



Tendring District Council Pitch Deliverability Assessment (PDA)

Summary Report

August 2026

Note: It is acknowledged that the new NPPF was published in August 2026 and that this now includes policies and guidance relating to Gypsies and Travellers, and has replaced the PPTS (2024). However, this PDA has been prepared with regard to the policy framework relevant to the Tendring Local Plan Review which is understood to be the PPTS (2024) and the NPPF (2024).



Opinion Research Services, The Strand, Swansea, SA1 1AF

Contributors

Steve Jarman, Michael Bayliss, Scott Lawrence, Jonathan Lee and Nigel Moore

Fieldwork

ORS GTAA Fieldwork Team

Enquiries: 01792 535300 · info@ors.org.uk · www.ors.org.uk

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1. BACKGROUND

- 1.1 Following the completion of the assessment of need in the GTAA ORS worked with the Council to prepare a detailed Pitch Deliverability Assessment (PDA).
- 1.2 The objective of the PDA is to provide robust advice on the suitability, availability and achievability/deliverability of any existing private Gypsy and Traveller sites in Tendring to meet all or a proportion of the current and future accommodation need that has been identified in the GTAA. In addition, in some cases the PDA resulted in changes to the need identified in the GTAA.
- 1.3 Footnote 4 to Paragraph 10 in the PPTS sets out that to be considered deliverable, *sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within five years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.*
- 1.4 Alongside the GTAA, the outcomes of the PDA will assist the Council in preparing their Gypsy and Traveller Local Plan Policies and in determining whether they can demonstrate a 5-year supply.
- 1.5 The PDA has sought to understand the capacity of existing sites to meet levels of need through a combination of desk-based research and engagement with members of the Travelling Community living on sites in Tendring.
- 1.6 Whilst it is only a requirement in the Planning Policy for Traveller Sites (PPTS) to identify a 5-year supply (allocation) for households that were found to meet the PPTS planning definition of a Traveller, the PDA has also looked to identify whether any future need could also potentially be met on existing sites.
- 1.7 Current need refers to those within the first 5-year supply for households, with future need being identified as anything beyond the first 5 years of the planning period.

2. PDA METHODOLOGY

The approach used by ORS sought to complete work to identify whether any existing sites in Tendring are potentially available through intensification, expansion, or reconfiguration to provide additional Gypsy and Traveller pitches to meet the accommodation needs identified in the GTAA. In addition, the PDA has assessed the potential for any unauthorised sites to be granted planning permission.

- ^{2.2} The overall approach taken by ORS to complete the PDA in Tendring is set out below:
- » Assessment of sites with full planning permission, as well as those that are unauthorised.
 - » Evaluation of sites against local development management constraints.
 - » Assessment of sites with regard to their suitability, availability, and achievability of additional pitches (as required by Footnote 4 in the PPTS).
 - » Seeking to understand the site deliverability capacity of Travellers living on sites in Tendring.
- ^{2.3} Based on the experience of ORS in completing PDA's in other local authorities a 4-Stage assessment process was completed in Tendring.

Stage 1 – Initial Review of Sites and Yards

- ^{2.4} ORS completed work to apportion need identified in the 2024 GTAA to each site – including both current need in years 1-5, and future need for the remainder of the Local Plan period to 2042/43.
- ^{2.5} Following this initial work, work was completed to determine which sites had high level planning constraints that would prevent them from being taken forward to the next stage of the assessment.
- ^{2.6} A high level RAG (Red/Amber/Green) rating assessment was completed for each site. As a result of the RAG rating assessment it was determined that one 'Red' Gypsy and Traveller site would be excluded from the next stage of the PDA as it is an unauthorised site and the residents are seeking to move:
- » Land opposite Bucklands.
- ^{2.7} In addition, one further site was excluded from the next stage of the PDA as it is not occupied by Travellers:
- » Land behind Woodfield Bungalow.
- ^{2.8} A total of 7 Gypsy and Traveller sites (33 pitches) were taken forward to the next stage of the PDA:
- » Coppice View.
 - » Esther Lee Stables.
 - » Spring Stables.
 - » Summer View.
 - » The Bucklands.
 - » The Pines.

- » The Rose.

Stage 2 – Detailed Site and Yard Assessment

^{2.9} ORS worked with the Council to complete a detailed Development Management Matrix for each site. This explored in more detail any planning constraints that could prevent the provision of additional pitches and plots. Planning constraints that were considered included, but were not restricted to:

- » Connectivity and Accessibility.
- » Environment and Heritage.
- » Landscape.
- » Land Constraints.

Stage 3 – Engagement with Travellers

^{2.10} Following agreement of the Development Management Matrices with the Council, ORS sought to engage with site owners and site residents to further understand the accommodation needs of the sites. Furthermore, individuals were spoken with over the viability and deliverability of intensifying or reconfiguring sites based on levels of identified need.

^{2.11} This appraisal was only completed for the 7 sites that were taken forward to this stage of the PDA.

^{2.12} In addition, during this phase of the PDA the opportunity was taken to seek to complete GTAA interviews on sites where it was not possible to complete interviews during the fieldwork period for the GTAA, and to update interviews for sites where interviews were completed to support the GTAA.

Stage 4 – Capacity Findings and Site Deliverability Options

^{2.13} The outcomes of Stage 3 were discussed in detail with Officers from the Council to determine, from a planning perspective, whether the sites identified as being suitable for intensification or reconfiguration are acceptable and deliverable (taking account of the requirements of Footnote 4 in the PPTS) to take forward for further consideration in the Local Plan process.

3. PDA OVERALL OUTCOMES

The PDA has sought to identify the likely proportion of current and future need identified for Gypsy and Traveller households in Tendring the period to 2042/43.

- 3.2 Whilst this report only sets out the high-level outcomes from the PDA, a set of detailed PDA Proformas have been prepared setting out in detail the outcomes for each site. These can be found in **Appendix 1**.
- 3.3 During the engagement with Travellers for the PDA a range of generally positive responses were received with many site owners in a position to meet some or all of the need that had been identified in the GTAA.
- 3.4 A summary of types of responses can be found below (these have been anonymised due to data protection requirements).
- » *There is plenty of space for additional mobiles and these can be delivered as soon as planning permission is granted.*
 - » *This site has room to accommodate the required pitches and we are able to deliver them.*
 - » *We have plenty of land to meet all of our current and future needs.*
 - » *The extra pitches we need can be provided as soon as planning permission is granted.*
- 3.5 A further 12 GTAA interviews were completed or updated during the PDA and as a result of the outcomes of these new interviews the overall need figure identified in the GTAA has been adjusted upwards from 38 pitches to 45 pitches. This comprised 33 current need (18 from concealed/doubled up households and single adults or in-migration, 11 from teenagers who will be in need of a pitch in the next 5 years, and 4 unauthorised pitch), and 12 future need from new household formation.

Key Findings

- 3.6 Overall, the high-level outcomes of the PDA suggest that 64% of all identified need for Gypsies and Travellers for the full plan period to 2042/43 could potentially be met on existing sites in Tendring.

Figure 1 – High-Level PDA Outcomes for Tendring – Full Plan Period Need to 2042/43

	Plan Period Need (Pitches)	Plan Period Need Met (Pitches)	% Plan Period Need Met
All Gypsy and Traveller Households	45	29	64%

- 3.7 The table below sets out the high-level outcomes of the PDA for Tendring in relation to current 5-year need for Gypsy and Traveller Households. These are broken down by:
- » 5-year need from all Gypsy and Traveller households that met the 2024 PPTS planning definition of a Traveller that could potentially be met. This is 63%.
 - » 5-year need from all undetermined Gypsy and Traveller households that could potentially be met. This is 100%.

Figure 2 – High-Level PDA Outcomes for Tendring – Current 5-Year Need

	5-Year Need (Pitches)	5-Year Need Met (Pitches)	% 5-Year Need Met
All Gypsy and Traveller households that met the 2024 PPTS planning definition	30	19	63%
All undetermined Gypsy and Traveller households	3	3	100%

^{3.8} The table below sets out the high-level outcomes of the PDA for Tendring in relation to future need. These are broken down by:

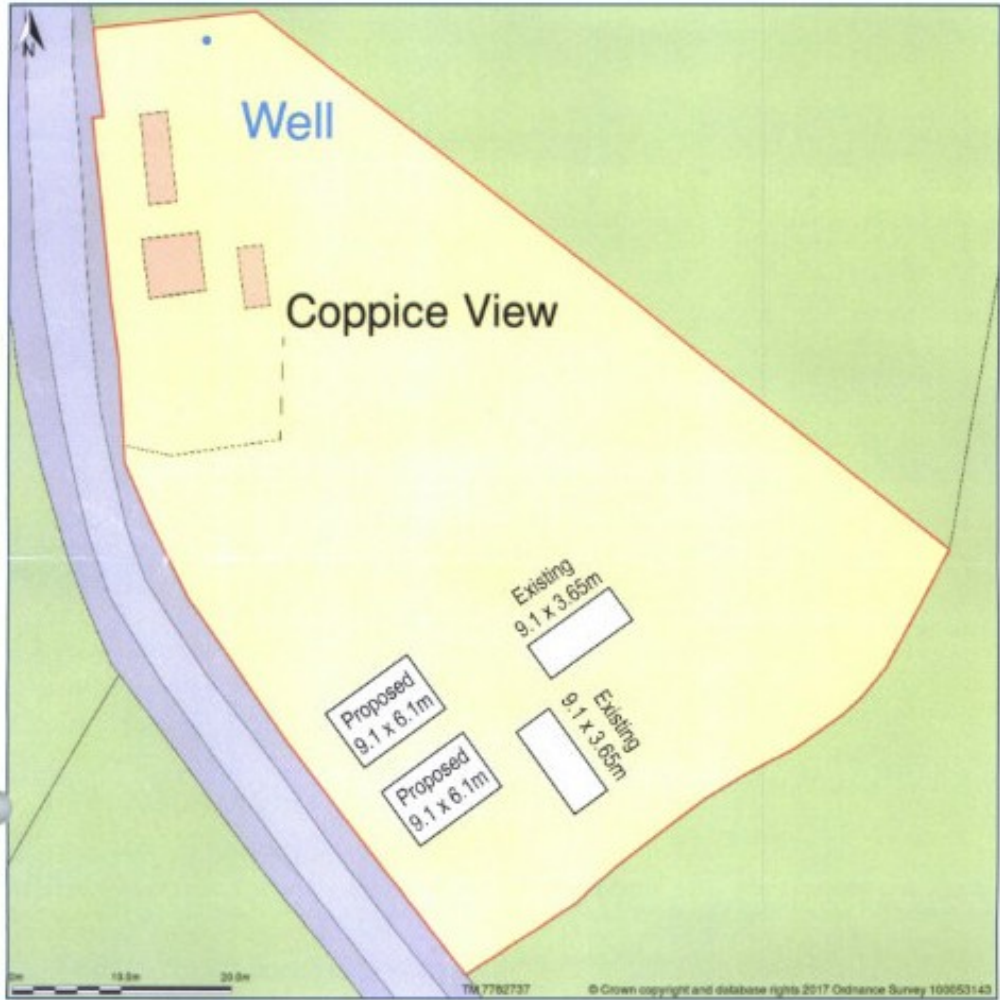
- » Future need from all Gypsy and Traveller households that met the 2024 PPTS planning definition of a Traveller that could potentially be met. This is 38%.
- » Future need from all undetermined Gypsy and Traveller households that could potentially be met. This is 100%.

Figure 3 – High-Level PDA Outcomes for Tendring – Future Need

	Future Need (Pitches)	Future Need Met (Pitches)	% Future Need Met
All Gypsy and Traveller households that met the 2024 PPTS planning definition	8	3	38%
All undetermined Gypsy and Traveller households	4	4	100%

APPENDIX 1 – Site Proformas

Site Details	
Site reference and name	Ref: GT01 Coppice View, Carringtons Road, Great Bromley, CO7 7XA
Parish and nearest settlement	Great Bromley Parish, nearest settlement is Great Bromley

Site plan	 The site plan map shows a yellow-shaded area labeled 'Coppice View'. In the top left, there is a blue dot labeled 'Well'. Several orange rectangular shapes represent existing buildings. Two white rectangular shapes represent proposed buildings, each labeled 'Proposed 9.1 x 6.1m'. Two other white rectangular shapes represent existing buildings, each labeled 'Existing 9.1 x 3.65m'. A scale bar at the bottom left indicates 0m, 15.8m, and 30.8m. A north arrow is in the top left corner. The map is sourced from Ordnance Survey 100053143.		
Site area (Ha)	0.385	Site ownership	Private
Site planning status at time of GTAA	Whilst Coppice View does not have planning conditions restricting occupation to Gypsies and Travellers it is accepted by the Council as a long established private Gypsy and Traveller site.		

Surrounding land uses	Countryside/agriculture/farming			
Site planning history	Planning Ref	Description of Proposal	Decision	Date of Decision
	01/02095/FUL	Sewage treatment plant and brick shed for toilet, washing machine etc. (Renewal of planning permission 99/00922/FUL) and retention of wall and additional curtilage	Approved	13.11.2002
	92/01005/FUL	A siting of mobile home	Refused	03.11.1992
	93/00852/FUL	Siting of a mobile home	Approved	14.12.1993
	95/01508/FUL	Siting of mobile home (renewal of planning permission TEN/93/0852)	Approved	30.01.1996
	98/01479/FUL	Siting of mobile home	Approved	15.12.1998
	99/00922/FUL	Sewage treatment plant and brick shed for toilet, washing machine etc	Approved	22.10.1999

	03/00050/FUL	Permanent stationing of caravan for residential purposes together with sewage treatment plant, ancillary building and additional curtilage (renewal of planning permissions TEN/98/1479 and 01/02095/FUL)	Approved	12.03.2003
	03/01817/FUL	Garden store and car port	Refused	04.11.2003
	04/02369/FUL	Extension to existing utility block to form store.	Approved	08.02.2005
	05/00008/FUL	Variation of condition 02 of original approval to allow additional touring caravan	Approved	28.02.2005
	06/00151/FUL	Extension to existing utility block to form store.	Approved	21.04.2006
	91/00107/FUL	Continued siting of residential caravan.	Refused	19.03.1991

	14/00372/LUEX	Erection of a boundary wall. Use of 'utility block' and extensions as a self-contained dwelling house. Construction of a permanent structure as ancillary accommodation.		26.08.2014
	16/01515/FUL	Proposed side extension.	Approved	01.12.2016
	17/00657/FUL	Variation of condition 03 of planning permission 05/00008/FUL - To increase amount of caravans from two to four caravans.	Approved	07.06.2017
Current number of pitches	4			
PPTS Planning Definition of Households				
Meet definition	4			
Undetermined	0			
Current and Future Pitch Needs (as identified in the published GTAA or revised by the PDA)				
Total (current) pitch need 2023-2027 (includes teenage need)	2	Of which how much is teenage need?	0	

Total (future) pitch need 2028 and beyond	1
Total Need	3
Potential Development Constraints	
Connectivity and Accessibility	
Site accessibility	Whilst this site does not have conditions restricting occupation to Gypsies and Travellers, it is accepted by the Council as a long established private Gypsy and Traveller site. Carringtons Road is a narrow country lane subject to the national speed limit (60mph), there are two site access points, one close to the northern boundary, and a second one close to the southern boundary, both appear to be in use. The southern access point is less than 30m from the bend in the road to the north and therefore insufficient for a sightline distance having regard to the speed of the road and given that the problematic sightline direction is to the north which carries approaching traffic on the left side of the road. It is therefore unclear if suitable vehicular and pedestrian access to the highways network can be achieved. Essex County Council, as highways authority, will undertake a more detailed assessment of the site prior to the publication of the Regulation 19 version of the Plan – the outcomes of which may alter this site's suitability or approximate pitch capacity.
Public rights of way	No
Access to education (primary and secondary)	Closest primary school is more than 1200m away Closest secondary school is more than 1200m away
Access to employment sites	Closest designated employment sites are more than 1200m away
Access to shops (retail centre)	Closest designated retail centre is more than 1200m away
Access to GP surgery	Closest GP surgery is more than 1200m away

Access to public transport (bus stop and rail station)	Closest bus stop is within 1200m Closest railway station is more than 1200m away
Connectivity to utilities	The site is in use as an existing Gypsy and Traveller site and it is assumed to have adequate utilities provision. However, this will be subject to confirmation through further detailed assessment prior to the publication of the Regulation 19 version of the Plan – the outcomes of which may alter this site’s suitability or approximate pitch capacity.
Environment and Heritage	
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs: No
RAMSAR Sites	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Ecology assessment (KCC)	This site is an existing Gypsy and Traveller site and so it is unlikely to have high ecological value. However, this will be subject to confirmation by the Essex County Council Ecology Team through further detailed assessment prior to the publication of the Regulation 19 version of the Plan – the outcomes of which may alter this site’s suitability or approximate pitch capacity.
Historic parks and gardens	No

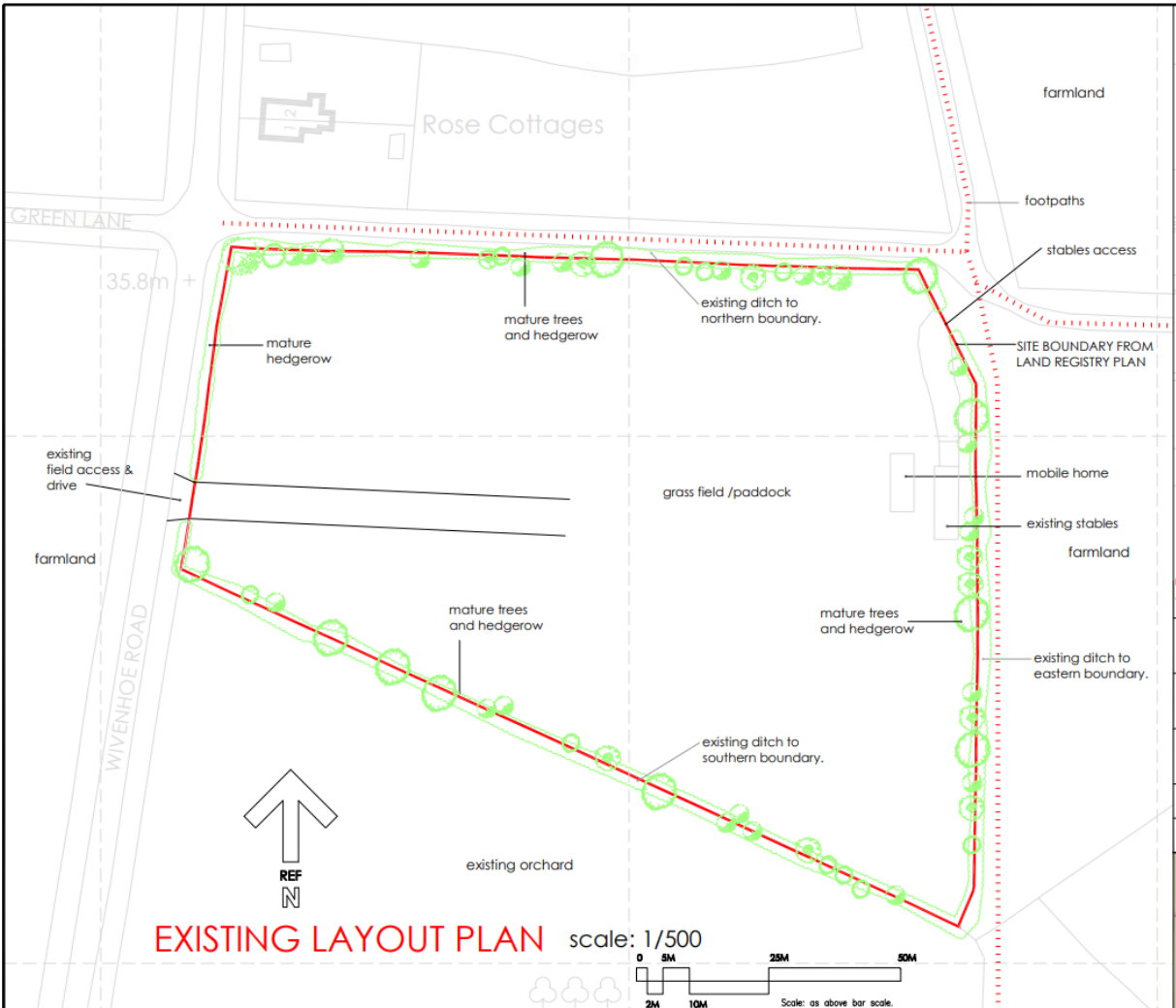
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape (formerly AONBs)	No
Conservation area	No
Landscape character	Bromley Heaths
Land Constraints	
Strategic Green Gap	No
Safeguarded Open Space (also check Ardleigh, Elmstead Market and Alresford Neighbourhood Plans for any locally designated Safeguarded Open Space)	No
Coastal Protection Belt	No
Safeguarded Holiday Parks	No
Previously developed land?	Yes

Agricultural land classification	Grade 1, %
Within flood zone 2 or 3?	No
Critical drainage area (KCC)	No
Minerals safeguarding area	Yes
Safeguarding Civil Technical Sites	No
Final Appraisal	
Impact of site on local character (including cumulative impact)	Whilst Coppice View does not have planning conditions restricting occupation to Gypsies and Travellers it is accepted by the Council as a long established private Gypsy and Traveller site. The identified accommodation need associated with this site is for three additional pitches (comprising a current need for two pitches and a future need for one pitch). Based on a desk-based review and site observations, it appears that, subject to relatively minor site reconfiguration, alterations to the internal layout and/or the repositioning of existing structures, the site has sufficient physical capacity to accommodate up to three additional pitches. Notwithstanding this initial assessment, any future proposal for intensification would be subject to a full planning assessment against the Development Plan and all other material considerations. This would include, but would not be limited to, matters relating to residential amenity, highway safety, access and parking arrangements, infrastructure capacity, flood risk, ecological impacts, landscape and visual effects, and the character of the surrounding area.

	Nevertheless, this conclusion is preliminary and should not be taken as confirmation that the site is suitable for allocation or capable of accommodating any specific number of additional pitches. Further detailed assessment work will be undertaken prior to the publication of the Regulation 19 version of the Local Plan. The outcome of this assessment may result in a revised capacity estimate and could ultimately affect the site's suitability for allocation.
Impact of site on amenity of current and future residents (including cumulative impact)	The site is an existing authorised Gypsy and Traveller site and so it is assumed that a reasonable level of intensification will not further impact the amenity of existing or future residents. However, this will be subject to further detailed assessment of the site prior to the publication of the Regulation 19 version of the Local Plan – the outcomes of which may alter this site's suitability or approximate pitch capacity.
Red/Amber/Green rating	Green
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to a 5-Year Supply. <i>'...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.'</i> This site has been assigned a Green rating through the RAG assessment process. Sites rated Green or Amber are generally considered capable of meeting the relevant deliverability tests and may therefore contribute towards meeting some or all of the identified need set out in the Gypsy and Traveller Accommodation Assessment (GTAA). Accordingly, the site is considered capable of making a contribution towards identified need of three pitches. This conclusion remains provisional and will be subject to further detailed assessment, including consideration of site layout, amenity, access, infrastructure, environmental constraints, and confirmation of the site's planning status. The outcome of this work may result in a revised assessment of the site's suitability and deliverable capacity.

Level of need conclusion	Total current need for households that meet definition (5 year): 2 Total future need that evidence indicates could be met for households that meet definition: 2 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 2 Total current need that evidence indicates could be met for all households: 2 Total residual current need that evidence indicates could not be met for all households: 0
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Site Details	
Site reference and name	GT02 Esther Lee Stables, Green Lane, Ardleigh, CO7 7BH
Parish and nearest settlement	Ardleigh Parish, almost equal distance from Ardleigh and Elmstead Market (although Elmstead Market slightly closer)

Site plan			
Site area (Ha)	1.35	Site ownership	Private
Site planning status at time of GTAA	Authorised Permanent		

Surrounding land uses	Countryside, predominantly agriculture			
Site planning history	This site is located within the allocation boundary of the Tendring Colchester Borders Garden Community and adjacent to the red line boundary of planning application 26/00424/TCBGC.			
	Application ref nr.	Description of Proposal	Decision	Date of Decision
	99/00628/FUL	Two stables and tack room for two horses	Approved	23.06.1999
	07/00856/FUL	Siting of mobile home as wardens residential accommodation in association with certified caravan site.	Refused	02.08.2007
	08/00543/LUEX	Application for certificate of lawfulness of an existing use - use as a private residential caravan site for 1 no. family unit, comprising members of the Gypsy Traveller community as legally defined.		10.06.2008
	08/01317/FUL	Change of use to Gypsy Traveller site for 12 permanent residential pitches to include ancillary facilities such as access road, fencing, amenity buildings, mobile homes and associated ancillary works.	Refused	18.02.2009

	09/01264/FUL	Change of use to Gypsy Traveller site for 4 no. permanent residential pitches to include ancillary facilities such as access road, fencing, amenity buildings, mobile homes, paddock land, children's play area and associated ancillary works.	Refused	10.03.2010
	09/01272/FUL	Change of use to Gypsy Traveller site for 1 no. permanent residential pitch to include ancillary facilities such as access road, fencing, amenity building, mobile home, paddock land and associated ancillary works (including resiting of existing stable block).	Refused	02.07.2010
	12/00234/NMA	Nonmaterial amendment to allow the footprint of the amenity building to be decreased and the position of doors and windows revised.	Approved	04.04.2012
	14/00646/FUL	Proposed additional permanent residential pitch to existing Gypsy Traveller Site.	Approved	08.08.2014
Current number of pitches	2			

PPTS Planning Definition of Households			
Meet definition	2		
Undetermined	0		
Current and Future Pitch Needs (as identified in the published GTAA)			
Total (current) pitch need 2023-2027 (includes teenage need)	3	Of which how much is teenage need?	0
Total (future) pitch need 2028 and beyond	0		
Total Need	3		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site is an existing authorised Gypsy and Traveller site and it appears to have suitable vehicular and pedestrian access to the highways network. Essex County Council, as highways authority, will undertake a more detailed assessment of the site prior to the publication of the Regulation 19 version of the Plan – the outcomes of which may alter this site’s suitability or approximate pitch capacity.		
Public rights of way	Yes, on edge of site		
Access to education (primary and secondary)	Closest primary school is more than 1200m away Closest secondary school is more than 1200m away		
Access to employment sites	Closest designated employment site is more than 1200m away		

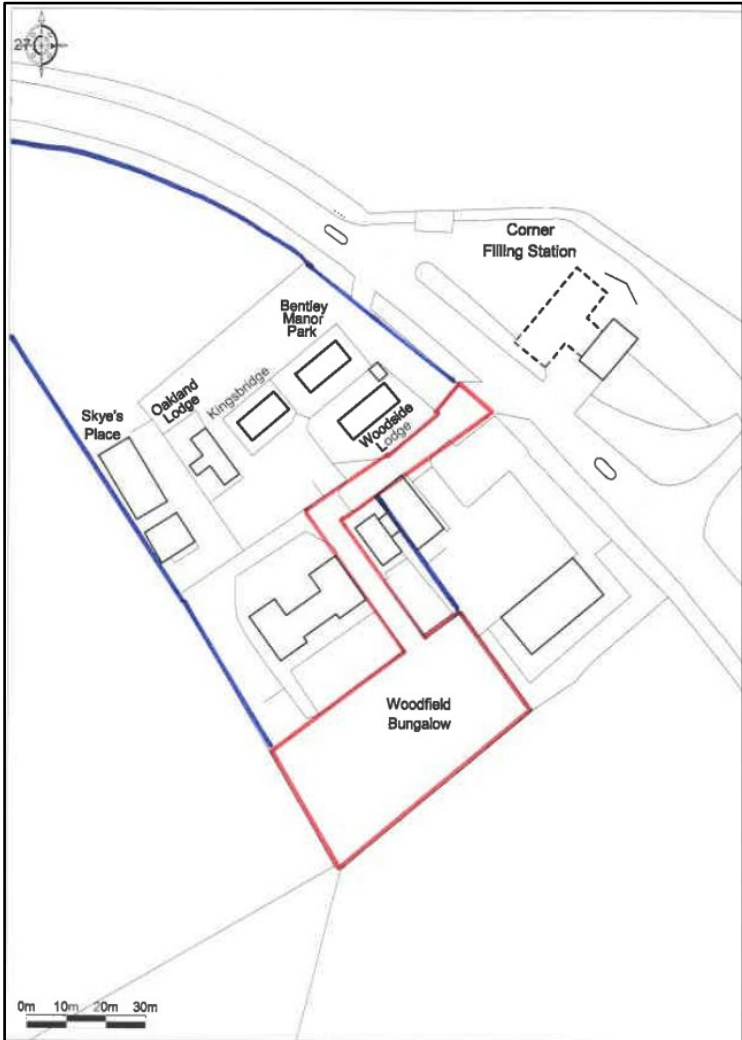
Access to shops (retail centre)	Closest designated retail centre is more than 1200m away
Access to GP surgery	Closest GP surgery is more than 1200m away
Access to public transport (bus stop and rail station)	Closest bus stop is more than 1200m away Closest railway station is more than 1200m away
Connectivity to utilities	The site is an existing Gypsy and Traveller site and so is assumed to have adequate utilities provision. However, this will be subject to confirmation through further detailed assessment prior to the publication of the Regulation 19 version of the Plan – the outcomes of which may alter this site's suitability or approximate pitch capacity.
Environment and Heritage	
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs: No
RAMSAR Sites	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Ecology assessment (KCC)	The site is an existing Gypsy and Traveller site and so it is unlikely to have high ecological value. However, this will be subject to confirmation by the Essex County Council Ecology Team through further detailed assessment prior to the

	publication of the Regulation 19 version of the Plan – the outcomes of which may alter this site’s suitability or approximate pitch capacity.
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape (formerly AONBs)	No
Conservation area	No
Landscape character	Bromley Heaths
Land Constraints	
Strategic Green Gap	No
Safeguarded Open Space (also check Ardleigh, Elmstead Market and Alresford Neighbourhood Plans for any locally designated Safeguarded Open Space)	No
Coastal Protection Belt	No

Safeguarded Holiday Parks	No
Previously developed land?	Yes
Agricultural land classification	Grade 2, 0%
Within flood zone 2 or 3?	No
Critical drainage area (KCC)	No
Minerals safeguarding area	Yes
Safeguarding Civil Technical Sites	No
Final Appraisal	
Impact of site on local character (including cumulative impact)	The site is well screened from public view and an existing authorised Gypsy and Traveller site. It is assumed that a reasonable level of intensification (up to three additional pitches) will not further impact the local character. However, this will be subject to further detailed assessment of the site prior to the publication of the Regulation 19 version of the Plan – the outcomes of which may alter this site’s suitability or approximate pitch capacity.
Impact of site on amenity of current and future residents (including cumulative impact)	The site is an existing authorised Gypsy and Traveller site and so it is assumed that a reasonable level of intensification will not further impact the amenity of existing or future residents. However, this will be subject to further detailed assessment of the site prior to the publication of the Regulation 19 version of the Local Plan – the outcomes of which may alter this site’s suitability or approximate pitch capacity.

Red/Amber/Green rating	Green
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to a 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.’</i> This site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 3 Total future need that evidence indicates could be met for households that meet definition: 3 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 3 Total current need that evidence indicates could be met for all households: 3 Total residual current need that evidence indicates could not be met for all households: 0

Site Details	
Site reference and name	GT03 Land behind Woodfield Bungalow, Colchester Road, Great Bentley, CO7 8RY
Parish and nearest settlement	Great Bentley Parish, nearest settlement is Great Bentley

Site plan			
Site area (Ha)	0.40	Site ownership	Private
Site planning status at time of GTAA	The site to north of Woodfield Bungalow- two existing family caravan compounds and three additional caravan pitches and use as extension of residential curtilage to "The Bungalow".		

	The site to the south of Woodfield Bungalow - five static caravan pitches for Gypsy or Traveller accommodation. Both are Authorised (benefit from the necessary planning permission) and appear to be permanent			
Surrounding land uses	Countryside and agricultural land uses, more immediate there are uses such as vehicle storage/workshops			
Site planning history	<u>Site to north of Woodfield Bungalow</u>			
	Application Ref	Decription of development	Decision	Decision Date
	12/00060/LUEX	Existing lawful use application for erection of single storey dwelling and use as a single dwelling house.		03.05.2012
	12/00989/FUL	Change of use to use as a travellers' caravan site including retention of two existing family caravan compounds and three additional caravan pitches and use as extension of residential curtilage to "The Bungalow".	Approved	06.08.2013
	01/01036/LUEX	Certificate of Lawfulness for use as building yard for the storage of building materials, plant and machinery		05.02.2002

	02/00026/OUT	Single dwelling	Refused	28.03.2002
	02/00284/FUL	Sale of motor vehicles	Refused	18.04.2002
	08/00391/FUL	Alteration to existing vehicular accesses.	Refused	08.05.2008
	08/00871/FUL	Widening of vehicular access onto the Colchester Road A133.	Approved	13.08.2008
	12/00989/FUL	Change of use to use as a travellers' caravan site including retention of two existing family caravan compounds and three additional caravan pitches and use as extension of residential curtilage to "The Bungalow".	Approved	06.08.2013
	12/00990/FUL	Change of use from builder's yard storage to commercial vehicle sales.	Approved	06.08.2013

	17/00402/FUL	Provision of five static caravan pitches for Gypsy or Traveller accommodation.	Approved	18.05.2017
	17/01998/FUL	Sub-division of bungalow to provide a pair of three bed semi-detached dwellings.	Refused	19.01.2018
	<u>Site to south of Woodfield Bungalow</u>			
	Application Ref	Description of Development	Decision	Decision Date
	01/01036/LUEX	Certificate of Lawfulness for use as building yard for the storage of building materials, plant and machinery		05.02.2002
	02/00026/OUT	Single dwelling	Refused	28.03.2002
	02/00284/FUL	Sale of motor vehicles	Refused	18.04.2002

	08/00391/FUL	Alteration to existing vehicular accesses.	Refused	08.05.2008
	08/00871/FUL	Widening of vehicular access onto the Colchester Road A133.	Approved	13.08.2008
	12/00989/FUL	Change of use to use as a travellers' caravan site including retention of two existing family caravan compounds and three additional caravan pitches and use as extension of residential curtilage to "The Bungalow".	Approved	06.08.2013
	12/00990/FUL	Change of use from builder's yard storage to commercial vehicle sales.	Approved	06.08.2013
	17/00402/FUL	Provision of five static caravan pitches for Gypsy or Traveller accommodation.	Approved	18.05.2017
	17/01998/FUL	Sub-division of bungalow to provide a pair of three bed semi-detached dwellings.	Refused	19.01.2018

Current number of pitches	10		
PPTS Planning Definition of Households			
Meet definition	0 (all non-Travellers)		
Undetermined	0		
Current and Future Pitch Needs (as identified in the published GTAA)			
Total (current) pitch need 2023-2027 (includes teenage need)	0	Of which how much is teenage need?	0
Total (future) pitch need 2028 and beyond	0		
Total Future Need	0		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site is an existing authorised Gypsy and Traveller site (apparently accommodating non-travellers following the interviews). It is nevertheless assumed to have suitable vehicular and pedestrian access to the highways network. Essex County Council, as highways authority, will undertake a more detailed assessment of the site prior to the publication of the Regulation 19 version of the Plan – the outcomes of which may alter this site’s suitability or approximate pitch capacity.		
Public rights of way	Yes, on the edge of site		

Access to education (primary and secondary)	Closest primary school is more than 1200m away Closest secondary school is more than 1200m away
Access to employment sites	Closest designated employment site is more than 1200m away
Access to shops (retail centre)	Closest designated retail centre is more than 1200m away
Access to GP surgery	Closest GP surgery is more than 1200m away
Access to public transport (bus stop and rail station)	Closest bus stop is within 1200m Closest railway station is more than 1200m away
Connectivity to utilities	The site is an existing Gypsy and Traveller site and so it is assumed to have adequate utilities provision. However, this will be subject to confirmation through further detailed assessment prior to the publication of the Regulation 19 version of the Plan – the outcomes of which may alter this site's suitability or approximate pitch capacity.
Environment and Heritage	
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs: No
RAMSAR Sites	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No

Local nature reserves (LNRs)	No
Local wildlife sites	No
Ecology assessment (KCC)	The site is an existing Gypsy and Traveller site and so it is unlikely to have high ecological value. However, this will be subject to confirmation by the Essex County Council Ecology Team through further detailed assessment prior to the publication of the Regulation 19 version of the Plan – the outcomes of which may alter this site's suitability or approximate pitch capacity.
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape (formerly AONBs)	No
Conservation area	No
Landscape character	Bromley Heaths
Land Constraints	
Strategic Green Gap	No
Safeguarded Open Space (also check Ardleigh, Elmstead Market and Alresford)	No

Neighbourhood Plans for any locally designated Safeguarded Open Space)	
Coastal Protection Belt	No
Safeguarded Holiday Parks	No
Previously developed land?	Yes
Agricultural land classification	Grade 1, 0%
Within flood zone 2 or 3?	No
Critical drainage area (KCC)	No
Minerals safeguarding area	Yes
Safeguarding Civil Technical Sites	No
Final Appraisal	
Impact of site on local character (including cumulative impact)	The site is an existing authorised Gypsy and Traveller site, although it currently accommodates non-Traveller residents. There are dense looking and semi-industrial ad-hoc land-uses on the wider site and indeed the wider 'estate' (car/truck breakage yard(s)/vehicle mechanics etc) – unclear to what extent these uses are authorised, however, the above notwithstanding, the expansion of the existing Gypsy and Traveller site is unlikely to be capable of supporting intensification unless adjoining land uses or adjacent areas (already in other uses) are incorporated into the site –

	therefore introducing uncertainty. Any such potential expansion would require further detailed assessment. Consequently, the site will be subject to additional evaluation prior to the publication of the Regulation 19 version of the Local Plan, the outcomes of which may affect both the site's overall suitability and its indicative pitch capacity.
Impact of site on amenity of current and future residents (including cumulative impact)	Two areas within the wider estate comprise existing authorised Gypsy and Traveller sites, although they currently accommodate non-Traveller residents. Given their established use, it is considered that a degree of intensification is unlikely to result in any significant additional impact on the amenity of existing or future residents. However, this assumption will be subject to further detailed assessment prior to the publication of the Regulation 19 version of the Local Plan. The outcomes of this assessment may influence the site's overall suitability and indicative pitch capacity.
Red/Amber/Green rating	Red
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to a 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.’</i> These sites have been assigned a Red R/A/G rating due to concerns regarding their deliverability and uncertainty over whether they can accommodate any meaningful intensification for the reasons outlined above. In addition, the sites currently accommodate non-Traveller residents, which may further constrain their suitability for future Gypsy and Traveller provision. Consequently, further detailed assessment will be required to determine their potential capacity and overall suitability.

Level of need conclusion	Total current need for households that meet definition (5 year): 0 Total future need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 0 Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 0
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Site Details	
Site reference and name	GT04 Opposite Bucklands, Gutteridge Hall Lane, CO16 9AS (New Site)
Parish and nearest settlement	Weeley Parish /Weeley Heath SDB approx. 360m to the east

Site plan			
Site area (Ha)	Unknown	Site ownership	Private
Site planning status at time of GTAA	New unauthorised site – no planning history appears to be available for this site.		
Surrounding land uses	Countryside, Holiday Parks		

Site planning history	None		
Current number of pitches	1 (no planning history available)		
PPTS Planning Definition of Households			
Meet definition	1		
Undetermined	0		
Current and Future Pitch Needs (as identified in the published GTAA)			
Total (current) pitch need 2023-2027 (includes teenage need)	2	Of which how much is teenage need?	1
Total (future) pitch need 2028 and beyond	1		
Total Need	3		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site does not appear to have planning permission. Essex County Council, as highways authority, will undertake a more detailed assessment of the site prior to the publication of the Regulation 19 version of the Plan – the outcomes of which may alter this site’s suitability or approximate pitch capacity.		
Public rights of way	No		

Access to education (primary and secondary)	Closest primary school is within 1200m Closest secondary school is more than 1200m away
Access to employment sites	Closest designated employment site is more than 1200m away
Access to shops (retail centre)	Closest designated retail centre is more than 1200m away
Access to GP surgery	Closest GP surgery is more than 1200m away
Access to public transport (bus stop and rail station)	Closest bus stop is within 1200m on Clacton Road Closest railway station is within 1200m
Connectivity to utilities	The site is an existing Gypsy and Traveller site and so it is assumed to have adequate utilities provision. However, this will be subject to confirmation through further detailed assessment prior to the publication of the Regulation 19 version of the Plan – the outcomes of which may alter this site's suitability or approximate pitch capacity.
Environment and Heritage	
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs: Yes
RAMSAR Sites	No
Sites of special scientific interest (SSSI)	No

Special areas of conservation (SAC)	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Ecology assessment (KCC)	The site is an existing Gypsy and Traveller site and so it is unlikely to have high ecological value. However, this will be subject to confirmation by the Essex County Council Ecology Team through further detailed assessment prior to the publication of the Regulation 19 version of the Plan – the outcomes of which may alter this site's suitability or approximate pitch capacity.
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape (formerly AONBs)	No
Conservation area	No
Landscape of local value (LLV)	No
Landscape character	8B – Clacton and the Sokens Clay Plateau
Land Constraints	

Strategic Green Gap	No
Safeguarded Open Space (also check Ardleigh, Elmstead Market and Alresford Neighbourhood Plans for any locally designated Safeguarded Open Space)	No
Coastal Protection Belt	No
Safeguarded Holiday Parks	The site is adjacent to a Safeguarded Holiday Park
Previously developed land?	Yes
Agricultural land classification	Grade 3, 0%
Within flood zone 2 or 3?	No
Critical drainage area (KCC)	No
Minerals safeguarding area	No
Safeguarding Civil Technical Sites	No

Final Appraisal	
Impact of site on local character (including cumulative impact)	The site appears well screened in views from Gutteridge Hall Lane and wider landscape vantage points. Appears that there are currently outbuildings/structures on the land. So, provision of a low level of new pitches would not have an overriding adverse impact on the character. There are a high level of authorised and unauthorised traveller/non-traveller pitches along Gutteridge Hall Lane at present. The provision of additional pitches could potentially further erode the rural/semi-rural character of the lane. However, this will be subject to further detailed assessment of the site prior to the publication of the Regulation 19 version of the Plan – the outcomes of which may alter this site’s suitability or approximate pitch capacity.
Impact of site on amenity of current and future residents (including cumulative impact)	Residential property to the east, which may be impacted. The quantum of pitches in and around that property, has the potential to cause harm. The size of land (although unclear at this point) appears large enough to accommodate 2 no. pitches. However, this will be subject to further detailed assessment of the site prior to the publication of the Regulation 19 version of the Local Plan – the outcomes of which may alter this site’s suitability or approximate pitch capacity.
Red/Amber/Green rating	Red
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to a 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site</i>

	<i>within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.'</i> This site has been R/A/G rated as Red. All sites that have been R/A/G Rated as Red are considered not to meet these Deliverability Tests and cannot therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 2 Total future need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 2 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 2 Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 2

Site Details	
Site Reference and Name	GT05 Spring Stables, Gutteridge Hall Lane (Spring Caravan Park), CO16 9AS
Parish and nearest settlement	Weeley Parish / Weeley Heath SDB approximately 300m to east

Site plan			
Site area (Ha)	1.18	Site ownership	Private
Site planning status at time of GTAA	Authorised Permanent – eight pitches		

Surrounding land uses	Countryside, Holiday Parks
Site planning history	The site has a long and complex planning history relating to its use as a Gypsy and Traveller site. 2008 (08/00960/FUL) – An application for the change of use of land to allow the stationing of caravans with associated utility/day-room buildings, whilst retaining horse stabling, was refused by the Council on 31 October 2008. However, the reference on later applications indicates that planning permission for one pitch was subsequently allowed at appeal (APP/P1560/A/08/2090227). 2010 (10/00806/FUL) – An application seeking to retain the existing stable block as a day room/utility building and construct a replacement stable block was withdrawn on 19 October 2010. 2011 (11/00475/FUL) – An application for the change of use of the land to a residential caravan site comprising three Gypsy/Traveller pitches with utility/day-room buildings were withdrawn on 10 January 2012. 2012 (12/00129/NMA) – A non-material amendment to reposition a package treatment plant was approved on 5 March 2012. 2012 (12/00692/FUL) – An application to expand the site to eight residential Gypsy pitches (retaining three existing pitches and providing five additional pitches, together with utility/day-room buildings and hardstanding) was refused by the Council on 16 November 2012. However, a later application confirms that this permission was subsequently allowed on appeal.

	2012/2013 (12/00935/FUL) – An application to vary the layout of the pitch permitted under the 2008 appeal decision and change the use of a stable building to a utility/day room was refused on 7 February 2013. 2016 (16/01381/FUL) – An application to vary Condition 3 of the appeal-approved scheme (12/00692/FUL) to allow changes relating to the provision of utility/day rooms was approved on 13 December 2016. 2016 (16/01401/DISCON) – Details submitted pursuant to conditions attached to planning permission 16/01381/FUL, including passing places, landscaping, drainage, amenity space and refuse storage, were approved on 14 December 2016. Summary The site originated as a single-pitch Gypsy and Traveller development granted on appeal following the Council's refusal in 2008. Subsequent attempts to regularise and expand the site were either withdrawn or refused by the Council. The key proposal for an eight pitch Gypsy and Traveller site was refused by the Council in 2012 but later allowed on appeal, establishing the site's current planning basis. Since then, the planning history has mainly involved variations to conditions and the discharge of details associated with the appeal-approved development.
Current number of pitches	8
PPTS Planning Definition of Households	
Meet definition	8
Undetermined	0
Current and Future Pitch Needs (as identified in the published GTAA)	

Total (current) pitch need 2023-2027 (includes teenage need)	3	Of which how much is teenage need?	3
Total (future) pitch need 2028 and beyond	4		
Total Need	7		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site is an existing authorised Gypsy and Traveller site and so it is assumed to have suitable vehicular and pedestrian access to the highways network. Essex County Council, as highways authority, will undertake a more detailed assessment of the site prior to the publication of the Regulation 19 version of the Plan – the outcomes of which may alter this site’s suitability or approximate pitch capacity.		
Public rights of way	No		
Access to education (primary and secondary)	Closest primary school is within 1200m Closest secondary school is more than 1200m away		
Access to employment sites	Closest designated employment site is more than 1200m away		
Access to shops (retail centre)	Closest designated retail centre is more than 1200m away		
Access to GP surgery	Closest GP surgery is more than 1200m away		

Access to public transport (bus stop and rail station)	Closest bus stop is within 1200m Closest railway station is within 1200m
Connectivity to utilities	The site is an existing Gypsy and Traveller site and so it is assumed to have adequate utilities provision. However, this will be subject to confirmation through further detailed assessment prior to the publication of the Regulation 19 version of the Plan – the outcomes of which may alter this site’s suitability or approximate pitch capacity.
Environment and Heritage	
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs: No
RAMSAR Sites	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Ecology assessment (KCC)	The site is an existing Gypsy and Traveller site and so it is unlikely to have high ecological value. However, this will be subject to confirmation by the Essex County Council Ecology Team through further detailed assessment prior to the publication of the Regulation 19 version of the Plan – the outcomes of which may alter this site’s suitability or approximate pitch capacity.

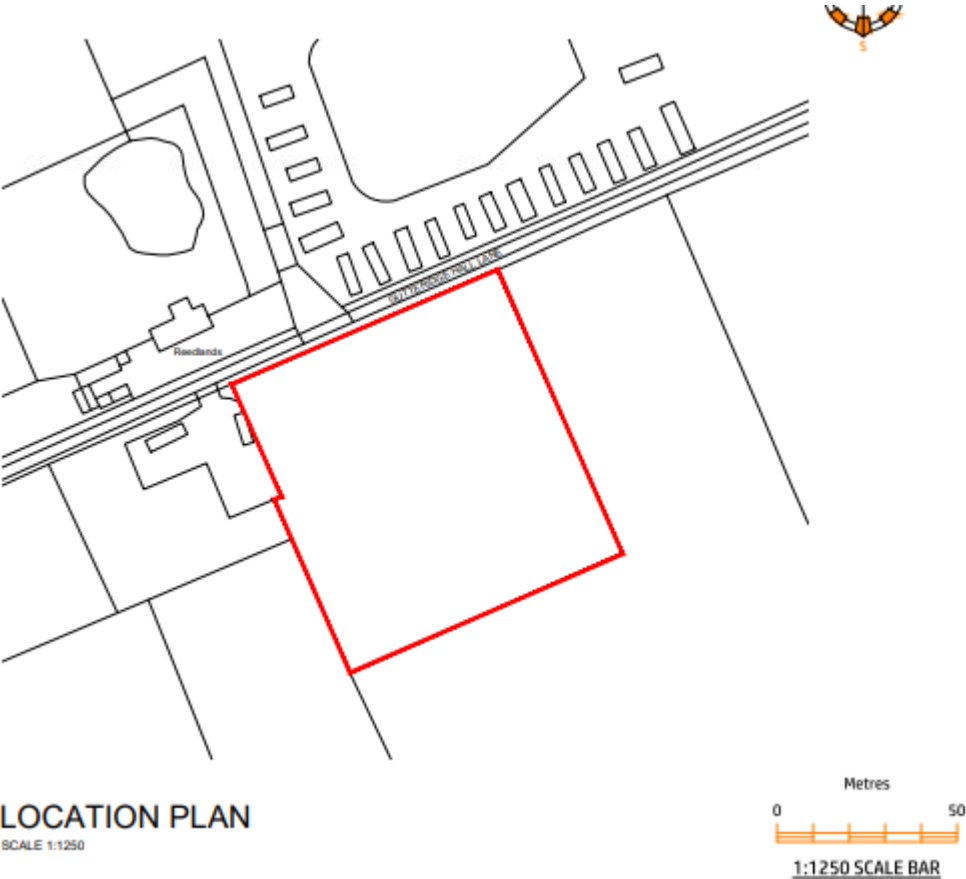
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape (formerly AONBs)	No
Conservation area	No
Landscape character	8B – Clacton and the Sokens Clay Plateau
Land Constraints	
Strategic Green Gap	No
Safeguarded Open Space (also check Ardmleigh, Elmstead Market and Alresford Neighbourhood Plans for any locally designated Safeguarded Open Space)	No

Coastal Protection Belt	No
Safeguarded Holiday Parks	Yes
Previously developed land?	Yes
Agricultural land classification	Grade 3, 0%
Within flood zone 2 or 3?	No
Critical drainage area (KCC)	No
Minerals safeguarding area	No
Safeguarding Civil Technical Sites	No
Final Appraisal	
Impact of site on local character (including cumulative impact)	The site is an existing authorised Gypsy and Traveller site and so it is assumed that a reasonable level of intensification will not further impact the local character. The site appears well screened in views from Gutteridge Hall Lane and wider landscape vantage points. Provision of a low level of new pitches would not have an overriding adverse impact on the character, due to the presence of holiday lodges to the east and north of the site. However, there are a high level of

	unauthorised traveller/non-traveller pitches at this site and adjacent. The provision of additional pitches may further erode the rural/semi-rural character of the lane. However, this will be subject to further detailed assessment of the site prior to the publication of the Regulation 19 version of the Plan – the outcomes of which may alter this site’s suitability or approximate pitch capacity.
Impact of site on amenity of current and future residents (including cumulative impact)	The site is an existing authorised Gypsy and Traveller site and so it is assumed that a reasonable level of intensification will not further impact the amenity of existing or future residents. However, this will be subject to further detailed assessment of the site prior to the publication of the Regulation 19 version of the Local Plan – the outcomes of which may alter this site’s suitability or approximate pitch capacity.
Red/Amber/Green rating	Amber
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to a 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.’</i> This site has been R/A/G rated as Amber. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.

Level of need conclusion	Total current need for households that meet definition (5 year): 0 Total future need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 3 Total current need that evidence indicates could be met for undetermined households: 3 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 3 Total current need that evidence indicates could be met for all households: 3 Total residual current need that evidence indicates could not be met for all households: 0
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Site Details	
Site reference and name	GT06 Summer View, Gutteridge Hall Lane, CO16 9AS
Parish and nearest settlement	Weeley Parish/Weeley Heath SDB 300m to east

Site plan			
Site area (Ha)	0.88	Site ownership	Private
Site planning status at time of GTAA	Authorised Permanent – 2 pitches		

Surrounding land uses	Countryside, Holiday Parks			
Site planning history	23/01611/FUL	Proposed change of use of land to mixed use comprising erection of stables for non-commercial equestrian; siting of two mobile home Gypsy Traveller pitches; and associated hard standing, and touring caravan parking.	Approval - Full	25.03/2024
	26/01190/FUL	Change of Use of agricultural land to a Sui Generis residential mobile home park comprising the retention of up to 47 units, including three units for traveller families, and associated landscaping, amenity and play improvements.	Awaiting decision	
Current number of pitches	2			
PPTS Planning Definition of Households				
Meet definition	2			
Undetermined	0			
Current and Future Pitch Needs (as identified in the published GTAA)				

Total (current) pitch need 2023-2027 (includes teenage need)	1	Of which how much is teenage need?	0
Total (future) pitch need 2028 and beyond	0		
Total Need	1		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site is an existing authorised Gypsy and Traveller site and so it is assumed to have suitable vehicular and pedestrian access to the highways network. Essex County Council, as highways authority, will undertake a more detailed assessment of the site prior to the publication of the Regulation 19 version of the Plan – the outcomes of which may alter this site’s suitability or approximate pitch capacity.		
Public rights of way	No		
Access to education (primary and secondary)	Closest primary school is within 1200m Closest secondary school is more than 1200m away		
Access to employment sites	Closest designated employment site is more than 1200m away		
Access to shops (retail centre)	Closest designated retail centre is more than 1200m away		
Access to GP surgery	Closest GP surgery is more than 1200m away		

Access to public transport (bus stop and rail station)	Closest bus stop is within 1200m on Clacton Road Closest railway station is within 1200m
Connectivity to utilities	The site is an existing Gypsy and Traveller site and so it is assumed to have adequate utilities provision. However, this will be subject to confirmation through further detailed assessment prior to the publication of the Regulation 19 version of the Plan – the outcomes of which may alter this site’s suitability or approximate pitch capacity.
Environment and Heritage	
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs: No
RAMSAR Sites	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Ecology assessment (KCC)	The site is an existing Gypsy and Traveller site and so it is unlikely to have high ecological value. However, this will be subject to confirmation by the Essex County Council Ecology Team through further detailed assessment prior to the publication of the Regulation 19 version of the Plan – the outcomes of which may alter this site’s suitability or approximate pitch capacity.

Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape (formerly AONBs)	No
Conservation area	No
Landscape character	8B – Clacton and the Sokens Clay Plateau
Land Constraints	
Strategic Green Gap	No
Safeguarded Open Space (also check Ardleigh, Elmstead Market and Alresford Neighbourhood Plans for any locally designated Safeguarded Open Space)	No

Coastal Protection Belt	No
Safeguarded Holiday Parks	The site is adjacent to a Safeguarded Holiday Park
Previously developed land?	Yes
Agricultural land classification	Grade 3, 0%
Within flood zone 2 or 3?	No
Critical drainage area (KCC)	No
Minerals safeguarding area	No
Safeguarding Civil Technical Sites	No
Final Appraisal	
Impact of site on local character (including cumulative impact)	The site comprises an established authorised Gypsy and Traveller site and, in principle, appears capable of accommodating a limited degree of additional intensification without resulting in significant harm to visual amenity or the wider landscape character. The site benefits from a reasonable level of screening from Gutteridge Hall Lane and from wider public vantage points, which assists in reducing its visual prominence within the surrounding area. In considering the site's suitability, weight has been given to the lawful planning position of the site. On that basis, the provision of one additional pitch is not considered likely, in isolation, to give rise to unacceptable landscape or

	character impacts. However, it is noted that there are a substantial number of existing unauthorised pitches and associated uses both within the wider site and on neighbouring land. The assessment of this site for allocation purposes should not be interpreted as support for, or the regularisation of, any unauthorised development or uses. Furthermore, regard must be had to the cumulative impact of Gypsy and Traveller-related development along Gutteridge Hall Lane. The concentration of authorised and unauthorised pitches in this location has already altered the rural and semi-rural character of the lane to a notable degree. Whilst a single additional pitch may not, by itself, result in material harm, further intensification has the potential to contribute to a continued erosion of the character and appearance of the locality. On balance, the site is considered to have the potential to accommodate a limited level of additional provision, subject to detailed assessment. This conclusion is preliminary and will be subject to further site appraisal work, including consideration of landscape, character, infrastructure, access, amenity, environmental and cumulative impact issues prior to the publication of the Regulation 19 Local Plan. The outcome of that assessment may affect both the site's overall suitability for allocation and its indicative pitch capacity.
Impact of site on amenity of current and future residents (including cumulative impact)	The site is an existing authorised Gypsy and Traveller site (2 no. Pitches only) and so it is assumed that a reasonable level of intensification (1 no. further pitch) will not further impact the amenity of existing or future residents. However, this will be subject to further detailed assessment of the site prior to the publication of the Regulation 19 version of the Local Plan – the outcomes of which may alter this site's suitability or approximate pitch capacity.
Red/Amber/Green rating	Amber
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to a 5-Year Supply.

	<i>'...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.'</i> This site has been R/A/G rated as Amber. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA. Whilst the site is located in an accessible location and benefits from a reasonable degree of screening from the wider landscape, the cumulative number of authorised and unauthorised pitches along Gutteridge Hall Lane and on this site in particular, many of which are currently subject to cross-departmental enforcement action and investigation. The character of the lane has already been significantly eroded, and further provision would be likely to exacerbate this harm, and could prejudice enforcement action. However, the total need identified here is for one additional pitch and site is considered to have the potential to accommodate this limited level of additional provision, subject to detailed assessment.
Level of need conclusion	Total current need for households that meet definition (5 year): 1 Total future need that evidence indicates could be met for households that meet definition: 1 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 1

	Total current need that evidence indicates could be met for all households: 1 Total residual current need that evidence indicates could not be met for all households: 0
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Site Details	
Site name	GT07 The Bucklands, Gutteridge Hall Lane, CO16 9AS (located to the west of Summer View – see map below)
Parish and nearest settlement	Parish of Weeley. Weeley Heath SDB approx. 420 metres to the east

Site plan			
			
Site area (Ha)	Unknown	Site ownership	Private
Site planning status at time of GTAA	Authorised Permanent		

Surrounding land uses	Countryside, Holiday Parks
Site planning history	14/00486/FUL approved 29/8/2014 - To provide access road, turning area, parking area and electricity connection point on the site. 17/00507/FUL approved 10/8/2017 - Change of use to one Gypsy pitch comprising one mobile home, one touring caravan, one day room and associated works. 18/02003/FUL approved 15/10/2019 - Variation of Condition 1 of application 17/00507/FUL - removing the temporary 2 year condition and replacing it with a personal condition. 19/01935/FUL approved 20/4/2020 - Variation of condition 3 of 18/02003/FUL to site two additional mobile homes on the existing pitch. 21/00086/FUL approved 8/4/2021 - Proposed change of use of land to horse paddocks, and erection of stables and menage for own horses and ponies. 23/01813/FUL approved 11/4/2024 - Extension to existing Gypsy/Traveller site to meet accommodation needs. Comprising siting of five residential static caravans, storage of five touring caravans, extended hardstanding, and installation of a package treatment plant. 24/01221/FUL refused 29/10/2024 - Planning Application - change of use of land from equestrian use to a mixed use as Gypsy/Traveller site with two static caravans and equestrian use with new stable block and ancillary works.
Current number of pitches	Eight static/mobile homes and storage of six touring caravans
PPTS Planning Definition of Households	
Meet definition	5
Undetermined	0
Current and Future Pitch Needs (as identified in the published GTAA)	

Total (current) pitch need 2023-2027 (includes teenage need)	0	Of which how much is teenage need?	0
Total (future) pitch need 2028 and beyond	2		
Total Need	2		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site is an existing authorised Gypsy and Traveller site and so it is assumed to have suitable vehicular and pedestrian access to the highways network. Essex County Council, as highways authority, will undertake a more detailed assessment of the site prior to the publication of the Regulation 19 version of the Plan – the outcomes of which may alter this site’s suitability or approximate pitch capacity.		
Public rights of way	No		
Access to education (primary and secondary)	Closest primary school is within 1200m Closest secondary school is more than 1200m away		
Access to employment sites	Closest designated employment site is more than 1200m away		
Access to shops (retail centre)	Closest designated retail centre is more than 1200m away		
Access to GP surgery	Closest GP surgery is more than 1200m away		

Access to public transport (bus stop and rail station)	Closest bus stop is within 1200m on Clacton Road Closest railway station is within 1200m
Connectivity to utilities	The site is an existing Gypsy and Traveller site and so it is assumed to have adequate utilities provision. However, this will be subject to confirmation through further detailed assessment prior to the publication of the Regulation 19 version of the Plan – the outcomes of which may alter this site's suitability or approximate pitch capacity.
Environment and Heritage	
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs: No
RAMSAR Sites	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Ecology assessment (KCC)	The site is an existing Gypsy and Traveller site and so it is unlikely to have high ecological value. However, this will be subject to confirmation by the Essex County Council Ecology Team through further detailed assessment prior to the publication of the Regulation 19 version of the Plan – the outcomes of which may alter this site's suitability or approximate pitch capacity.

Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape (formerly AONBs)	No
Conservation area	No
Landscape character	Clacton and the Sokens Clay Plateau Landscape Character Area (LCA) as defined in the Tendring District Council Landscape Character Assessment. The LCA describes the landscape as a gently undulating clay plateau that is drained by The Holland Brook Valley System in the southeast of Tendring. The LCA has low gappy hedgerows with occasional hedgerow trees that divide arable fields and clayey soils that support moderate/good agricultural land.
Land Constraints	
Strategic Green Gap	No
Safeguarded Open Space (also check Ardleigh, Elmstead Market and Alresford Neighbourhood Plans for any locally designated Safeguarded Open Space)	No No neighbourhood plan is applicable here

Coastal Protection Belt	No
Safeguarded Holiday Parks	No
Previously developed land?	Yes
Agricultural land classification	Grade 3, 0%
Within flood zone 2 or 3?	No
Critical drainage area (KCC)	No
Minerals safeguarding area	No
Safeguarding Civil Technical Sites	No
Final Appraisal	
Impact of site on local character (including cumulative impact)	The site comprises an established authorised Gypsy and Traveller site for what appears to be eight authorised pitches/statics and, in principle, would be capable of accommodating a limited degree of additional intensification without resulting in significant harm to visual amenity or the wider landscape character. The site benefits from a reasonable level of screening from Gutteridge Hall Lane and from wider public vantage points, which assists in reducing its visual prominence within the surrounding area. In considering the site's suitability, weight has been given to the lawful planning position of the site. On that basis, the provision any additional pitches in the future is not considered likely, in isolation, to give rise to

	unacceptable landscape or character impacts. However, it is noted that there are a substantial number of existing unauthorised pitches/statics and associated uses both within the wider site and on neighbouring land. The assessment of this site for allocation purposes should not be interpreted as support for, or the regularisation of, any unauthorised development or uses. Furthermore, regard must be had to the cumulative impact of Gypsy and Traveller-related development along Gutteridge Hall Lane. The concentration of authorised and unauthorised pitches in this location has already altered the rural and semi-rural character of the lane to a notable degree. Whilst additional pitches may not, by itself, result in material harm, further intensification has the potential to contribute to a continued erosion of the character and appearance of the locality. On balance, the site is considered to have the potential to accommodate a limited level of additional provision, subject to detailed assessment. This conclusion is preliminary and will be subject to further site appraisal work, including consideration of landscape, character, infrastructure, access, amenity, environmental and cumulative impact issues prior to the publication of the Regulation 19 Local Plan. The outcome of that assessment may affect both the site's overall suitability for allocation and its indicative pitch capacity.
Impact of site on amenity of current and future residents (including cumulative impact)	The site is an existing authorised Gypsy and Traveller site (8 no. Pitches only) and so it is assumed that a reasonable level of intensification in the future will not further impact the amenity of existing or future residents. However, this will be subject to further detailed assessment of the site prior to the publication of the Regulation 19 version of the Local Plan – the outcomes of which may alter this site's suitability or approximate pitch capacity. Whilst the site is located in an accessible location and benefits from a reasonable degree of screening from the wider landscape, the cumulative number of authorised and unauthorised pitches along Gutteridge Hall Lane and on this site in particular, many of which are currently subject to cross-departmental enforcement action and investigation. The character of the lane has already been significantly eroded, and further provision would be likely to exacerbate this harm and could prejudice enforcement action. However, the total future need identified here is for two additional pitches and the site is considered to have the potential to accommodate this limited level of additional provision, subject to detailed assessment.

Red/Amber/Green rating	Amber
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to a 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.’</i> This site has been R/A/G rated as Amber. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 0 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 0

	Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 0
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Site Details	
Site reference and name	GT08 The Pines (Land to the east of Straight Road), Bradfield, CO11 2RA
Parish and nearest settlement	Bradfield

Site plan			
Site area (Ha)	Red line on map above = 0.55, total area including blue line estimated to be	Site ownership	Private

	approximately 0.80 hectares		
Site planning status at time of GTAA	Granted planning permission at appeal (reference APP/P1560/W/23/3326308) for four pitches.		
Surrounding land uses	Countryside to the north and west, but residential properties to the south and further out to the east.		
Site planning history	18/00480/FUL - approved change of use from agricultural land to horse paddock 22/00239/OUT - refused outline for three dwellings – dismissed at appeal (APP/P1560/W/22/3301013) 23/01028/FUL - refused four Gypsy/Traveller plots but allowed at appeal (APP/P1560/W/23/3326308) 24/00626/VOC - refused variation of Condition 1 of 23/01028/FUL to increase size, siting and design of dayrooms 24/00645/DISCON - split decision to discharge Conditions 6, 7 and 9 of APP/P1560/W/23/3326308 24/00974/DISCON - discharged 6(i) and 7 of APP/P1560/W/23/3326308 25/00039/VOC - approved variation of Condition 1 of 23/01028/FUL to allow for a larger dayroom for all four pitches		
Current number of pitches	4		
PPTS Planning Definition of Households			
Meet definition	4		
Undetermined	0		
Current and Future Pitch Needs (as identified in the published GTAA)			
Total (current) pitch need 2023-2027	17	Of which how much is teenage need?	5

(includes teenage need)			
Total (future) pitch need 2028 and beyond	0		
Total Need	17		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site is an existing authorised Gypsy and Traveller site and so it is assumed to have suitable vehicular and pedestrian access to the highways network. Essex County Council, as highways authority, will undertake a more detailed assessment of the site prior to the publication of the Regulation 19 version of the Plan – the outcomes of which may alter this site’s suitability or approximate pitch capacity.		
Public rights of way	Yes, on edge of site		
Access to education (primary and secondary)	Closest primary school is within 1200m Closest secondary school is more than 1200m away		
Access to employment sites	Closest designated employment site is more than 1200m away		
Access to shops (retail centre)	Closest designated retail centre is more than 2,900m away (Manningtree) Convenience store is located approxiamtely 650 metres to the south-east		
Access to GP surgery	Closest GP surgery is more than 1200m away		

Access to public transport (bus stop and rail station)	Closest bus stop is within 1200m Closest railway station is more than 1200m away
Connectivity to utilities	The site is an existing Gypsy and Traveller site and so it is assumed to have adequate utilities provision. However, this will be subject to confirmation through further detailed assessment prior to the publication of the Regulation 19 version of the Plan – the outcomes of which may alter this site’s suitability or approximate pitch capacity.
Environment and Heritage	
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs: No
RAMSAR Sites	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Ecology assessment (KCC)	The site is an existing Gypsy and Traveller site and so it is unlikely to have high ecological value. However, this will be subject to confirmation by the Essex County Council Ecology Team through further detailed assessment prior to the publication of the Regulation 19 version of the Plan – the outcomes of which may alter this site’s suitability or approximate pitch capacity.

Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape (formerly AONBs)	No
Conservation area	No
Landscape character	Area 7a – Bromley Heaths
Land Constraints	
Strategic Green Gap	No
Safeguarded Open Space (also check Ardleigh, Elmstead Market and Alresford Neighbourhood Plans for any locally designated Safeguarded Open Space)	No
Coastal Protection Belt	No

Safeguarded Holiday Parks	No
Previously developed land?	Yes
Agricultural land classification	Grade 2, 0%
Within flood zone 2 or 3?	No
Critical drainage area (KCC)	No
Minerals safeguarding area	No
Safeguarding Civil Technical Sites	No
Final Appraisal	
Impact of site on local character (including cumulative impact)	The site has an existing permission to be used as a Gypsy and Traveller site for four pitches. This has resulted in a reasonable impact to the local character. Given this, the built form adjacent to the south and further out to the east, and that the site is well screened on all boundaries, it is considered unlikely that an intensification of this site would result in significant harm to the character of the area.
Impact of site on amenity of current and future residents (including cumulative impact)	The site benefits from an extant planning permission for four large Gypsy and Traveller pitches and is therefore established in this use. There is, however, an adjacent residential property located to the south of the site, the amenity of which would need to be carefully considered in assessing any potential further intensification.

	Based on the information currently available, a limited increase in pitch numbers is not considered likely to result in significant adverse amenity impacts arising from additional vehicle movements, activity levels or noise and disturbance. Equally, there is no clear evidence at this stage to suggest that any resultant built development would necessarily appear unduly dominant or oppressive when viewed from neighbouring properties, although this would be dependent upon the scale, siting and design of any future proposals. It is noted that the site has already undergone a degree of intensification and appears, on a preliminary basis, capable of accommodating at least some of the level of additional provision identified, but perhaps not all of it. This conclusion should be treated with caution, as a full assessment of neighbouring amenity impacts cannot be undertaken without detailed layout and design information. Any future allocation or proposal would therefore need to demonstrate that an appropriate standard of residential amenity can be maintained for both existing and future occupiers.
Red/Amber/Green rating	Amber
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to a 5-Year Supply. <i>'...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.'</i> This site has been R/A/G rated as Amber. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.

Level of need conclusion	Total current need for households that meet definition (5 year): 17 Total current need that evidence indicates could be met for households that meet definition: 12 Total residual current need that evidence indicates could not be met for households that meet definition: 5 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 17 Total current need that evidence indicates could be met for all households: 12 Total residual current need that evidence indicates could not be met for all households: 5
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Site Details	
Site reference and name	GT09 The Rose, 63 The St, Kirby le Soken, Frinton-on-Sea CO13 0EG
Parish and nearest settlement	Parish of Kirby-le-Soken, nearest settlement is Kirby-le-Soken

Site plan LOCATION PLAN SCALE 1:1250 1:1250 SCALE BAR			
	Site area (Ha) 0.1424	Site ownership Private	
Site planning status at time of GTAA 2 Authorised Permanent, 3 x Unauthorised			

Surrounding land uses	Countryside		
Site planning history	13/00727/FUL - Change of use of land to include 1 no. pitch for a Romani Gypsy family and associated works including 1 no. dayroom: Refused but allowed at appeal. 15/01937/FUL - Variation of Condition 5 of Appeal Decision APP/P1560/A/14/2215476 to facilitate the siting of one additional 1 No. mobile home: Approved. 23/01126/FUL - Retrospective application for proposed additional static/touring pitches upon existing Gypsy/Traveller site to form 5 No. static caravans and 2 No. touring pitches: Refused October 2023		
Current number of pitches	5 – 2 authorised and 3 unauthorised		
PPTS Planning Definition of Households			
Meet definition	5		
Undetermined	0		
Current and Future Pitch Needs (as identified in the published GTAA)			
Total (current) pitch need 2023-2027 (includes teenage need)	5	Of which how much is teenage need?	2
Total (future) pitch need 2028 and beyond	4		
Total Need	9		

Potential Development Constraints	
Connectivity and Accessibility	
Site accessibility	The site is an existing Gypsy and Traveller site with two authorised and three unauthorised pitches and so it is assumed to have suitable vehicular and pedestrian access to the highways network. Essex County Council, as highways authority, will undertake a more detailed assessment of the site prior to the publication of the Regulation 19 version of the Plan – the outcomes of which may alter this site’s suitability or approximate pitch capacity.
Public rights of way	No
Access to education (primary and secondary)	Closest primary school is more than 1200m away Closest secondary school is more than 1200m away
Access to employment sites	Closest designated employment site is more than 1200m away
Access to shops (retail centre)	Closest designated retail centre is more than 1200m away
Access to GP surgery	Closest GP surgery is more than 1200m away
Access to public transport (bus stop and rail station)	Closest bus stop is within 1200m Closest railway station is more than 1200m away
Connectivity to utilities	The site is an existing Gypsy and Traveller site and so it is assumed to have adequate utilities provision. However, this will be subject to confirmation through further detailed assessment prior to the publication of the Regulation 19 version of the Plan – the outcomes of which may alter this site’s suitability or approximate pitch capacity.
Environment and Heritage	

Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs: Yes
RAMSAR Sites	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Ecology assessment (KCC)	The site is an existing Gypsy and Traveller site and so it is unlikely to have high ecological value. However, this will be subject to confirmation by the Essex County Council Ecology Team through further detailed assessment prior to the publication of the Regulation 19 version of the Plan – the outcomes of which may alter this site's suitability or approximate pitch capacity.
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape (formerly AONBs)	No

Conservation area	Nearby a Conservation Area
Landscape character	Area 8-Coxheath Greensand
Land Constraints	
Strategic Green Gap	No
Safeguarded Open Space (also check Ardleigh, Elmstead Market and Alresford Neighbourhood Plans for any locally designated Safeguarded Open Space)	No
Coastal Protection Belt	Adjacent to Coastal Belt
Safeguarded Holiday Parks	No
Previously developed land?	Yes
Agricultural land classification	Grade 3, 0%
Within flood zone 2 or 3?	No
Critical drainage area (KCC)	No

Minerals safeguarding area	Yes
Safeguarding Civil Technical Sites	No
Final Appraisal	
Impact of site on local character (including cumulative impact)	The site is an existing authorised Gypsy and Traveller site and so it is assumed that a reasonable level of intensification will not further impact the local character. However, this will be subject to further detailed assessment of the site prior to the publication of the Regulation 19 version of the Plan – the outcomes of which may alter this site's suitability or approximate pitch capacity.
Impact of site on amenity of current and future residents (including cumulative impact)	The site comprises an existing authorised/unauthorised Gypsy and Traveller site which appears relatively constrained in physical terms, with a substantial proportion of the available land already occupied by caravans, associated structures and ancillary development. As a result, there may be limited scope to accommodate the full level of additional provision identified (equating to five pitches – including four future need) without risk of overdevelopment or adverse effects on the living conditions of existing and future occupiers. Notwithstanding this, it is recognised that part of the identified accommodation need relates to a teenager within an existing household on one of the authorised pitches. On a preliminary basis, it may be possible for the site to accommodate a modest level of additional provision, such as a single additional touring caravan, without necessarily resulting in unacceptable impacts on residential amenity, site functionality or living conditions. However, this conclusion is indicative only and would be dependent upon the precise siting, layout and operational arrangements proposed. At present, there is insufficient detailed information available to conclude that the site could satisfactorily accommodate the entirety of the identified need. Further assessment will therefore be required to establish the site's capacity and to determine whether any additional provision can be accommodated whilst maintaining an appropriate standard of amenity for existing and future residents.

	This preliminary assessment will be subject to further detailed appraisal prior to the publication of the Regulation 19 version of the Local Plan. The outcome of that work may affect both the site's suitability for allocation and its indicative pitch capacity.
Red/Amber/Green rating	Amber
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to a 5-Year Supply. <i>'...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.'</i> This site has been R/A/G rated as Amber. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 5 Total current need that evidence indicates could be met for households that meet definition: 1 Total residual current need that evidence indicates could not be met for households that meet definition: 4 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0

	Total current need for all households (5 year): 5 Total current need that evidence indicates could be met for all households: 1 Total residual current need that evidence indicates could not be met for all households: 4
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