making it unfit for safe development and usage unless cleaned.
- **Core Strategy Development Plan Document**
A Development Plan Document setting out the spatial vision and objectives of the planning framework for an area.
- **Development**
Development is the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any building or other land. (Town and County Planning Act 1990)
- **Development Plan Documents (DPD)**
DPDs are Local Development Documents that form part of the Local Plan. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise.
- **Green Wedge**
Green wedges comprise of the open areas around and between parts of settlements, which maintain the distinction between the countryside and built up areas, prevent the coalescence of adjacent places and can also provide recreational opportunities.
- **Gypsies and Travellers**
Planning Policy for Traveller Sites provides a definition of Gypsies and Travellers for planning purposes. This refers to 'persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependents' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such'.

This includes both English Romany Gypsies and Irish Travellers who are legally recognised as distinct ethnic minority groups.

- **Habitat Regulation Assessment/Appropriate Assessment (HRA/AA)**
An assessment of the impact of all plans and projects on sites designated as of European Importance for their nature conservation value required by the European Commission Habitats Directive Articles 6.3 and 6.4.
- **Independent Examination**
The process by which an Independent Planning Inspector publicly examines the 'soundness' of a LDD and any representations made against it.
- **Local Development Document (LDD)**
A Local Development Document is a document which forms part of a Local Plan. This includes Development Plan Documents and Supplementary Planning Documents, which provide guidance on DPDs and do not contain new planning policy.
- **Local Development Framework (LDF)**
A former name for the Local Plan, introduced by the Planning and Compulsory Purchase Act 2004
- **Local Development Scheme (LDS)**
The Local Development Scheme (LDS) sets out the timetable for the documents that the Council will be producing as part of the Local Plan
- **Local Plan**
The Local Plan sets out the planning strategy for the local authority area, setting out policies for environmental protection and future development. Local Development Documents form part of the Local Plan
- **Mobile Home**
Legally a caravan but not generally capable of being towed. A mobile home usually requires moving by dismantling and/or a lorry.
- **Open Space Audit**
The Open Space Audit identified and assessed the Borough's open spaces. This included a factual assessment of their facilities together with an assessment of their character.
- **Pitch**
Area of land on a Gypsy and Traveller site/development where a single household live. Pitches can be of varying sizes and have varying caravan occupancy levels.
- **Planning Permission**

Planning permission is the consent required to build new developments and make changes to existing buildings. Some minor changes are allowed without planning permission, which is known as permitted development.

- **Plot**
A plot is similar to a pitch but is used with reference to Travelling Showpeople. A piece of ground large enough to accommodate a single accommodation unit, and may include space for the storage and maintenance of equipment.
- **Site**
An area of land laid out for the accommodation of Gypsies and Travellers. There is no set size for a site, which can contain one or multiple pitches.
- **Soundness**
A term referring to the justification of an LDD. The National Planning Policy Framework requires LDDs to be 'sound', which means that they must be:
 - Positively prepared – based on a strategy which seeks to meet objectively assessed development and infrastructure requirements;
 - Justified – the most appropriate strategy, when considered against reasonable alternatives and based upon proportionate evidence;
 - Effective – deliverable over its period and based on effective joint working on cross-boundary strategic policies;
 - Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.
- **Strategic Environmental Assessment (SEA)**
An assessment of the environmental impacts of policies, plans and programmes, as required by the European Directive EC/2001/42.
- **Sustainability**
Sustainability is the aim of sustainable development, which is a core principle underpinning the planning system. The concept of sustainability relates to the maintenance and enhancement of environmental, social and economic resources, in order to meet the needs of current and future generations.
- **Sustainability Appraisal (SA)**
The Sustainability Appraisal identifies and reports on the extent to which the implementation of the policies within the LDD will achieve environmental, economic and social objectives.
- **Trailer**
A term often used by Gypsies and Travellers to refer to a caravan.
- **Transit Site**
An authorised site intended for short term stays. The site is permanent but there is a limit on the length of time residents can stay.

- **Travelling Showpeople**
 Planning Policy for Traveller Sites provides a definition of Gypsies and Travellers for planning purposes. This identifies Travelling Showpeople as 'members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers'.

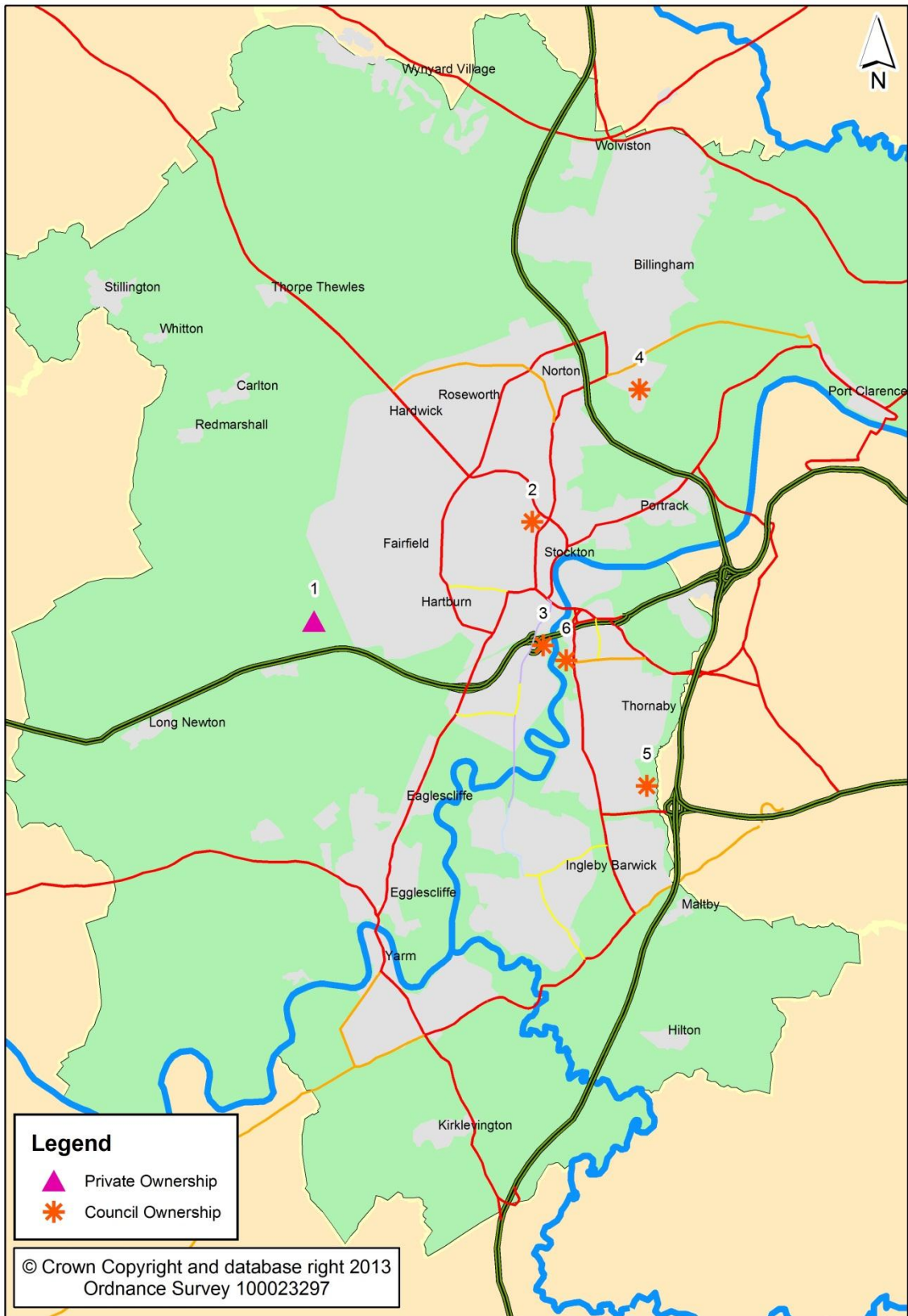
- **Unauthorised Development**
 A Gypsy and Traveller site on land owned by Gypsies and Travellers but without the benefit of planning permission.

- **Unauthorised Encampment**
 Gypsies and Travellers residing without permission on land that is not owned by members of the encampment. Unauthorised encampments often occur on road side verges and other public land.

- **Yard**
 The term used by Travelling Showpeople to refer to a site.

- **Yield**
 A measurement of the number of pitches that can be provided on a particular site.

7. Appendix 1: Overview Map of Site Options



Site Name	Site Ref
Land to the rear of Roddmere, Yarm Back Lane, Stockton	1
Land on Frederick Street, Stockton	2
Land between Bowesfield Crescent and the River Tees, Stockton	3
Land on Mill Lane, Billingham	4
Land on Eltham Crescent, Thornaby	5
Land between the River Tees and Thornaby Road, Thornaby	6

