

# **Dorset-wide Gypsy and Traveller Site Allocations (including Travelling Showpeople) Joint DPD**

## **Site assessment process and draft criteria**

### **Background**

All nine local authorities in Dorset have joined together to identify suitable authorised sites for Gypsies and Travellers and Travelling Showpeople across the county in order to combat the problems caused by illegal camping.

Planning consultants Baker Associates, have been appointed by the Dorset authorities to carry out initial site assessment work which will inform a Development Plan Document which will be prepared during 2011 and 2012.

### **Objective**

To identify sites which may be suitable, available and achievable for future use by Gypsies and Travellers and Travelling Showpeople (GTTS).

### **Site assessment process**

A three stage draft site assessment process has been designed by Baker Associates. The draft site criteria to be used at stages 1 and 2 are attached, together with an explanation of, for each criteria, what constitutes a rejected site (red), a site which is accepted but where further investigation and/or mitigation is required (amber) and an accepted site (green).

#### **Stage 1**

Sites will be subject to an initial stage 1 assessment, using desk based/GIS information. This has been designed to remove sites which are clearly unsuitable (e.g. within international environmental designations, within flood zone 3).

Those sites which are not rejected at stage 1 will be considered at stage 2.

#### **Stage 2**

All sites which are not rejected at stage 1 will be subject to survey and a more detailed assessment of suitability, availability and achievability.

All sites which are not rejected at stage 2 will go forward for further consideration at stage 3.

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### Stage 3

Sites which have not been rejected at stage 2 will be further investigated through the DPD process, having regard to the following considerations:

- Spatial strategy
- Traveller patterns
- Cumulative impact
- Site needs of different traveller groups
- Types of sites required (permanent, transit)
- Site capacity
- Delivery models

### Consultation

We welcome your initial views on this approach to site assessment.

### Application of site assessment criteria

Draft criteria	Stage at which criteria considered	Designation/Issue	Reject	Accept but further investigation/mitigation required	Accept
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<b>Availability</b>	Stage 1	Promoted sites, public land ownership etc.	Not applicable.	There is no evidence that the site is available for Gypsy, Traveller or Travelling Showpeople (GTTS) use or land ownership is unknown. There may be legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements which will require further investigation at stage 2.	There is evidence that the site is available in principle for Gypsy, Traveller or Travelling Showpeople (GTTS) use.
<b>Suitability</b>					
<i>Policy constraints</i>					
International environmental designations	Stage 1	Special Protection Area Ramsar Sites Special Conservation Area World Heritage Site	Within the international designation.	Not within an international designation but is within its buffer and further investigation is required at stage 2 to determine whether it is likely to have a significant effect, individually or cumulatively on the designation objectives.	Not within the international environmental designation or its buffer.
National designations (1)	Stage 1	Site of Special Scientific Interest National Nature Reserve Geological Conservation Review Site Scheduled Ancient Monument Listed Building	Within the national designation.	The site is within close proximity and further investigation is required at stage 2 to determine whether it has an unacceptable negative impact.	The site is not within the national designation or within close proximity.

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		Registered Historic Parks and Gardens			
National designations (2)	Stage 1	Area of Outstanding Beauty Groundwater Source Protection Zone Conservation Areas	Not applicable.	The site is within the national designation or is within close proximity and further investigation is required at stage 2 to determine whether it has an unacceptable negative impact.	The site is not within the national designation or within close proximity.
Local environmental designations	Stage 1	Local Nature Reserves Tree Preservation orders Ancient woodland Sites of Nature Conservation Interest Regionally Important Geological or Geomorphological Site Heritage Coast Land Instability Zones Heritage assets (local lists)	Not applicable.	The site is covered by a local designation or is within close proximity and further investigation is required to determine whether it has a negative impact and whether this can be mitigated.	The site is not within a local designation or within close proximity.
Land use allocations	Stage 1	Open space Community facilities Employment areas Other allocations	Within an area protected / allocated/ safeguarded for another use where policy requirements do not allow use of the site for GTTS use.	Within an area protected / allocated/ safeguarded for another use where the policy criteria can be satisfied (e.g. surplus to requirements or loss can be mitigated).	Outside an area subject to a land use designation.
Green Belt	Stage 1	Green Belt	Not applicable.	Located in the Green Belt and further investigations are required at stage 2 to identify if any very special circumstances apply.	Located outside the Green Belt.

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Agricultural land	Stage 1	Agricultural Land Classification Note: Data only held for grade 3, not 3a and 3b.	Not applicable.	Located on higher quality agricultural land (Grades 1, 2 or 3) which should be a lower priority location for development, except where inconsistent with other sustainability considerations.	Located on lower quality agricultural land (Grades 4 or 5) where loss has little weight.
<i>Physical constraints</i>					
Flood risk	Stage 1	Environment Agency Indicative Flood Mapping and SFRA	Within Flood Zone 3a or 3b.	Within flood zone 2 which will need to be investigated further at stage 2 and subject to the exception test.	Within flood zone 1.
Safety	Stage 1	HSE Land use planning zones MoD firing zones Air public safety zones	Within a zone where the appropriate authority advises against development.	Within a zone where the appropriate authority advises mitigation measures required.	Outside zones.
Contamination and unstable land	Stage 2  Note: Will be considered at stage 1 if information available	Contaminated Land Unstable Land	Contains an area of unstable or contaminated land that is likely to undermine the site's suitability and achievability.	Could contain unstable or contaminated land that should be subject to further investigation (stage 1) and capable of mitigation (stage 2).	Not located on unstable land. Not located on contaminated land.
Air quality	Stage 1	Air Quality Management Area	Not applicable.	Site within Air Quality Management Area.	Not within Air Quality Management Area.
Topography	Stage 2	Topography	Steep slopes which make the site unsuitable and/or unachievable.	Sloping or undulating land which may require works to achieve a suitable development.	Level or gently sloping site.

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Site access and safety	Stage 2	Access Proximity to major roads	Poor access and/or road of poor standard.  Likely to be subject to safety issues from surrounding uses incapable of mitigation	Access poor but capable of being improved. Road of adequate or good standard.  Likely to be affected by safety issues but this is capable of mitigation.	Adequate or good access off adequate or good standard of road.  Not affected by safety issues.
Accessibility to facilities	Stage 2	Access to facilities: GP Surgery Primary School Secondary School Employment Shop  Access to public transport: Bus stop Train station Frequency of service	Outside distance thresholds, to be determined.  Actual distances to be measured and sites to be ranked.	Not applicable.  Actual distances to be measured and sites to be ranked.	Within distance thresholds, to be determined.  Actual distances to be measured and sites to be ranked.
Utilities	Stage 2	Water Electricity Sewerage Telecommunications	No access to mains water without considerable expense.	No on-site access to mains water or electricity but connection points within vicinity.	On-site access to mains water and mains electricity.
<i>Potential impacts</i>					
Green Belt (continued)	Stage 2	Green Belt	No very special circumstances exist to justify harmful impact on Green Belt.	Very special circumstances exist to justify harmful impact on Green Belt, but mitigation measures also required.	Very special circumstances exist to justify harmful impact on Green Belt.
Landscape	Stage 2	Landscape impact and visual containment	Unacceptable impact of site upon landscape not capable of mitigation.	Impact capable of mitigation. Potential cumulative impact with other identified sites.	No unacceptable impact on landscape.

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Biodiversity / Protected Species / Important hedgerow	Stage 2	Impact on biodiversity resources or known protected species Site of Special Scientific Interest National Nature Reserve Geological Conservation Review Site	Significant effect and unacceptable impact of site upon ecology or protected species or habitats not capable of mitigation where no overriding public interest.	Impact capable of mitigation. Potential cumulative impact with other identified sites.	No significant effect or unacceptable impact on ecology, protected species or habitats.
Historic environment	Stage 2	Scheduled Ancient Monuments Listed Buildings Historic Parks and Gardens Conservation Areas Heritage assets (local lists)	Adverse impact upon a designation not capable of mitigation.	Adverse impact on a designation but this is capable of mitigation.	No adverse impact on any designation.
Water quality	Stage 2	Groundwater Source Protection Zone	Unacceptable risk to the supply and quality of water resources.	Risk to the supply and quality of water resources capable of mitigation.	No risk to the supply and quality of water resources.
Noise	Stage 2	Noise pollution from surrounding uses e.g. road, rail and air transport	Likely to be adversely affected by noise pollution from surrounding uses that could make for an unacceptable residential environment - Noise exposure categories C & D.	Likely to be affected by noise pollution but this is capable of mitigation - Noise exposure category B.	Not affected by noise issues - Noise exposure category A.
Residential amenity (Impact of site on adjoining uses)	Stage 2	Relationship with existing adjacent uses	Close proximity to existing adjacent uses esp. residential properties where any potential impact (light,	Close proximity to existing adjacent uses esp. residential properties but any potential impact (light, visual, other disturbance) on	Unlikely to adversely affect existing adjoining uses.

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			visual, other disturbance) on adjoining uses is not reasonably capable of mitigation.	adjoining uses is capable of mitigation.	
Residential amenity (Impact of adjoining uses on site)	Stage 2	Relationship with existing adjacent uses	Close proximity to existing adjacent uses and any potential impact from these uses (light, visual, other disturbance) on the site is not reasonably capable of mitigation.	Close proximity to existing adjacent uses but any potential impact from these uses (light, visual, other disturbance) on the site is capable of mitigation.	Unlikely to be adversely affected by existing adjoining uses.
<b>Availability</b>	Stage 2	Promoted sites, public land ownership etc.	There are known legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements which cannot be resolved.	There continues to be doubt over whether the site is genuinely available for Gypsy, Traveller or Travelling Showpeople (GTTS) use after further investigations.	There is evidence that the landowner is willing to sell and/or a developer is interested in developing within the timeframe of the DPD. There are no known legal or ownership problems, such a multiple ownerships, ransom strips, tenancies or operational requirements which are not capable of being overcome within the timeframe of the DPD.
<b>Achievability</b>	Stage 2	Deliverability Viability	Has hope value for housing. Extensive buildings on site requiring demolition. Other constraints incapable of resolution without considerable expense.	Site constraints capable of being overcome but where extent and cost of mitigation are unclear at this stage.	In a location where housing development is contrary to spatial policy. No site constraints needing to be overcome.