

Gypsy and Traveller Site Assessment 2023

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Introduction

1. This document has been prepared to document the site selection process for a gypsy and traveller site for the Draft Middlesbrough Local Plan.

Background

2. The Planning and Compulsory Purchase Act 2004 places a statutory duty on local planning authorities to prepare a local plan for their areas, and for the plan to set out a planning framework that meets the identified needs and aspirations of that area.

Compliance with National Policy

3. In preparing their local plans, Council's must take account of national planning policy, mainly set out in the National Planning Policy Framework (NPPF) but also in other policy statements. One of these is the Planning Policy for Traveller Sites. Compliance with the national policy is a key test of soundness for local plans going through Independent Examinations.
4. Government policy requires local plans to identify the housing needs of the travelling community, and to meet these needs in a way that both facilitates the traditional and nomadic way of life of travellers whilst respecting the interests of settled communities. Middlesbrough currently has one public site for Gypsy and Travellers at Metz Bridge, and one private Travelling Showpeople yard at North Ormesby.

Assessment of Need in Middlesbrough

5. The Council commissioned consultants to undertake a Gypsy and Traveller Accommodation Assessment in 2023, which sought to understand the housing needs of the Gypsy, Traveller and Travelling Showpeople communities in Middlesbrough for the period to 2041. The work included direct consultation with the established Gypsy and Traveller community at Metz Bridge and Travelling Showpeople community at North Ormesby.
6. The study found that there was a need to provide an additional 14 Gypsy and Traveller pitches and three additional plots for Travelling Showpeople during the period.
7. The need for the additional pitches and plots comes entirely from projected household growth arising from the established communities, rather than any in-migration. The need for additional plots for Travelling Showpeople will be accommodated on land adjacent to the existing site. The need for 14 gypsy and traveller pitches cannot be met on the existing site and therefore will need to be met on a new site.

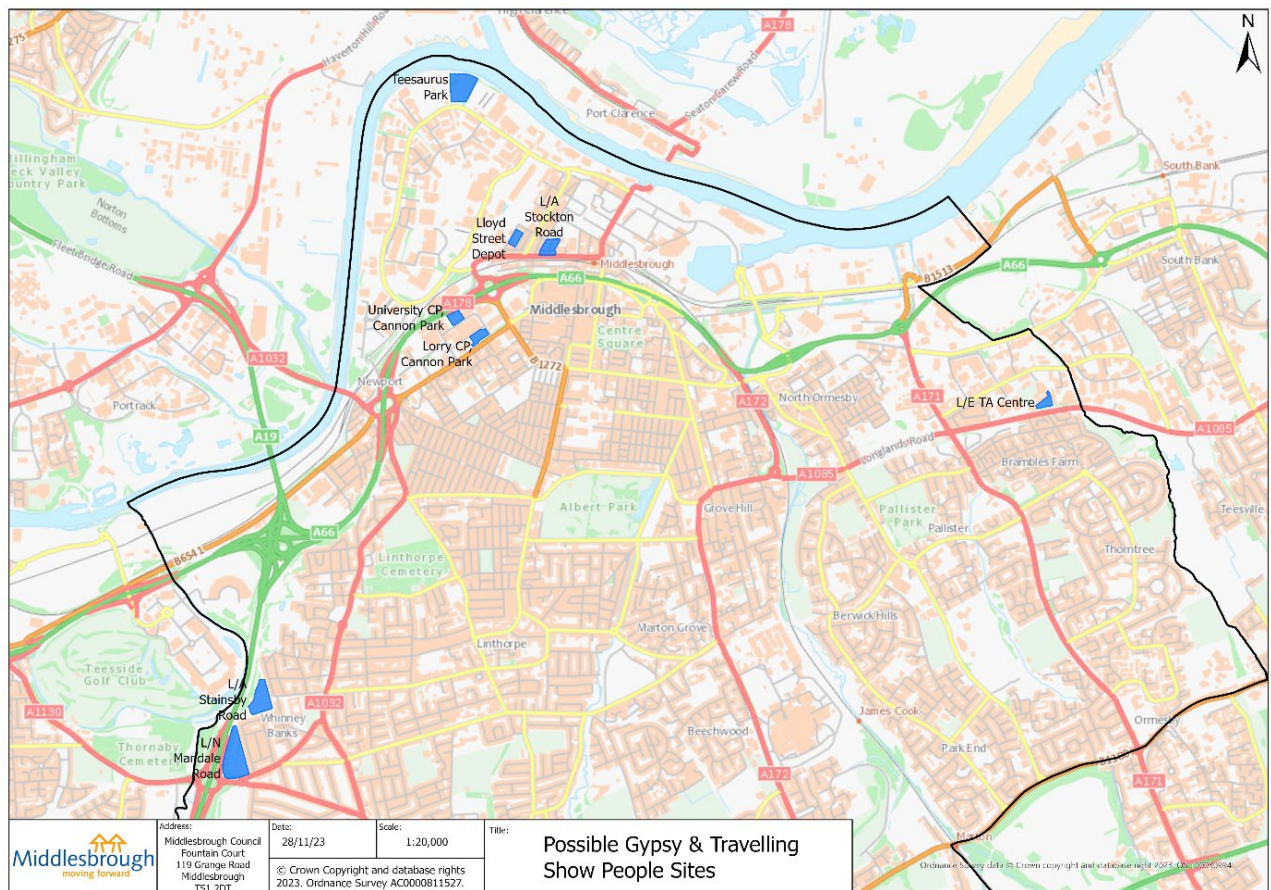
Site Assessments

8. The Council undertook a 'call for sites' from 5th December 2022 to 31st January 2023 for all types of development, including for Gypsies, Travellers and Travelling Showpeople. No private sites were put forward for consideration. In the absence of private proposals coming forward, the Council has a duty to bring forward a site on publicly owned land.
9. This document is an assessment of Council owned land, of a size which could accommodate up to 20 pitches (similar to Metz Bridge) to consider the options for using Council-owned land to meet the identified need.

10. A list of eight sites has been drawn from vacant, underused and unused sites in Council Ownership within northern and western parts of the borough, due to proximity to the existing community. These sites are:

- 1) Land East of the TA Centre
- 2) Land adjacent to Stockton Road, Middlehaven
- 3) Lloyd Street Depot
- 4) Land at Teessaurus Park
- 5) Cannon Park Way (University) Car Park, Cannon Park
- 6) Lorry Car Park, Cannon Park
- 7) Land adjacent to Stainsby Road
- 8) Land north of Mandale Road

These sites can also be seen on the plan below:



11. These sites have been compared to each other for suitability for the purposes of providing a Gypsy and Traveller site for permanent accommodation. The agreed criteria are summarised below in table A, and also included in full in Appendix 1 with the associated scoring. They are based around three different categories:

- **Environmental** (Addresses issues such as nature and heritage designations, flood risk and size of site)

- **Locational** (Distance to facilities and services, suitability of access, distance to existing Gypsy and Traveller Community)
- **Amenity** (How open the site is and how well it can be screened and amenity issues)

Table A – Site Assessment Criteria

1	Nature Conservation Designation
2	Historical Designations
3	Previously developed land
4	Flood Risk
5	Size of site
6	Proximity to a good range of services
7	Distance from Strategic Road Network
8	Proximity to employment opportunities
9	Suitable access for level of use
10	Accessibility of services and deliverability of site
11	Proximity to the existing Gypsy & Traveller community
12	Level site
13	How visible and open in character is the site?
14	Can the site be adequately visually screened?
15	Suitable for residential use by Gypsies and Travellers?

12. A judgement has been made by Planning Officers on the weight that should be attached to each criterion i.e. they either carry significant weight or moderate weight. Those deemed to carry significant weight have been scored out of three and those deemed to have moderate weight out of two.

13. The highest score achievable under the agreed criteria is 38 points. The site(s) which achieve the highest scoring in relation to that score will be considered the most suitable. A judgement will then be made as to whether the site is deliverable in terms of the practicability and cost of adapting them for Gypsy and Traveller use, whilst managing and mitigating any environmental aspects.

14. The list of sites in rank order (scored according to the agreed criteria) is set out in table B below. A summary of the scores according to the agreed criteria is available in Appendix 2.

Table B – Sites in rank order

Site	Score	Rank
Land at Teessaurus Park	36	1
Lloyd Street Depot*	34	2
Land at Stockton Street*	32	3
Land East of the TA Centre	31	4=
Land North of Mandale Road	31	4=
Cannon Park Lorry Park	29	5
Cannon Park Way (University) Car Park	28	6=
Land at Stainsby Road*	28	6=

*no longer available

15. Subsequent to the initial assessment process three of the sites are no longer considered available:
 - Lloyd Street Depot;
 - Land at Stockton Street; and
 - Land at Stainsby Road.
16. The Lloyd Street Depot site is no longer considered available as it is in the process of being disposed of by the Council for an alternative use. Land at Stockton Street is no longer considered available as it is within the Middlesbrough Development Corporation (MDC) area and it proposed to be transferred to the MDC and therefore will no longer be in Council ownership. Land at Stainsby Road is no longer available as it is a proposed allocation within the Draft Local Plan for housing and education use.
17. That leaves a possible five sites for consideration. More information on the assessment of each of these sites is contained within Appendix 3.

Conclusion

18. Government policy requires local plans to identify the housing needs of the travelling community, to and meet these needs in a way that both facilitates the traditional and nomadic way of life of travellers whilst respecting the interests of settled communities. The Council commissioned consultants to undertake a Gypsy and Traveller Accommodation Assessment in 2023, The study found that there was a need to provide an additional 14 Gypsy and Traveller pitches and 3 additional plots for Travelling Showpeople during the period.
19. The need for 14 gypsy and traveller pitches cannot be met on the existing site at Metz Bridge and therefore will need to be met on a new site. The Council undertook a 'call for sites'. No private sites were put forward for consideration. In the absence of private proposals coming forward, the Council has a duty to bring forward a site on publicly owned land.
20. A list of eight sites in northern and western areas of the borough, has been drawn from vacant, underused and unused sites in Council Ownership. There is unfortunately, a limited amount of available land in Council ownership within this part of the Borough. In addition, subsequent to the initial assessment, three sites have had to be removed from final consideration as they are no longer considered available.
21. The identified criteria around location, access and environment have been applied to the list of sites, and the highest scoring site, Land at Teessaurus Park has been recommended for allocation as permanent residential Gypsy and Traveller site, to address the identified need.
22. If the Council does not consider the sites within this assessment to be suitable, then an assessment of other Council owned sites in the rest of the borough will need to be undertaken to meet the identified need.

Appendix 1 Scoring Criteria

Category	Criterion	Reason	Weight	Score
Environmental	Nature conservation designation	This would include Sites of Nature Conservation Interest and Local Nature Reserves. Nationally recognised sites of nature conservation value (SSSI's) have already been excluded.	Moderate	If site is not designated as an area with nature conservation interest score 2. If the site lies outside an 3with nature conservation interest score 0.
Environmental	Heritage Designations	This would include Conservation Areas, Listed Buildings, Historic Parks, Archaeological sites, Local List etc.	Significant	If site lies on undesignated land score 3. If site lies on locally designated land – score 1. If site lies on nationally designated land score 0.
Environmental	Previously Developed Land (Brownfield sites)		Moderate	If the site lies on previously developed land score 2. If this site is partly on previously developed land and partly on greenfield land 1. If the site lies on a greenfield site score 0.
Environmental	Flood Zone	Sites should not be located within areas at risk of flooding. This can be assessed using the Environment Agency Flood Maps	Significant	Within flood zone 1 score 3. Within 2, 3a or 3b score 0.
Environmental	Size of Site	Sites that accommodate up to 14 pitches.	Significant	If site can accommodate 14 pitches or more – score 3.

				Accommodate between 7-13 - score 2 Accommodate 6 or fewer - score 1
Locational	Relationship to services e.g. designated centre and primary schools, etc	The availability of shops and services to sites is stated in the Planning Policy for Travellers Sites. This can be tested by distance from a designated centre and a school.	Moderate	If the site lies within 1mile of services including, a designated centre and a school – score 2. Is within 1 mile of either designated centre or primary school - score 1 Is beyond 1mile of a designated centre/School - score 0.
Locational	Distance from strategic road network	Distance to Strategic Road Network (SRN) (A19, A66, A174) additionally allows access to services, travel and employment. Best sites would be close to the strategic road network.	Moderate	If site within 1 mile of SRN - score 2. Within 2miles of SRN - score 1 If site further than 2miles from SRN - score 0.
Locational	Proximity to employment opportunities	Distance to employment allocations in the Draft Local Plan.	Moderate	If the site lies within 1 mile of employment locations – score 2. Is beyond 1 mile of employment locations - score 0
Locational	Suitable access for level of use (with necessary realignments)	A suitable access will be a primary consideration for highway safety and hence the grant of planning permission and may be realigned in some instances. Access must be suitable for large vehicles (although a potentially intermittent use) and suitable for	Significant	If site has a suitable access - score 3. If work is required to achieve suitable access and is realistic - score 2. If suitable access cannot be achieved - score 0.

		emergency vehicles and waste management. Access roads also need to be suitable for the vehicles using the site.		
Locational	Availability of services and deliverability of site	Water and electricity are vital elements for life and will need to be installed in any successfully managed site. Services such as water, electricity and suitable foul drainage may already be on site or can be readily installed. Such sites are most suitable. Sites where services cannot be installed, or only with difficulty, should be considered less suitable. In reality the limiting factor will be funding.	Moderate	If site is located within urban area with services with reasonable prospect of connection – score 2. If site has no services and no reasonable prospect of connection or there are other constraints to delivery - score 0.
Locational	Proximity to existing Gypsy & Traveller community	In the GTAA, residents expressed a desire to be location close to the existing site a Metz Bridge Court. Those sites close to the existing site will be best.	Significant	Within 1 mile of existing community - score 3. Within between 1 and 2 miles of existing community - score 1. More than 2 miles of existing community - score 0.
Amenity	How visible and open in character is the site?	How visible and open in character is the site?	Significant	If the site is visually contained with a narrow zone of visual influence – score 3.

				If the site is highly visible and open in character with a wide zone of visual influence – score 0.
Amenity	Can the visual impact of the site be adequately mitigated against?	The visual impact of a Gypsy and Traveller site could be mitigated by screening or landscaping. On sites open in character, this may not be possible or appropriate. This would include the impact of external lighting.	Significant	If appropriate and effective screening is achievable score 3. If screening is neither appropriate nor possible – score 0.
Amenity	Level site	Sites must be level to accommodate hard standings for mobile homes and caravans. In some instances sites may be made level, but the natural topography will be a factor.	Moderate	If site is mostly or totally level - score 2. If site is not level and level pitches would require significant work to achieve - score 0.
Amenity	Suitable for residential use by Gypsies and Travellers (Amenity/Noise/Pollution/potentially incompatible uses)	Sites that are incompatible with housing development due to noise/amenity/pollution or potentially incompatible uses should score poorly.	Significant	If a site is suitable for residential use by Gypsies and Travellers - score 3. If site is not suitable for residential use by Gypsies and Travellers - score 0.

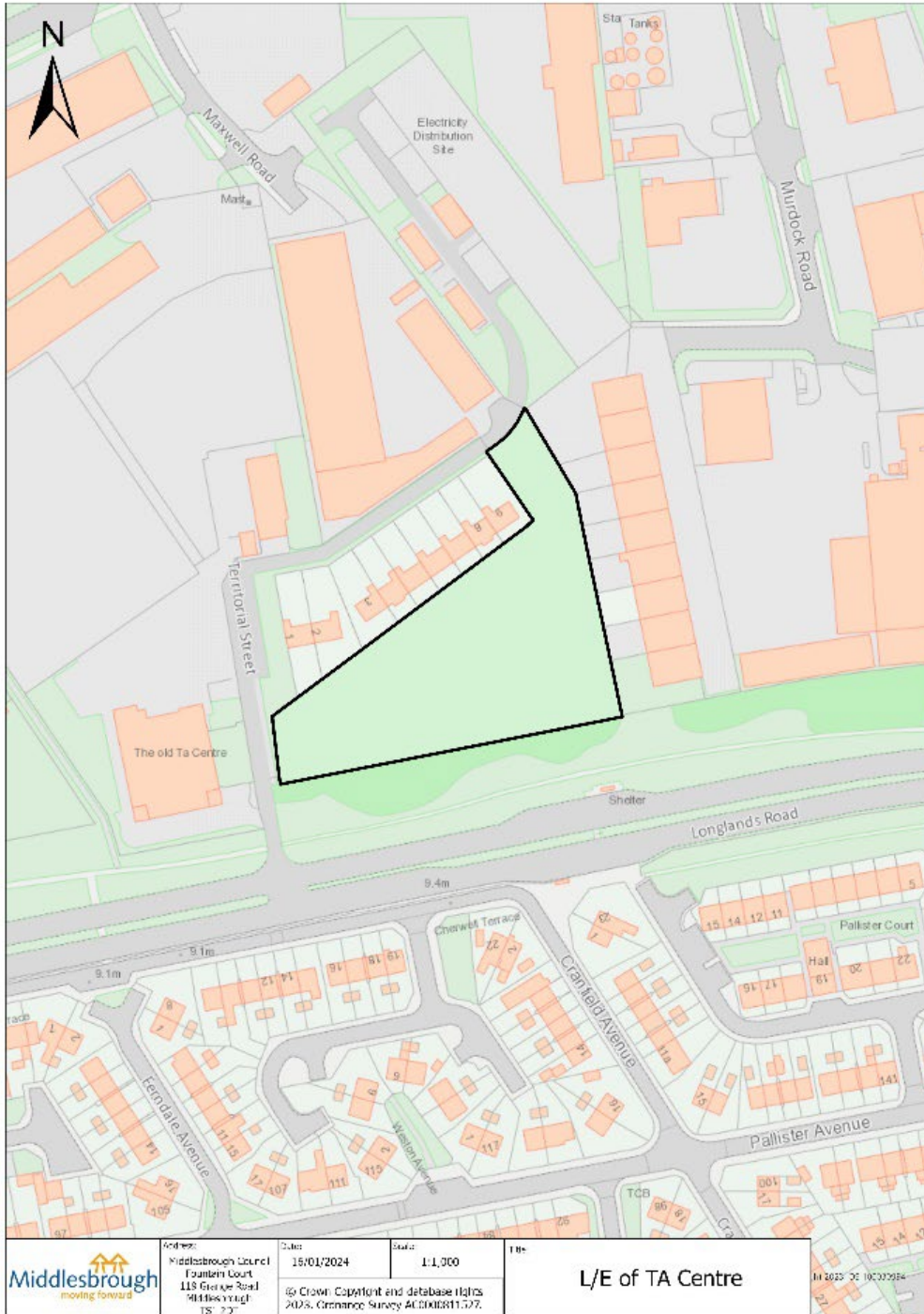
Appendix 2 Sites Scored against criteria

Site	Location	Criterion															
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total
1	Land East of the TA Centre	2	3	0	3	2	2	2	2	2	2	0	3	3	2	3	31
2	Land at Stockton Street*	2	3	2	3	3	2	2	2	3	2	3	0	0	2	3	32
3	Lloyd Street Depot*	2	3	2	3	2	2	2	2	3	2	3	3	0	2	3	34
4	Land at Teessaurus Park	2	3	1	3	3	1	2	2	3	2	3	3	3	2	3	36
5	Cannon Park Way (University) Car Park	2	3	2	3	2	2	2	2	3	2	3	0	0	2	0	28
6	Cannon Park, Lorry Park	2	3	2	3	3	2	2	2	3	2	3	0	0	2	0	29
7	Land adjacent to Stainsby Road*	2	3	0	3	3	2	2	0	2	2	1	0	3	2	3	28
8	Land North of Mandale Road	2	3	0	3	3	2	2	0	3	2	0	3	3	2	3	31

*site no longer available

Appendix 3 Site by site assessment sheets

Site 1 – Land East of the TA Centre



Summary

The site is owned by Middlesbrough Council. It lies to the East of the TA Centre and to the south of the residential community at Territorial Street. To the south of the site is Longlands Road. Access to the site would be from Territorial Street from Longlands Road. The total site area is 0.51 hectares.

The site is within Flood Zone 1. The site is currently allocated for employment uses within the Middlesbrough Local Plan.

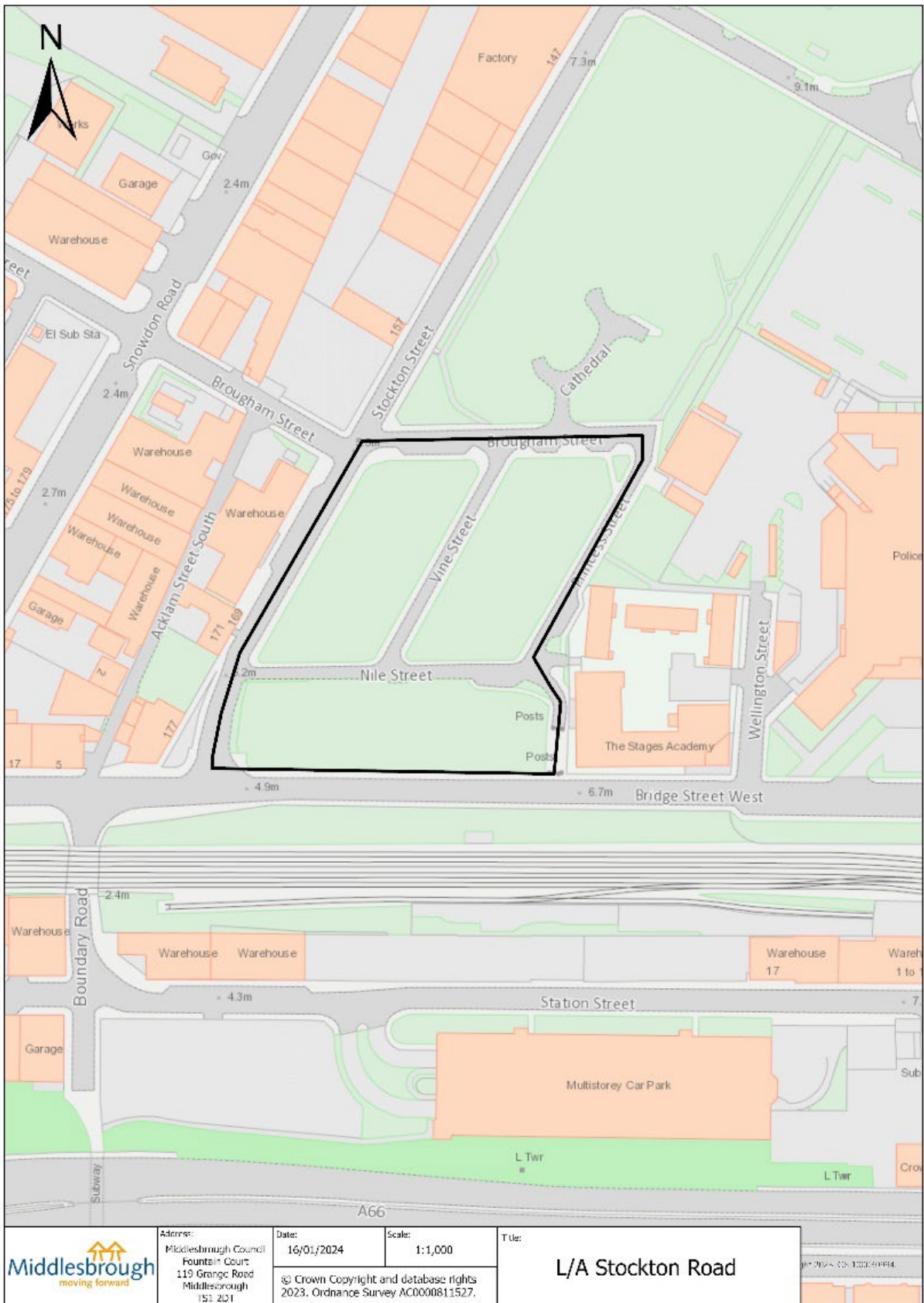
The site is tightly constrained on all sides and is very close to existing residential properties. The site is more than 2 miles from the existing gypsy and traveller community at Metz Bridge.

The site scores 31 points in the assessment.



Land East of the TA centre		
Criterion	Reason	Score
Nature conservation designation	Not in nature conservation designation	2
Heritage Designations	None	3
Previously Developed Land (Brownfield sites)	Greenfield	0
Flood Zone	Flood Zone 1	3
Size of Site	Approx 0.51 hectares - likely to be between 6 and 13 pitches	2
Relationship to services e.g. designated centre and primary schools, etc	Within 1 mile of a local centre (Marshall Avenue and Brambles Farm Primary School)	2
Distance from strategic road network	Within 1 mile of SRN	2
Proximity to employment opportunities	Within 1 mile of the East Middlesbrough Industrial Estate	2
Suitable access for level of use (with necessary realignments)	Access would be from Territorial Street but would need to be created.	2
Availability of services and deliverability of site	Within urban area	2
Proximity to existing Gypsy & Traveller community	2.4 miles from existing Gypsy and Traveller community	0
How visible and open in character is the site?	Visually contained and bound with mature trees and hedges	3
Can the visual impact of the site be adequately mitigated against?	Yes. Already screened by mature hedges and trees.	3
Level site	Level	2
Suitable for residential use by Gypsies and Travellers (Amenity/Noise/Pollution/potentially incompatible uses)	Considered suitable	3
Total		31

Site 2 Land at Stockton Road



Summary

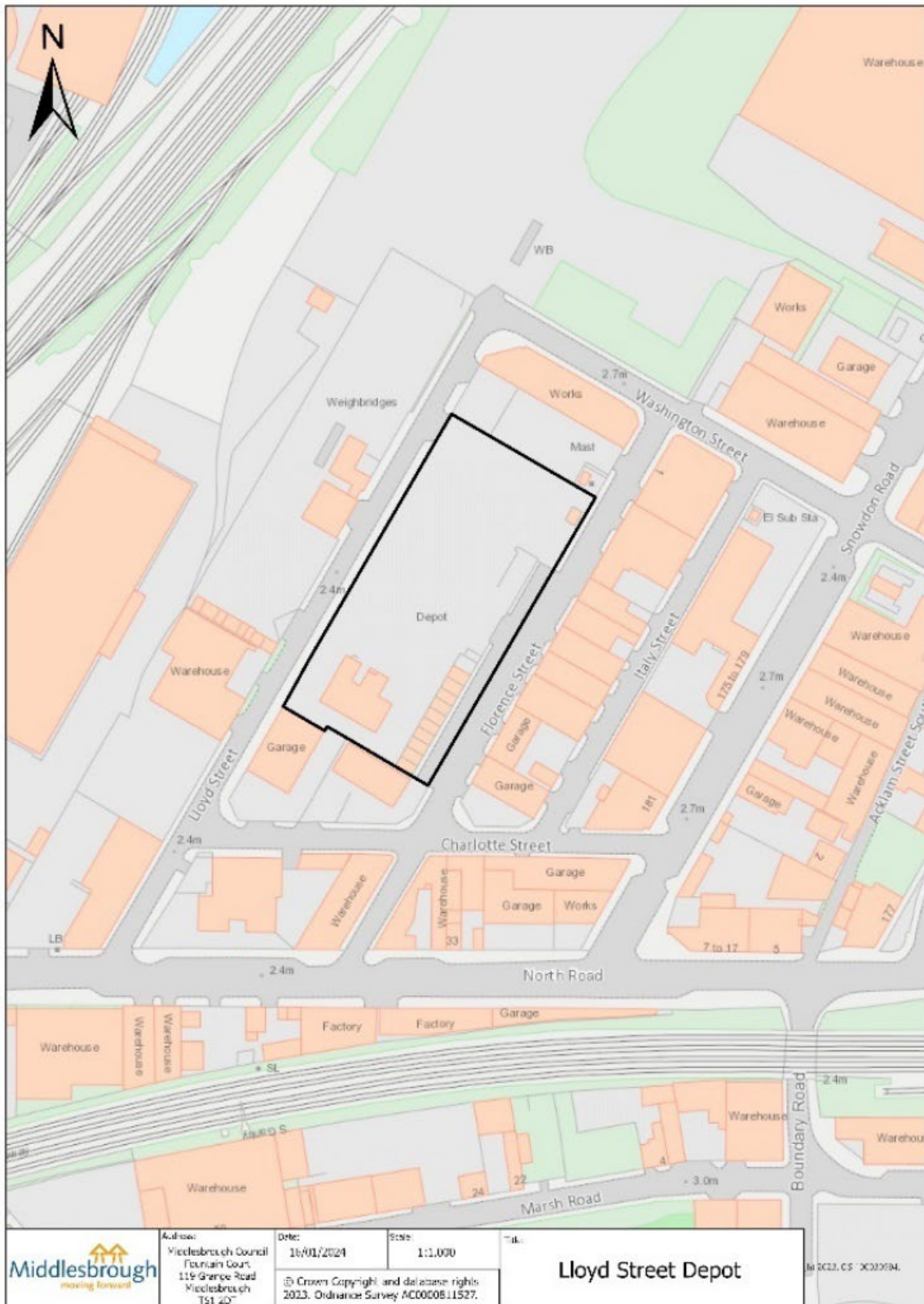
The site is no longer considered available as it is in the process of being transferred to the Middlesbrough Development Corporation and as such we do not know the MDC's intentions for the site and whether they will make it available.

The site scores 32 points in the assessment.



Land at Stockton Street		
Criterion	Reason	Score
Nature conservation designation	Not in nature conservation designation	2
Heritage Designations	None	3
Previously Developed Land (Brownfield sites)	Brownfield	2
Flood Zone	Flood Zone 1	3
Size of Site	1.03hectares - likely to accommodate more than 14 pitches as a guide	3
Relationship to services e.g. designated centre and primary schools, etc	Within 1 mile of a Town Centre and primary school	2
Distance from strategic road network	Within 1 mile of SRN	2
Proximity to employment opportunities	Within 1 mile of a TC, Riverside Park and Middlehaven	2
Suitable access for level of use (with necessary realignments)	Suitable access	3
Availability of services and deliverability of site	Within urban area	2
Proximity to existing Gypsy & Traveller community	Within 1 mile of existing community	3
How visible and open in character is the site?	Site is highly visible from nearby properties. Flat topography, few hedges	0
Can the visual impact of the site be adequately mitigated against?	Difficult to screen appropriately	0
Level site	Level	2
Suitable for residential use by Gypsies and Travellers (Amenity/Noise/Pollution/potentially incompatible uses)	Considered suitable	3
Total		32

Site 3 Lloyd Street Depot



Summary

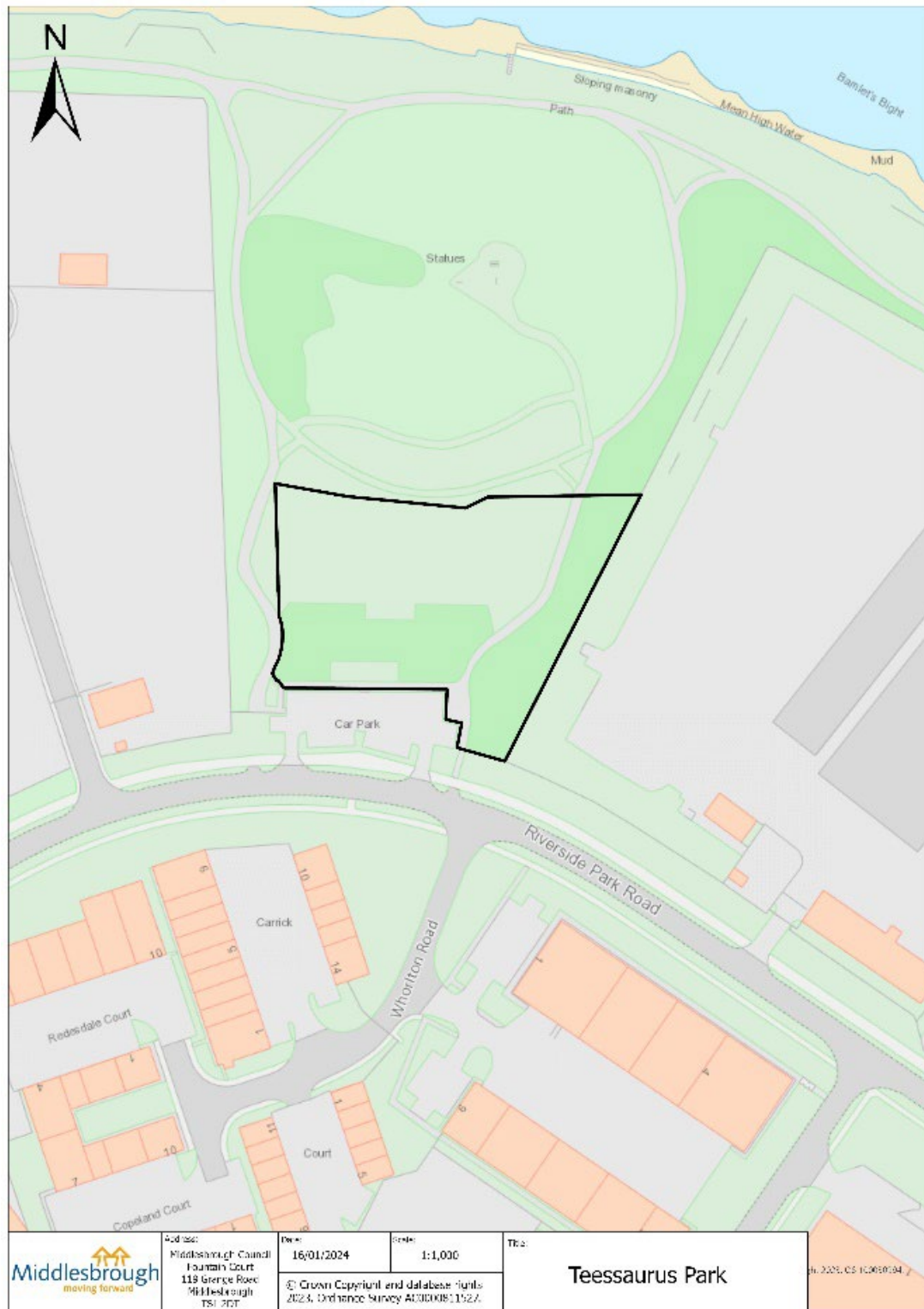
The Site is no longer considered available as it is in the process of being disposed of by the Council for an alternative use.

The site scores 34 points in the assessment.



Lloyd Street Depot		
Criterion	Reason	Score
Nature conservation designation	Not in nature conservation designation	2
Heritage Designations	None	3
Previously Developed Land (Brownfield sites)	Brownfield	2
Flood Zone	Flood Zone 1	3
Size of Site	0.56 hectares likely to accommodate between 6-13 pitches	2
Relationship to services e.g. designated centre and primary schools, etc	Within 1 mile of a Town Centre and primary school	2
Distance from strategic road network (SRN)	Within 1 mile of SRN	2
Proximity to employment opportunities	Within 1 mile of a TC, Riverside Park and Middlehaven	2
Suitable access for level of use (with necessary realignments)	Suitable access from Lloyd Street	3
Availability of services and deliverability of site	Within urban area	2
Proximity to existing G&T community	Within 1 mile of existing community	3
How visible and open in character is the site?		3
Can the visual impact of the site be adequately mitigated against?	Difficult to screen appropriately	0
Level site	Level	2
Suitable for residential use by Gypsies and Travellers (Amenity/Noise/Pollution/potentially incompatible uses)	Considered suitable	3
Total		34

Site 4 Land at Teessaurus Park



Summary

This site has been chosen as the preferred option.

The site is owned by Middlesbrough Council. It is currently a green park area containing dinosaur sculptures and is within the Riverside Park employment area. Access to the site would be from Riverside Park Road. The total site area is 0.65 hectares. The site is within Flood Zone 1. The site is currently allocated for employment uses within the Middlesbrough Local Plan.

The site is bounded by employment uses to the east, west and south. To the north of the site lies a Local Wildlife Site and beyond that the River Tees. The site is close to the existing gypsy and traveller community at Metz Bridge.

Proposals will need to retain public access to the undeveloped part of Teessaurus Park including the Local Wildlife Site and to the River Tees. Proposals will also need to retain public access to the dinosaur sculptures, this could either be on site, within the undeveloped part of Teessaurus Park or by relocating the sculptures to a suitable alternative location which could include a park or open space.

The site scores 36 points in the assessment.



Land at Teessarar Park		
Criterion	Reason	Score
Nature conservation designation	Not in nature conservation designation	2
Heritage Designations	None	3
Previously Developed Land (Brownfield sites)	Part Brownfield/ part Greenfield	1
Flood Zone	Flood Zone 1	3
Size of Site	0.65 hectares likely to accommodate more than 14 pitches	3
Relationship to services e.g. designated centre and primary schools, etc	Within 1 mile of the Town centre (school slightly further away)	1
Distance from strategic road network (SRN)	Within 1 mile of SRN	2
Proximity to employment opportunities	Within 1 mile of a Riverside Park	2
Suitable access for level of use (with necessary realignments)	Access from Riverside Park Road	3
Availability of services and deliverability of site	Within urban area	2
Proximity to existing G&T community	Within 1 mile of existing Gypsy and Traveller Community	3
How visible and open in character is the site?	Although the landscape is partly open and exposed in the vicinity, the site visually contained with a narrow zone of visual influence.	3
Can the visual impact of the site be adequately mitigated against?	Yes. Already screened by mature hedges and trees.	3
Level site	Level	2
Suitable for residential use by Gypsies and Travellers (Amenity/Noise/Pollution/potentially incompatible uses)	Considered suitable	3
Total		36

Site 5 Cannon Park Way (University) Car Park



Summary

The site is owned by Middlesbrough Council. It is currently a car park (Cannon Park Way) used by Teesside University, within the Cannon Park employment area. Access to the site would be from Cannon Park Way from Newport Road. The total site area is 0.64 hectares. The site is within Flood Zone 1. The site is currently within the Town Centre boundary of the Middlesbrough Local Plan and is within the Retail Sector.

The site is bounded by employment uses to the east, west and south. To the north of the site lies the A66. The site is close to the existing gypsy and traveller community at Metz Bridge.

The site is highly visible from nearby properties and in particular the A66. Due to the topography of the site as the A66 is raised above the site, it would be difficult to screen. In addition future residents may experience noise and pollution from the A66.

The site scores 28 points in the assessment.



Cannon Park Way (University) Car Park		
Criterion	Reason	Score
Nature conservation designation	Not in nature conservation designation	2
Heritage Designations	None	3
Previously Developed Land (Brownfield sites)	Brownfield	2
Flood Zone	Flood Zone 1	3
Size of Site	0.64 hectares likely to accommodate between 6-13 pitches	2
Relationship to services e.g. designated centre and primary schools, etc	Within 1 mile of a Town Centre and primary school	2
Distance from strategic road network (SRN)	Within 1 mile of SRN	2
Proximity to employment opportunities	Within 1 mile of the TC, Riverside Park and Middlehaven	2
Suitable access for level of use (with necessary realignments)	Suitable access	3
Availability of services and deliverability of site	Within urban area	2
Proximity to existing G&T community	Within 1 mile of existing community	3
How visible and open in character is the site?	Site is highly visible from nearby properties. Flat topography, few hedges	0
Can the visual impact of the site be adequately mitigated against?	Difficult to screen due to proximity to A66 and topography as A66 is raised.	0
Level site	Level	2
Suitable for residential use by Gypsies and Travellers (Amenity/Noise/Pollution/potentially incompatible uses)	Not considered suitable due to noise/pollution from A66	0
Total		28

Site 6 Cannon Park, Lorry Park



Summary

The site is owned by Middlesbrough Council. It is currently a car park within the Cannon Park employment area. Access to the site would be from Cannon Park Way from Newport Road. The total site area is 0.67 hectares.

The site is within Flood Zone 1. The site is currently with the Town Centre boundary of the Middlesbrough Local Plan and is within the Retail Sector.

The site is bounded by employment uses to the east, west and north. To the south of the site lies Newport Road and beyond that residential areas. The site is close to the existing gypsy and traveller community at Metz Bridge.

The site is highly visible from nearby properties and in particular Newport Road.

The site scores 29 points in the assessment.



Cannon Park Lorry Park		
Criterion	Reason	Score
Nature conservation designation	Not in nature conservation designation	2
Heritage Designations	None	3
Previously Developed Land (Brownfield sites)	Brownfield	2
Flood Zone	Flood Zone 1	3
Size of Site	0.67 likely to accommodate more than 14 pitches	3
Relationship to services e.g. designated centre and primary schools, etc	Within 1 mile of a Town Centre and primary school	2
Distance from strategic road network	Within 1 mile of SRN	2
Proximity to employment opportunities	Within 1 mile of the TC, Riverside Park and Middlehaven	2
Suitable access for level of use (with necessary realignments)	Suitable access	3
Availability of services and deliverability of site	Within urban area	2
Proximity to existing G&T community	Within 1 mile of existing community	3
How visible and open in character is the site?	Site is highly visible from nearby properties. Flat topography, no landscaping	0
Can the visual impact of the site be adequately mitigated against?	Difficult to screen appropriately	0
Level site	Level	2
Suitable for residential use by Gypsies and Travellers (Amenity/Noise/Pollution/potentially incompatible uses)		0
Total		29

Site 7 Land at Stainsby Road



Summary

The Site is no longer considered available as it has been allocated in the Draft Local Plan for housing and Education uses following an Executive decision in November 2023.

The site scores 28 points in the assessment.



Land at Stainsby Rd		
Criterion	Reason	Score
Nature conservation designation	Not in nature conservation designation	2
Heritage Designations	None	3
Previously Developed Land (Brownfield sites)	Greenfield	0
Flood Zone	Flood Zone 1	3
Size of Site	2.08 will likely accommodate more than 14 pitches	3
Relationship to services e.g. designated centre and primary schools, etc	Within 1 mile of Local Centre and Primary School	2
Distance from strategic road network	Within 1 mile of SRN	2
Proximity to employment opportunities	More than 1 mile from employment allocations	0
Suitable access for level of use (with necessary realignments)	Access from Stainsby Road	2
Availability of services and deliverability of site	Within urban area	2
Proximity to existing G&T community	Within 2 mile of existing Gypsy and Traveller community	1
How visible and open in character is the site?	Open from existing housing screened from A19.	0
Can the visual impact of the site be adequately mitigated against?	Yes additional screening could be added	3
Level site	Level	2
Suitable for residential use by Gypsies and Travellers (Amenity/Noise/Pollution/potentially incompatible uses)	Considered suitable	3
Total		28

Site 8 – Land North of Mandale Road



Summary

The site is owned by Middlesbrough Council. It is a Green Space adjacent to the A19/Mandale Road. Access to the site would be from A1130 Roundabout. The total site area is 3.69 hectares.

The site is within Flood Zone 1. The site is designated as Primary Open Space and Green Wedge in the Middlesbrough Local Plan.

The site is bounded by the A19 to the west and the south the A19/Mandale Rd interchange. To the east of the site lies the Whinney Banks residential area.

The site is more than 2 miles from the existing Gypsy and Traveller community.

The site scores 31 points in the assessment.



Land North of Mandale Rd		
Criterion	Reason	Score
Nature conservation designation	Not in nature conservation designation	2
Heritage Designations	None	3
Previously Developed Land (Brownfield sites)	Greenfield	0
Flood Zone	Flood Zone 1	3
Size of Site	3.69 will likely accommodate more than 14 pitches	3
Relationship to services e.g. designated centre and primary schools, etc	Within 1 mile of Local Centre and Primary School	2
Distance from strategic road network	Within 1 mile of SRN	2
Proximity to employment opportunities	More than 1 mile from employment allocations	0
Suitable access for level of use (with necessary realignments)	Access from Stainsby Road	3
Availability of services and deliverability of site	Within urban area	2
Proximity to existing G&T community	More than 2 miles of existing Gypsy and Traveller community	0
How visible and open in character is the site?	Open from existing housing screened from A19.	3
Can the visual impact of the site be adequately mitigated against?	Yes additional screening could be added	3
Level site	Level	2
Suitable for residential use by Gypsies and Travellers (Amenity/Noise/Pollution/potentially incompatible uses)	Considered suitable	3
Total		31