

North Wiltshire Local Development Framework

**Gypsy and Traveller Site Search
An Issues and Options Consultation
May 2008**

Foreword

I am very pleased to be able to offer a consultation to the residents of North Wiltshire and other interested groups on this important subject. I hope that when you read this consultation document you will agree with me that it deserves our attention and that you will feel able to offer your views and assistance.

My brief is to ensure that North Wiltshire District Council plays its part in helping all of our community to have access to proper housing and accommodation. I hope that it will be the start of a process that will end in an appropriate balance between the needs of a singular part of our community and the protection of our natural assets in a manner that is sustainable for the future.

This document is part of a continuing effort by this Council to prepare plans for the future; not only in the immediate future when much needed Gypsy and Traveller sites are required, but in the long term to provide certainty about their location.

I am aware that this subject can raise emotions and concerns, often unwarranted, but nevertheless real. The only proper answer is to listen to everyone's view and then to have the courage to take the right decisions, taking those views into account. I believe that this Consultation Document will form an excellent beginning to having that debate. It will result in the finding of the best solution to suit the whole community of North Wiltshire.

Howard Greenman – Executive Member and Housing Portfolio Holder for North Wiltshire District Council

May 2008

The period for this consultation on the Gypsy and Traveller site search Issues and Options document runs from **9th May to 20th June 2008**. The consultation responses will be considered fully and will result in two outcomes:

- The council considering their own land for the purpose.
- The potential inclusion of sites in a future land allocation policy document.

We welcome all responses to this consultation:

To help you give us your views, a separate response form has been produced. If you require a copy or would like to use an electronic copy of the response form, please visit our website at www.northwilts.gov.uk/gypsyconsultation

Or you can contact the Spatial Plans Team at ldf@northwilts.gov.uk

Or you can also comment by telephone on 01249 706444

Or you can write to: Spatial Plans Team
Planning Services
North Wiltshire District Council
Monkton Park
Chippenham
Wiltshire SN15 1ER

Alternative formats of this document are available, such as larger print, audio (text only) or translated – to request a different format please contact the Spatial Plans Team using the details above.

If you have any general questions about the North Wiltshire Local Development Framework, including any opinions about this document, please contact any member of the Spatial Plans Team.

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1. Introduction

1.1 North Wiltshire District Council is committed to ensuring that members of the Gypsy and Traveller communities have the same access to decent and appropriate accommodation as every other citizen and that there are sufficient sites available to meet their need. As such, the Council has received a grant from the Government of £150,000 towards the provision of permanent Gypsy and Traveller sites. The Council has committed a further £100,000 for the project.

1.2 To meet this objective, North Wiltshire District Council aim to identify suitable permanent 'residential' sites for the Gypsy and Traveller community. The planning system should address the need to create balanced and sustainable local communities. New sites should be planned sensitively to take account of the needs of both the travelling and settled communities. Furthermore, Local Development Frameworks, planned with community involvement, must reflect the need for a growth in the number of Gypsy and Traveller sites locally. This will help to promote good community relations at the local level and avoid the conflict and controversy associated with unauthorised developments and encampments.

1.3 Failure to provide a permanent site for Gypsies and Travellers within the district within a reasonable timescale will undermine the Council's ability to control unauthorised developments of this nature within the open countryside.

1.4 For the purpose of this assessment the term "Gypsies and Travellers" means

"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 dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group or travelling show people or circus people travelling together as such" (as detailed in the ODPM Circular 1/06¹).

¹ Circular 01/2006 - Planning for Gypsy and Traveller Caravan Sites, DCLG.

2. Policy Guidance

2.1 By providing a permanent Gypsy and Traveller site, the Council will be discharging its obligations towards a section of the community in accordance with Government guidance on Housing and Planning. Additionally, the Council's ability to protect the environment through the development control system will be greatly enhanced.

2.2 Circular 01/06 states that "the assessment of Gypsy and Traveller accommodation needs is integral to assessment of general accommodation needs". The Circular supports the use of Gypsy & Traveller Accommodation Assessments (GTAA) as an appropriate supplement to the Local Housing Needs Assessment.

2.3 The Wiltshire County and Swindon Borough 'Gypsy and Traveller Accommodation Assessment 2006 (GTAA)² surveyed the local Gypsy and Traveller community in this sub-region. The survey identified any shortfall in the provision of authorised sites for 5 years, presented a potential distribution of where new sites should be located and determined what facilities the Gypsy and Traveller community consider an ideal site should contain. This survey identified the need for 24 permanent Gypsy and Traveller pitches in North Wiltshire District.³

2.4 Circular 01/06 and the draft South West Regional Spatial Strategy (RSS)⁴, address the importance of the principles of sustainable communities to all future development. In particular, Circular 1/06, paragraph 65 states:

"In deciding where to provide for Gypsy and Traveller sites, local planning authorities should first consider locations in or near existing settlements with access to local services, e.g. shops, doctors and schools."

2.5 Additionally, the draft RSS also identifies that sustainable communities should be well connected – with good transport services and communication linking people to jobs, schools, health and other services.

² Wiltshire County and Swindon Borough 'Gypsy and Traveller Accommodation Assessment 2006' (GTAA) undertaken on behalf of the Councils by David Couttie Associates.

³ The results of the GTAA are reviewed by the South West Regional Spatial Strategy (RSS) which specifies the number of pitches for each local planning authority. The Panel Report on the provision of sites for gypsies is due to be published in summer 2008.

3. North Wiltshire Gypsy and Traveller Site Search

3.1 During this stage of the project, the following tasks are being undertaken:

- Identification of all suitable District and County Council owned land.
- Identification of potential sites not owned by the Local Authority. These sites could include current unauthorised sites, sites put forward by land owners, suggestions from Planning Officers.
- A general filter of all potential sites looking at current site use, size and deliverability. This has included an initial assessment of the sites by Humberts.⁵

POTENTIAL SITES

3.2 As a result of the preliminary work, 6 council owned sites have been identified as suitable to be analysed further.

Council owned sites

- | | |
|--|------------|
| 1. Abberd Lane, Calne | NWDC |
| 2. Site adjoining Oxford Road, Calne | NWDC |
| 3. Land at Long Close & Hardens Mead, Chippenham | NWDC |
| 4. Marlborough Road, Wootton Bassett | NWDC & WCC |
| 5. Land at Stanley Lane, Chippenham (2 possible sites) | WCC |
| 6. Land at Stoneover Lane, Wootton Bassett | WCC |

Private sites

3.3 Nine privately owned sites have been identified by Officers. However, the landowners have still to be contacted and to assent to their inclusion and consideration as potential sites for Gypsies and Travellers. Therefore, for the purposes of this consultation, the sites have not been identified and analysed. However, if and when landowners do assent their inclusion, the sites will be analysed and consulted upon.

⁵ Humberts were asked to undertake an initial evaluation of the sites. The outcome of this work was reported to the Councils Executive on 24th April 2008.

Site Search Methodology

3.4 An assessment has been undertaken of the Council owned sites against the Council's planning policy 'Site Search Criteria'. The 'Site Search Criteria' reviews each site in terms of its site characteristics, access to basic services, transport access, proximity to protected areas and site services.⁶

3.5 The Gypsy and Traveller 'Site Search Criteria' (see Appendix 1) are based on evidence supplied in Circular 01/2006, general sustainable development principles set out in "PPS 1: Delivering Sustainable Development" and the "Gypsy & Traveller Accommodation Needs Assessment" 2006.

3.6 The 'Site Search Criteria' appraises a site through a series of tests, with the results allocated a status: red, yellow or green. A status of red indicates that the site contains a significant constraint and should not be considered for development. A status of yellow indicates that the site contains a minor constraint but that mitigation measures are possible. (If mitigation is possible, the constraint will revert to a status of green. If mitigation measures are not possible, the constraint will revert to a status of red.) A status of green means that the site is considered suitable for further analysis as a potential preferred location for development.

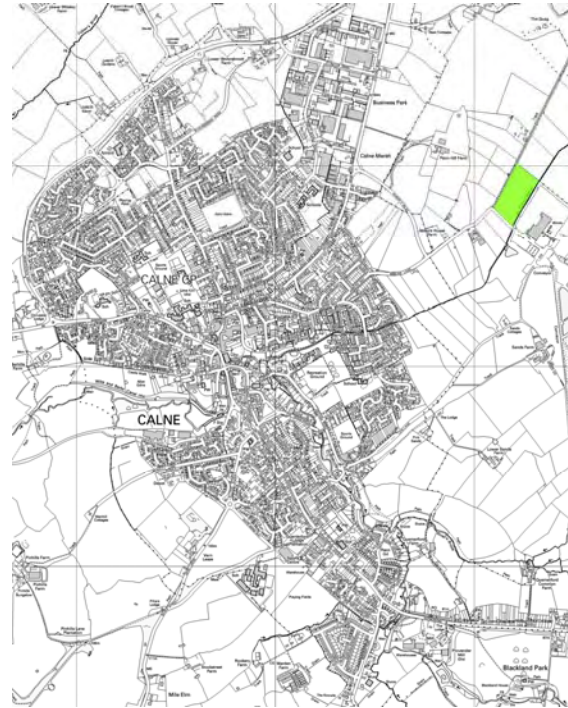
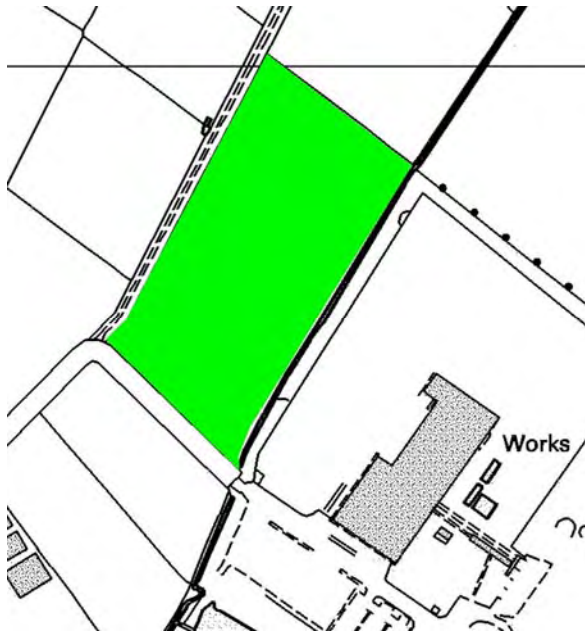
3.7 The 'Site Search Criteria' have not been given a more complex weighting system because it was felt that this would unduly restrict reasonable decision making and could not reflect the extensive number of situations that could occur.

⁶ The site search criteria have been developed as part of the North Wiltshire LDF Core Strategy work and were consulted upon in the Core Strategy Second Issues and Options consultation in 2007.

4. Assessment of Council Sites

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Site 1: Abberd Lane, Calne



Site Size: A: 3.25ha (The site boundary does not reflect the potential size of a Gypsy and Traveller site. Permanent sites will not be larger in size than that needed to accommodate 18 pitches).

Site Characteristics

Site Criteria	Description	Test		Status
Area of Site*	Seek to have a permanent site size of no more than 18 pitches.	> 19 pitches	Yes	Red
		< 18 pitches		Green
Deliverability	Publicly owned land enables deliverability.	Public owned	Yes	Green
		Private owned		Yellow
Neighbours	The Council will look favourably on sites that are located beyond 400 metres from an existing settlement or permanent Gypsy & Traveller Site.	< 401metres		Yellow
		> 401 metres	Yes	Green
Noise	Avoid sites that share a boundary with sites that produce high noise levels (e.g. traffic noise, industrial noise).	> 45 dbA @ boundary		Red
		< 45 dbA @ boundary	Yes	Green
Land Quality and Location	Preference in order of sites located on previously developed land (pdl) within towns, pdl on the edge of built up areas and on Greenfield sites.	Greenfield site	Yes	Yellow
		pdl on outskirts		Green
		pdl in towns/villages		Green
Contaminated Land**	Avoid sites located on Contaminated Land.	Site is contaminated		Red
		No site contamination		Green
Near Pylons	The Council will not look favourably on sites located close to high voltage electricity pylons.	0 – 199 metres to centre line		Red
		> 200 metres	Yes	Green
Landscape Character**	Sites should not conflict with the Landscape Character of the area as set out in the Landscape Character Assessment	Not in accordance with policy		Yellow
		In accordance with policy	Yes	Green
Potential for appropriate landscaping	Avoid sites with low landscaping potential in accordance with the Landscape Character** Assessment	Low landscaping potential		Yellow
		High landscaping potential	Yes	Green

Biodiversity**	Sites will not be located where they would have an impact on a protected species that can't be resolved by a mitigation measure.	Site contains protected species, no mitigation measure		Red
		Contains protected species, with mitigation measure		Yellow
		No protected species present		Green
Potential for Mixed Residential & Business use	Consideration will be given to development of sites that can demonstrate a need for mixed residential and business uses.	High need for mixed development	Yes	Green
		Low need for mixed development		Yellow
Quality of the Local Environment	The Council will look favourably on sites located in a high quality local environment.	High Quality of Local Environment	Yes	Green
		Low Quality of Local Environment		Yellow
Quality / Attractiveness of the Site	The Council will look favourably on sites that are attractive.	High Quality of Site	Yes	Green
		Low Quality of Site		Yellow

*Area of Site - Provided that the site does not 'swamp' the existing environment. The size of the site should not exclude the site from further consideration on this point alone. Consideration should be given to only using part of the site for Gypsy and Traveller use.

**Biodiversity, Contaminated Land and Landscape Character criteria require further analysis.

Basic Services

Site Criteria	Description	Test		Status
Shops	The Council will look favourably on sites within walking distance of a local shop, supermarket or town centre.	<500 metres (walking)		Green
		>501 metres (walking)	Yes	Yellow
Doctors Surgery	The Council will look favourably on sites within a short bus journey of a Doctors Surgery.	<500 metres (walking/bus stop)		Green
		>501 metres (walking/bus stop)	Yes	Yellow
Hospital	The Council will look favourably on sites within 10 miles of a hospital, as this is a reasonable distance for families to travel by car.	<10 miles (car journey)		Green
		>10 miles (car journey)	Yes	Yellow
Nursery	The Council will look favourably on	<10 miles (car journey)	Yes	Green

School	sites within a short car or bus journey of a children's Nursery.	>10 miles (car journey)		Yellow
Primary School	The Council will look favourably on sites within a short walking distance of a primary school or within a short bus journey.	<500 metres (walking/bus stop)		Green
		>501 metres (walking/bus stop)	Yes	Yellow
Secondary School	The Council will look favourably on sites within a short bus journey to a secondary school.	<500 metres (walking/bus stop)		Green
		>501 metres (walking/bus stop)	Yes	Yellow
Access to Place of Work	The Council will look favourably on sites within a short bus and car journey of an employment centre. (i.e. town centre or business park, trading estate, retail centre)	< 500 metres (Bus Stop) or <10 miles (car journey)		Green
		> 501 metres (Bus Stop) or >10 miles (car journey)	Yes	Yellow
Activities & Facilities	The sites will look favourably on sites located within walking distance of either a club, pub or village hall.	<500 metres (walking/bus stop)		Green
		>501 metres (walking/bus stop)	Yes	Yellow
Bus Stop	The Council will not look favourably on sites located beyond 500 metres of a bus stop on a major bus route (An hourly or more bus service).	< 500 metres (walking)		Green
		> 501 metres (walking)	Yes	Yellow

Transport

Site Criteria	Description	Test		Status
Road Infrastructure	The Council will not look favourably on sites that are not accessed via a properly surfaced road.	Unclassified (without passing places)		Red
		Road with special constraints (e.g. residential)		Yellow
		A, B, C Road or Unclassified (with passing places)	Yes	Green
Road Access (Car Safety)	The Council will give consideration to road safety both on the site and in the surrounding area.	Blind exit/entrance		Red
		Exit/entrance with good visibility	Yes	Green
Road Access (Pedestrian)	The Council will give consideration to road safety both on the site and	Pavement to nearest settlement		Green

Safety)	in the surrounding area.	No pavement to nearest settlement	Yes	Yellow
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Additional Comments:

Sandpits Road does not appear to be adopted. All access would therefore have to be via Abberd Lane and the residential area of Abberd Way. This would be unacceptable.

Lorries travel to and from adjacent works site and Piggeries site.

Flood Risk

Site Criteria	Description	Test	Status	
	It will not be appropriate to develop sites on a flood plain.	Within floodplain	Yes	Red
		Outside floodplain	Yes	Green

Additional Comment: Abberd Brook runs through the site and is located near to the right hand side boundary. 50% of the site is within Flood Zone 2.

Protected Areas

The site does not fall within any protected areas.

Site 2: Site adjoining Oxford Road, Calne



Site Size: 2.9ha (The site boundary does not reflect the potential size of a Gypsy and Traveller site. Permanent sites will not be larger in size than that needed to accommodate 18 pitches).

Site Characteristics

Site Criteria	Description	Test		Status
Area of Site	Seek to have a permanent site size of no more than 18 pitches*.	> 19 pitches	Yes	Red
		< 18 pitches		Green
Deliverability	Publicly owned land enables deliverability.	Public owned	Yes	Green
		Private owned		Yellow
Neighbours	The Council will look favourably on sites that are located beyond 400 metres from an existing settlement or permanent Gypsy & Traveller Site.	< 401metres		Yellow
		> 401 metres	Yes	Green
Noise	Avoid sites that share a boundary with sites that produce high noise levels. (e.g. traffic noise, industrial noise).	> 45 dbA @ boundary		Red
		< 45 dbA @ boundary	Yes	Green
Land Quality and Location	Preference in order of sites located on previously developed land (pdl) within towns, pdl on the edge of built up areas and on Greenfield sites.	Greenfield site	Yes	Yellow
		pdl on outskirts		Green
		pdl in towns/villages		Green
Contaminated Land**	Avoid sites located on Contaminated Land.	Site is contaminated		Red
		No site contamination		Green
Near Pylons	The Council will not look favourably on sites located close to high voltage electricity pylons.	0 – 199 metres to centre line		Red
		> 200 metres	Yes	Green
Landscape Character**	Sites should not conflict with the Landscape Character of the area as set out in the Landscape Character Assessment	Not in accordance with policy		Yellow
		In accordance with policy	Yes	Green
Potential for appropriate landscaping	Avoid sites with low landscaping potential in accordance with the Landscape Character** Assessment	Low landscaping potential		Yellow
		High landscaping potential	Yes	Green

Biodiversity**	Sites will not be located where they would have an impact on a protected species that can't be resolved by a mitigation measure.	Site contains protected species, no mitigation measure		Red
		Contains protected species, with mitigation measure		Yellow
		No protected species present		Green
Potential for mixed residential & business use	Consideration will be given to development of sites that can demonstrate a need for mixed residential and business uses.	High need for mixed development	Yes	Green
		Low need for mixed development		Yellow
Quality of the Local Environment	The Council will look favourably on sites located in a high quality local environment.	High Quality of Local Environment	Yes	Green
		Low Quality of Local Environment		Yellow
Quality / Attractiveness of the Site	The Council will look favourably on sites that are attractive.	High Quality of Site	Yes	Green
		Low Quality of Site		Yellow

*Area of Site - Provided that the site does not 'swamp' the existing environment. The size of the site should not exclude the site from further consideration on this point alone. Consideration should be given to only using part of the site for Gypsy and Traveller use.

**Biodiversity, Contaminated Land and Landscape Character criteria require further analysis.

Basic Services

Site Criteria	Description	Test		Status
Shops	The Council will look favourably on sites within walking distance of a local shop, supermarket or town centre.	<500 metres (walking)		Green
		>501 metres (walking)	Yes	Yellow
Doctors Surgery	The Council will look favourably on sites within a short bus journey of a Doctors Surgery.	<500 metres (walking/bus stop)		Green
		>501 metres (walking/bus stop)	Yes	Yellow
Hospital	The Council will look favourably on sites within 10 miles of a hospital, as this is a reasonable distance for families to travel by car.	<10 miles (car journey)	Yes	Green
		>10 miles (car journey)		Yellow
Nursery School	The Council will look favourably on sites within a short car or bus journey of a children's Nursery.	<10 miles (car journey)		Green
		>10 miles (car journey)	Yes	Yellow

Primary School	The Council will look favourably on sites within a short walking distance of a primary school or within a short bus journey.	<500 metres (walking/bus stop)		Green
		>501 metres (walking/bus stop)	Yes	Yellow
Secondary School	The Council will look favourably on sites within a short bus journey to a secondary school.	<500 metres (walking/bus stop)		Green
		>501 metres (walking/bus stop)	Yes	Yellow
Access to Place of Work	The Council will look favourably on sites within a short bus and car journey of an employment centre. (i.e. town centre or business park, trading estate, retail centre)	< 500 metres (Bus Stop) or <10 miles (car journey)	Yes	Green
		> 501 metres (Bus Stop) or >10 miles (car journey)		Yellow
Activities & Facilities	The sites will look favourably on sites located within walking distance of either a club, pub or village hall.	<500 metres (walking/bus stop)		Green
		>501 metres (walking/bus stop)	Yes	Yellow
Bus Stop	The Council will not look favourably on sites located beyond 500 meters of a bus stop on a major bus route (An hourly or more bus service).	< 500 metres (walking)	Yes	Green
		> 501 metres (walking)		Yellow

Transport

Site Criteria	Description	Test		Status
Road Infrastructure	The Council will not look favourably on sites that are not accessed via a properly surfaced road.	Unclassified (Without passing places)		Red
		Road with special constraints (e.g. Residential)		Yellow
		A, B, C Road or Unclassified (With passing places)	Yes	Green
Road Access (Car Safety)	The Council will give consideration to road safety both on the site and in the surrounding area.	Blind exit/entrance		Red
		Exit/entrance with good visibility	Yes	Green
Road Access (Pedestrian)	The Council will give consideration to road safety both on the site and	Pavement to nearest settlement		Green

Safety)	in the surrounding area.	No pavement to nearest settlement	Yes	Yellow
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Additional Comment: A satisfactory access could be provided as a fourth leg on the roundabout.

Flood Risk

Site Criteria	Description	Test		Status
	It will not be appropriate to develop sites on a flood plain.	Within floodplain		Red
		Outside floodplain	Yes	Green

Protected Areas

The site does not fall within any protected areas.

Site 3: Land at Long Close & Hardens Mead, Chippenham



Site Size: 3.24ha (The site boundary does not reflect the potential size of a Gypsy and Traveller site. Permanent sites will not be larger in size than that needed to accommodate 18 pitches).

Site Characteristics

Site Criteria	Description	Test		Status
Area of Site	Seek to have a permanent site size of no more than 18 pitches*.	> 19 pitches	Yes	Red
		< 18 pitches		Green
Deliverability	Publicly owned land enables deliverability	Public owned	Yes	Green
		Private owned		Yellow
Neighbours	The Council will look favourably on sites that are located beyond 400 metres from an existing settlement or permanent Gypsy & Traveller Site.	< 401metres	Yes	Yellow
		> 401 metres		Green
Noise	Avoid sites that share a boundary with sites that produce high noise levels. (e.g. traffic noise, industrial noise)	> 45 dbA @ boundary		Red
		< 45 dbA @ boundary	Yes	Green
Land Quality and Location	Preference in order of sites located on previously developed land (pdl) within towns, pdl on the edge of built up areas and on Greenfield sites.	Greenfield site	Yes	Yellow
		pdl on outskirts		Green
		pdl in towns/villages		Green
Contaminated Land**	Avoid sites located on Contaminated Land.	Site is contaminated		Red
		No site contamination		Green
Near Pylons	The Council will not look favourably on sites located close to high voltage electricity pylons.	0 – 199 metres to centre line		Red
		> 200 metres	Yes	Green
Landscape Character**	Sites should not conflict with the Landscape Character of the area as set out in the Landscape Character* Assessment	Not in accordance with policy	Yes	Yellow
		In accordance with policy		Green
Potential for appropriate landscaping	Avoid sites with low landscaping potential in accordance with the Landscape Character** Assessment	Low landscaping potential		Yellow
		High landscaping potential	Yes	Green

Biodiversity**	Sites will not be located where they would have an impact on a protected species that can't be resolved by a mitigation measure.	Site contains protected species, no mitigation measure		Red
		Contains protected species, with mitigation measure		Yellow
		No protected species present		Green
Potential for mixed residential & Business use	Consideration will be given to development of sites that can demonstrate a need for mixed residential and business uses.	High need for mixed development		Green
		Low need for mixed development	Yes	Yellow
Quality of the Local Environment	The Council will look favourably on sites located in a high quality local environment.	High Quality of Local Environment	Yes	Green
		Low Quality of Local Environment		Yellow
Quality / Attractiveness of the Site	The Council will look favourably on sites that are attractive.	High Quality of Site	Yes	Green
		Low Quality of Site		Yellow

*Area of Site - Provided that the site does not 'swamp' the existing environment. The size of the site should not exclude the site from further consideration on this point alone. Consideration should be given to only using part of the site for Gypsy and Traveller use.

**Biodiversity, Contaminated Land and Landscape Character criteria require further analysis.

Basic Services

Site Criteria	Description	Test		Status
Shops	The Council will look favourably on sites within walking distance of a local shop, supermarket or town centre.	<500 metres (walking)		Green
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Doctors Surgery	The Council will look favourably on sites within a short bus journey of a Doctors Surgery.	<500 metres (walking/bus stop)		Green
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Hospital	The Council will look favourably on sites within 10 miles of a hospital, as this is a reasonable distance for families to travel by car.	<10 miles (car journey)	Yes	Green
		>10 miles (car journey)		Yellow
Nursery School	The Council will look favourably on sites within a short car or bus journey of a children's Nursery.	<10 miles (car journey)	Yes	Green
		>10 miles (car journey)		Yellow

Primary School	The Council will look favourably on sites within a short walking distance of a primary school or within a short bus journey.	<500 metres (walking/bus stop)		Green
		>501 metres (walking/bus stop)	Yes	Yellow
Secondary School	The Council will look favourably on sites within a short bus journey to a secondary school.	<500 metres (walking/bus stop)		Green
		>501 metres (walking/bus stop)	Yes	Yellow
Access to Place of Work	The Council will look favourably on sites within a short bus and car journey of an employment centre. (i.e. town centre or business park, trading estate, retail centre)	< 500 metres (Bus Stop) or <10 miles (car journey)		Green
		> 501 metres (Bus Stop) or >10 miles (car journey)	Yes	Yellow
Activities & Facilities	The sites will look favourably on sites located within walking distance of either a club, pub or village hall.	<500 metres (walking/bus stop)		Green
		>501 metres (walking/bus stop)	Yes	Yellow
Bus Stop	The Council will not look favourably on sites located beyond 500 meters of a bus stop on a major bus route (An hourly or more bus service).	< 500 metres (walking)	Yes	Green
		> 501 metres (walking)		Yellow

Transport

Site Criteria	Description	Test		Status
Road Infrastructure	The Council will not look favourably on sites that are not accessed via a properly surfaced road.	Unclassified (Without passing places)		Red
		Road with special constraints (e.g. Residential)	Yes	Yellow
		A, B, C Road or Unclassified (With passing places)		Green
Road Access (Car Safety)	The Council will give consideration to road safety both on the site and in the surrounding area.	Blind exit/entrance		Red
		Exit/entrance with good visibility	Yes	Green
Road Access (Pedestrian)	The Council will give consideration to road safety both on the site and	Pavement to nearest settlement	Yes	Green

Safety)	in the surrounding area.	No pavement to nearest settlement		Yellow
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Additional Comment: Access to this site is along unsuitable residential roads.

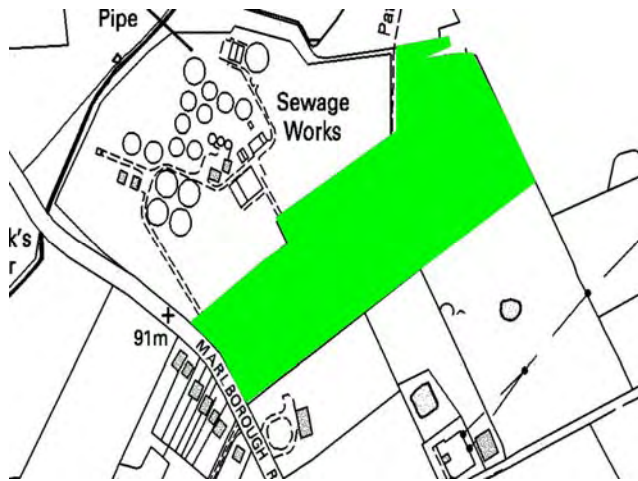
Flood Risk

Site Criteria	Description	Test		Status
	It will not be appropriate to develop sites on a flood plain.	Within floodplain		Red
		Outside floodplain	Yes	Green

Protected Areas

The site does not fall within any protected areas.

Site 4: Marlborough Road, Wootton Bassett



Site Size: A: 3.8ha (The site boundary does not reflect the potential size of a Gypsy and Traveller site. Permanent sites will not be larger in size than that needed to accommodate 18 pitches).

Site Characteristics

Site Criteria	Description	Test		Status
Area of Site	Seek to have a permanent site size of no more than 18 pitches*.	> 19 pitches	Yes	Red
		< 18 pitches		Green
Deliverability	Publicly owned land enables deliverability	Public owned	Yes	Green
		Private owned		Yellow
Neighbours	The Council will look favourably on sites that are located beyond 400 metres from an existing settlement or permanent Gypsy & Traveller Site.	< 401metres	Yes	Yellow
		> 401 metres		Green
Noise	Avoid sites that share a boundary with sites that produce high noise levels. (e.g. traffic noise, industrial noise)	> 45 dbA @ boundary		Red
		< 45 dbA @ boundary	Yes	Green
Land Quality and Location	Preference in order of sites located on previously developed land (pdl) within towns, pdl on the edge of built up areas and on Greenfield sites.	Greenfield site	Yes	Yellow
		pdl on outskirts		Green
		pdl in towns/villages	Yes	Green
Contaminated Land**	Avoid sites located on Contaminated Land.	Site is contaminated		Red
		No site contamination		Green
Near Pylons	The Council will not look favourably on sites located close to high voltage electricity pylons.	0 – 199 metres to centre line		Red
		> 200 metres	Yes	Green
Landscape Character**	Sites should not conflict with the Landscape Character of the area as set out in the Landscape Character Assessment	Not in accordance with policy		Yellow
		In accordance with policy	Yes	Green
Potential for appropriate landscaping	Avoid sites with low landscaping potential in accordance with the Landscape Character** Assessment	Low landscaping potential		Yellow
		High landscaping potential	Yes	Green

Biodiversity**	Sites will not be located where they would have an impact on a protected species that can't be resolved by a mitigation measure.	Site contains protected species, no mitigation measure		Red
		Contains protected species, with mitigation measure		Yellow
		No protected species present		Green
Potential for mixed residential & Business use	Consideration will be given to development of sites that can demonstrate a need for mixed residential and business uses.	High need for mixed development		Green
		Low need for mixed development	Yes	Yellow
Quality of the Local Environment	The Council will look favourably on sites located in a high quality local environment.	High Quality of Local Environment	Yes	Green
		Low Quality of Local Environment		Yellow
Quality / Attractiveness of the Site	The Council will look favourably on sites that are attractive.	High Quality of Site	Yes	Green
		Low Quality of Site		Yellow

*Area of Site - Provided that the site does not 'swamp' the existing environment. The size of the site should not exclude the site from further consideration on this point alone. Consideration should be given to only using part of the site for Gypsy and Traveller use.

**Biodiversity, Contaminated Land and Landscape Character criteria require further analysis.

Basic Services

Site Criteria	Description	Test		Status
Shops	The Council will look favourably on sites within walking distance of a local shop, supermarket or town centre.	<500 metres (walking)		Green
		>501 metres (walking)	Yes	Yellow
Doctors Surgery	The Council will look favourably on sites within a short bus journey of a Doctors Surgery.	<500 metres (walking/bus stop)		Green
		>501 metres (walking/bus stop)	Yes	Yellow
Hospital	The Council will look favourably on sites within 10 miles of a hospital, as this is a reasonable distance for families to travel by car.	<10 miles (car journey)		Green
		>10 miles (car journey)	Yes	Yellow
Nursery School	The Council will look favourably on sites within a short car or bus journey of a children's Nursery.	<10 miles (car journey)		Green
		>10 miles (car journey)	Yes	Yellow

Primary School	The Council will look favourably on sites within a short walking distance of a primary school or within a short bus journey.	<500 metres (walking/bus stop)		Green
		>501 metres (walking/bus stop)	Yes	Yellow
Secondary School	The Council will look favourably on sites within a short bus journey to a secondary school.	<500 metres (walking/bus stop)		Green
		>501 metres (walking/bus stop)	Yes	Yellow
Access to Place of Work	The Council will look favourably on sites within a short bus and car journey of an employment centre. (i.e. town centre or business park, trading estate, retail centre)	< 500 metres (Bus Stop) or <10 miles (car journey)		Green
		> 501 metres (Bus Stop) or >10 miles (car journey)	Yes	Yellow
Activities & Facilities	The sites will look favourably on sites located within walking distance of either a club, pub or village hall.	<500 metres (walking/bus stop)		Green
		>501 metres (walking/bus stop)	Yes	Yellow
Bus Stop	The Council will not look favourably on sites located beyond 500 meters of a bus stop on a major bus route (An hourly or more bus service).	< 500 metres (walking)		Green
		> 501 metres (walking)	Yes	Yellow

Transport

Site Criteria	Description	Test		Status
Road Infrastructure	The Council will not look favourably on sites that are not accessed via a properly surfaced road.	Unclassified (Without passing places)		Red
		Road with special constraints (e.g. Residential)		Yellow
		A, B, C Road or Unclassified (With passing places)	Yes	Green
Road Access (Car Safety)	The Council will give consideration to road safety both on the site and in the surrounding area.	Blind exit/entrance		Red
		Exit/entrance with good visibility	Yes	Green
Road Access (Pedestrian)	The Council will give consideration to road safety both on the site and	Pavement to nearest settlement		Green

Safety)	in the surrounding area.	No pavement to nearest settlement	Yes	Yellow
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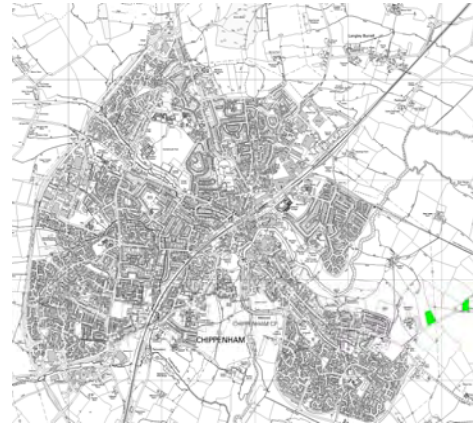
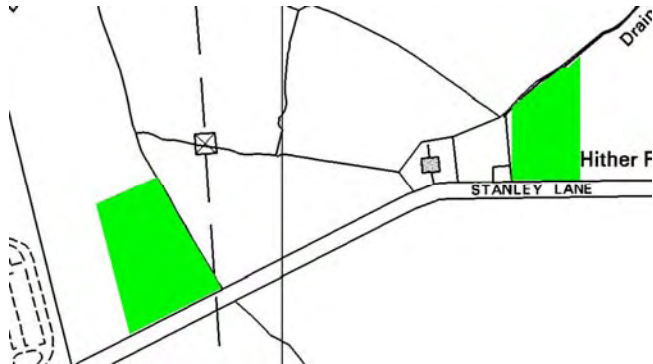
Flood Risk

Site Criteria	Description	Test		Status
	It will not be appropriate to develop sites on a flood plain.	Within floodplain		Red
		Outside floodplain	Yes	Green

Protected Areas

The site does not fall within any protected areas.

Site 5: Land at Stanley Lane, Chippenham (2 possible sites)



Site Size: A: 1.03ha (West)

Site Size: B: 0.6ha (East)

(The site boundary does not reflect the potential size of a Gypsy and Traveller site. Permanent sites will not be larger in size than that needed to accommodate 18 pitches).

Site Characteristics

Site Criteria	Description	Test	Site A	Site B	Status
Area of Site	Seek to have a permanent site size of no more than 18 pitches.*	> 19 pitches	Yes		Red
		< 18 pitches		Yes	Green
Deliverability	Publicly owned land enables deliverability	Public owned	Yes	Yes	Green
		Private owned			Yellow
Neighbours	The Council will look favourably on sites that are located beyond 400 metres from an existing settlement or permanent Gypsy & Traveller Site.	< 401metres			Yellow
		> 401 metres	Yes	Yes	Green
Noise	Avoid sites that share a boundary with sites that produce high noise levels. (e.g. traffic noise, industrial noise)	> 45 dbA @ boundary			Red
		< 45 dbA @ boundary	Yes	Yes	Green
Land Quality and Location	Preference in order of sites located on previously developed land (pdl) within towns, pdl on the edge of built up areas and on Greenfield sites.	Greenfield site	Yes	Yes	Yellow
		pdl on outskirts			Green
		pdl in towns/villages			Green
Contaminated Land**	Avoid sites located on Contaminated Land.	Site is contaminated			Red
		No site contamination			Green
Near Pylons	The Council will not look favourably on sites located close to high voltage electricity pylons.	0 – 199 metres to centre line			Red
		> 200 metres	Yes	Yes	Green
Landscape Character**	Sites should not conflict with the Landscape Character of the area as set out in the Landscape Character* Assessment	Not in accordance with policy			Yellow
		In accordance with policy	Yes	Yes	Green

Potential for appropriate landscaping	Avoid sites with low landscaping potential in accordance with the Landscape Character** Assessment	Low landscaping potential			Yellow
		High landscaping potential	Yes	Yes	Green
Biodiversity**	Sites will not be located where they would have an impact on a protected species that can't be resolved by a mitigation measure.	Site contains protected species, no mitigation measure			Red
		Contains protected species, with mitigation measure			Yellow
		No protected species present			Green
Potential for mixed residential & Business use	Consideration will be given to development of sites that can demonstrate a need for mixed residential and business uses.	High need for mixed development	Yes	Yes	Green
		Low need for mixed development			Yellow
Quality of the Local Environment	The Council will look favourably on sites located in a high quality local environment.	High Quality of Local Environment	Yes	Yes	Green
		Low Quality of Local Environment			Yellow
Quality / Attractiveness of the Site	The Council will look favourably on sites that are attractive.	High Quality of Site	Yes	Yes	Green
		Low Quality of Site			Yellow

*Area of Site - Provided that the site does not 'swamp' the existing environment. The size of the site should not exclude the site from further consideration on this point alone. Consideration should be given to only using part of the site for Gypsy and Traveller use.

**Biodiversity, Contaminated Land and Landscape Character criteria require further analysis.

Basic Services

Site Criteria	Description	Test	Site A	Site B	Status
Shops	The Council will look favourably on sites within walking distance of a local shop, supermarket or town centre.	<500 metres (walking)			Green
		>501 metres (walking)	Yes	Yes	Yellow
Doctors Surgery	The Council will look favourably on sites within a short bus journey of a Doctors Surgery.	<500 metres (walking/bus stop)			Green
		>501 metres (walking/bus stop)	Yes	Yes	Yellow
Hospital	The Council will look favourably on sites within 10 miles of a hospital, as this is a reasonable distance for families to travel by car.	<10 miles (car journey)	Yes	Yes	Green
		>10 miles (car journey)			Yellow
Nursery School	The Council will look favourably on sites within a short car or bus journey of a children's Nursery.	<10 miles (car journey)	Yes	Yes	Green
		>10 miles (car journey)			Yellow
Primary School	The Council will look favourably on sites within a short walking distance of a primary school or within a short bus journey.	<500 metres (walking/bus stop)			Green
		>501 metres (walking/bus stop)	Yes	Yes	Yellow
Secondary School	The Council will look favourably on sites within a short bus journey to a secondary school.	<500 metres (walking/bus stop)	Yes	Yes	Green
		>501 metres (walking/bus stop)			Yellow
Access to Place of Work	The Council will look favourably on sites within a short bus and car journey of an employment centre. (i.e. town centre or business park,	< 500 metres (Bus Stop) or <10 miles (car journey)			Green

	trading estate, retail centre)	> 501 metres (Bus Stop) or >10 miles (car journey)	Yes	Yes	Yellow
Activities & Facilities	The sites will look favourably on sites located within walking distance of either a club, pub or village hall.	<500 metres (walking/bus stop)			Green
		>501 metres (walking/bus stop)	Yes	Yes	Yellow
Bus Stop	The Council will not look favourably on sites located beyond 500 meters of a bus stop on a major bus route (An hourly or more bus service).	< 500 metres (walking)			Green
		> 501 metres (walking)	Yes	Yes	Yellow

Transport

Site Criteria	Description	Test	Site A	Site B	Status
Road Infrastructure	The Council will not look favourably on sites that are not accessed via a properly surfaced road.	Unclassified (Without passing places)			Red
		Road with special constraints (e.g. Residential)			Yellow
		A, B, C Road or Unclassified (With passing places)	Yes	Yes	Green
Road Access (Car Safety)	The Council will give consideration to road safety both on the site and in the surrounding area.	Blind exit/entrance			Red
		Exit/entrance with good visibility	Yes	Yes	Green
Road Access (Pedestrian Safety)	The Council will give consideration to road safety both on the site and in the surrounding area.	Pavement to nearest settlement			Green
		No pavement to nearest settlement	Yes	Yes	Yellow

Additional Comments: The type of traffic likely to be generated by this proposal may require improvements to Stanley Lane.

Flood Risk

Site Criteria	Description	Test	Site A	Site B	Status
	It will not be appropriate to develop sites on a flood plain.	Within floodplain			Red
		Outside floodplain	Yes	Yes	Green

Protected Areas

The site does not fall within any protected areas.

Site Characteristics

Site Criteria	Description	Test		Status
Area of Site*	Seek to have a permanent site size of no more than 18 pitches.	> 19 pitches		Red
		< 18 pitches	Yes	Green
Deliverability	Publicly owned land enables deliverability	Public owned	Yes	Green
		Private owned		Yellow
Neighbours	The Council will look favourably on sites that are located beyond 400 metres from an existing settlement or permanent Gypsy & Traveller Site.	< 401metres	Yes	Yellow
		> 401 metres		Green
Noise	Avoid sites that share a boundary with sites that produce high noise levels. (e.g. traffic noise, industrial noise)	> 45 dbA @ boundary		Red
		< 45 dbA @ boundary		Green
Land Quality and Location	Preference in order of sites located on previously developed land (pdl) within towns, pdl on the edge of built up areas and on Greenfield sites.	Greenfield site	Yes	Yellow
		pdl on outskirts		Green
		pdl in towns/villages		Green
Contaminated Land**	Avoid sites located on Contaminated Land.	Site is contaminated		Red
		No site contamination		Green
Near Pylons	The Council will not look favourably on sites located close to high voltage electricity pylons.	0 – 199 metres to centre line		Red
		> 200 metres	Yes	Green
Landscape Character**	Sites should not conflict with the Landscape Character of the area as set out in the Landscape Character Assessment	Not in accordance with policy		Yellow
		In accordance with policy	Yes	Green
Potential for appropriate landscaping	Avoid sites with low landscaping potential in accordance with the Landscape Character* Assessment	Low landscaping potential		Yellow
		High landscaping potential	Yes	Green

Biodiversity**	Sites will not be located where they would have an impact on a protected species that can't be resolved by a mitigation measure.	Site contains protected species, no mitigation measure		Red
		Contains protected species, with mitigation measure		Yellow
		No protected species present		Green
Potential for mixed residential & Business use	Consideration will be given to development of sites that can demonstrate a need for mixed residential and business uses.	High need for mixed development		Green
		Low need for mixed development	Yes	Yellow
Quality of the Local Environment	The Council will look favourably on sites located in a high quality local environment.	High Quality of Local Environment	Yes	Green
		Low Quality of Local Environment		Yellow
Quality / Attractiveness of the Site	The Council will look favourably on sites that are attractive.	High Quality of Site	Yes	Green
		Low Quality of Site		Yellow

*Area of Site - Provided that the site does not 'swamp' the existing environment. The size of the site should not exclude the site from further consideration on this point alone. Consideration should be given to only using part of the site for Gypsy and Traveller use.

**Biodiversity, Contaminated Land and Landscape Character criteria require further analysis.

Basic Services

Site Criteria	Description	Test		Status
Shops	The Council will look favourably on sites within walking distance of a local shop, supermarket or town centre.	<500 metres (walking)		Green
		>501 metres (walking)	Yes	Yellow
Doctors Surgery	The Council will look favourably on sites within a short bus journey of a Doctors Surgery.	<500 metres (walking/bus stop)		Green
		>501 metres (walking/bus stop)	Yes	Yellow
Hospital	The Council will look favourably on sites within 10 miles of a hospital, as this is a reasonable distance for families to travel by car.	<10 miles (car journey)		Green
		>10 miles (car journey)	Yes	Yellow
Nursery	The Council will look favourably on	<10 miles (car journey)	Yes	Green

School	sites within a short car or bus journey of a children's Nursery.	>10 miles (car journey)		Yellow
Primary School	The Council will look favourably on sites within a short walking distance of a primary school or within a short bus journey.	<500 metres (walking/bus stop)		Green
		>501 metres (walking/bus stop)	Yes	Yellow
Secondary School	The Council will look favourably on sites within a short bus journey to a secondary school.	<500 metres (walking/bus stop)		Green
		>501 metres (walking/bus stop)	Yes	Yellow
Access to Place of Work	The Council will look favourably on sites within a short bus and car journey of an employment centre. (i.e. town centre or business park, trading estate, retail centre)	< 500 metres (Bus Stop) or <10 miles (car journey)		Green
		> 501 metres (Bus Stop) or >10 miles (car journey)	Yes	Yellow
Activities & Facilities	The sites will look favourably on sites located within walking distance of either a club, pub or village hall.	<500 metres (walking/bus stop)		Green
		>501 metres (walking/bus stop)	Yes	Yellow
Bus Stop	The Council will not look favourably on sites located beyond 500 meters of a bus stop on a major bus route (An hourly or more bus service).	< 500 metres (walking)	Yes	Green
		> 501 metres (walking)		Yellow

Transport

Site Criteria	Description	Test		Status
Road Infrastructure	The Council will not look favourably on sites that are not accessed via a properly surfaced road.	Unclassified (Without passing places)		Red
		Road with special constraints (e.g. Residential)	Yes	Yellow
		A, B, C Road or Unclassified (With passing places)		Green
Road Access (Car Safety)	The Council will give consideration to road safety both on the site and in the surrounding area.	Blind exit/entrance	Yes	Red
		Exit/entrance with good visibility		Green

Road Access (Pedestrian Safety)	The Council will give consideration to road safety both on the site and in the surrounding area.	Pavement to nearest settlement	Yes	Green
		No pavement to nearest settlement		Yellow

Additional Comments: No direct access would be permitted from A3102. The alternative via the residential area would not be acceptable.

Flood Risk

Site Criteria	Description	Test		Status
	It will not be appropriate to develop sites on a flood plain.	Within floodplain		Red
		Outside floodplain	Yes	Green

Protected Areas

The site does not fall within any protected areas.

Question 1: Do you agree with the assessment of the sites? Please indicate yes or no, with comments if appropriate, on the response form.

5. Call for Sites

Question 2

Do you have a suggestion for a potential gypsy and traveller site?

If so, please give as many details as possible in the response form, including address and if appropriate a location map.

5.1 Many Gypsy and Traveller families prefer to own their own sites, though finding suitable land can be difficult. However, you as a landowner or as a resident with local knowledge may be aware of a suitable site that could be offered commercially for this purpose.

5.2 If you wish to put a particular site or sites forward, we would ask you to look at the basic criteria listed below and if it appears to be suitable, to put it forward for consideration. Please ensure that you provide us with a full and accurate address of the site, a map reference (if possible) and your full contact details.

5.3 The purpose is to identify land that we could allocate in our next Local Development Framework planning documents for Gypsy and Traveller use. We will examine each site suggested and contact the landowners concerned. If suitable, we will include it within our next round of consultations.

Please note that this exercise in identifying a site will not in itself guarantee that it will be put forward into the planning policy process. This will be a matter for the local planning authority to decide.

5.4 Here is the checklist for deciding initially whether or not the site is suitable. If the site cannot reasonably comply, please do not suggest it as the site will not be considered further.

5.5 Does the site you wish to suggest:

- have good access to local services i.e. education, health, shopping, transport and employment?
- be of a size such that it will not dominate existing properties (taking into account the size of any nearby settlements) or place a clearly unacceptable burden on the environment or local infrastructure?
- raise no road safety issues either in the site or in the local area?
- cause no excessive disturbance e.g. through movement of vehicles, noise, dust or other forms of pollution.

5.6 If the answer is, as far as you can determine, yes to each then it is worth putting the site forward for further analysis and consultation. When we consider the sites suggested in detail, we will be using the site search methodology in Appendix 1 to consider each site in detail.

There is no need for you to use this more detailed methodology before suggesting a site.

6. Future Work

6.1 Following this consultation, if suitable sites are identified, further site survey work will be undertaken including:

- An assessment of ground conditions, water supply, gas supply, waste disposal and drainage.
- The suitability for providing a utility block.
- A land registry search including legal covenants.
- An assessment of the site size, density and capacity.
- Consideration of site management issues.

6.2 This work will form part of the preparation of a future planning policy document which will be the subject of further consultation at an appropriate time. Ultimately a site or sites will be allocated for Gypsy and Traveller use within an appropriate DPD of the Local Development Framework for the new Wiltshire authority.