

Gypsy and Traveller Pitch Intensification Topic Paper

Introduction

The Council has worked in partnership with other planning authorities within the area to produce a joint evidence document that assess the need for gypsy and traveller accommodation within the district.

The 2023 Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (GTAA) set out the need for each Local Authority between 2020-2040. The 2023 GTAA identifies two accommodation needs figures for Gypsy and Travellers. The first based on the Planning Policy for Traveller Sites (PPTS) 2015 definition of Gypsy and Travellers which excludes Gypsies and Travellers who have ceased to travel and the ethnic definition, which includes all households who ethnically identify as Gypsies and Travellers. The December 2024 version of the PPTS definition of Gypsy and Traveller is as follows

“Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily or permanently, and all other persons with a cultural tradition of nomadism or of living in a caravan, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.”¹

Consequently, the Councils rolling target of provision will be based on the ethnic definition, thereby including in its need calculation those persons that have ceased to travel permanently. Under this definition the July 2023 GTAA identifies a need for 59 pitches between 2020-2040 and this need was broken down into 5-year periods, identifying the following need:

Period	Number
2020-2025	20
2025-2030	12
2030-2035	13
2035-2040	14
Total	59

The GTAA does not set out the need of individual gypsy sites within each Local Authority, rather it sets out the overall need in 5-year increments. The GTAA methodology was found sound at Amber Valleys Local Plan Examination². Paragraph 173 of the Inspectors Report on the Examination of the Amber Valley Borough Local Plan 2022-2040 states

¹ Planning policy for traveller sites, DCLG, December 2024

<https://www.gov.uk/government/publications/planning-policy-for-traveller-sites>

² [inspectors-report-on-the-examination-of-the-amber-valley-borough-local-plan-2022-2040.pdf](#)

“...We are satisfied that the GTAA provides a robust evidence base and accords with national policy”.

The primary objective of the Pitch Intensification Topic Paper is to understand whether the existing authorised Gypsy pitches within South Derbyshire can intensify, if additional need arises on the sites. Where this need can be demonstrated, once adopted the Local Planning Authority will assess planning applications against criteria-based policy H22: Gypsies and Travellers and for Travelling Show people (Part C), and other relevant policies of the Local Plan Part 1 Review. The Council has a history of delivering Gypsy and Traveller pitches through the planning application route, as demonstrated in the Gypsy and Traveller and Travelling Showpeople Topic Paper.

Methodology

The existing Gypsy sites within the District were assessed against the following criteria. The assessment criteria uses a Red, Amber and Green (RAG) rating to highlight where constraints lie.

Criteria	Red (site is constrained in respect of criteria)	Amber (site is partially constrained in respect of criteria)	Green (site is unconstrained)
Protected sites	Site includes all or part of a Statutory or non-statutory wildlife site or geodiversity sites ³ .	Site is adjacent to, or within 100m of a statutory or non-statutory wildlife or geodiversity site, or located within the catchment of the River Mease SAC.	Site does not include a or non-statutory wildlife site or geodiversity sites
Trees and Woodland	Site includes trees subject to a TPO or ancient woodland.		Site does not include trees subject to a TPO, ancient woodland
Green Belt	Site is located within the Green Belt		Site is not located within the Green Belt
Contaminated Land	The site is located within an area defined as having	The site is located within an area defined as having	The site is not located within an area defined as

³ Statutory sites include, Special Scientific Interest (SSI), River Mease Special Area of Conservation (SAC), National Nature Reserve (NNR), Local Nature Reserve (LNR). Non-Statutory sites include Local Wildlife Sites (LWS), Regional Important Geodiversity Sites (RIGS)

	contaminated land ⁴ .	potential contaminated land	having potential contaminated land
Historic Landfill Sites	Site is located within an area defined as historic landfill site		Site is not located within an area defined as historic landfill site
Gas and electrical infrastructure	Site is dissected by a gas pipeline, or electrical infrastructure		Site is not dissected by a gas pipeline, or electrical infrastructure
Hazard Sites	Site is within a inner, middle or outer zone surrounding a hazard site		Site is not within a inner, middle or outer zone surrounding a hazard site
Flood Zones	More than 30% of the site is located within zones 3b (the functional flood plain), 3a (high flood risk) or 2 (moderate flood risk).	More than 5% but less than 30% of the site is located within an area of fluvial flood risk (zones 3b (the functional flood plain), 3a (high flood risk) or 2 (moderate flood risk) inclusive.	Less than 5% of the site is located within an area of fluvial flood risk (within zones 3b (the functional flood plain), 3a (high flood risk) or 2 (moderate flood risk).
Surface Water Flooding	More than 30% of the site is at high or moderate surface water flood risk, and/or more than 30% of the site will be located in an area identified as being at future flood risk in the Council's SFRA.	More than 5% but less than 30% of the site is located within high or moderate surface water flood risk, and/or more than 5% but less than 30% of the site will be located in an area identified as being at future flood risk in the Council's SFRA.	Less than 5% of the site is located within high or moderate surface water flood risk, and/or less than 5% of the site will be located in an area identified as being at future flood risk in the Council's SFRA.
Access to Retail Provision	Site is more than 800m ⁵ from the	Site is within 800m of the nearest	Site is within 800m of an existing

⁴ Use of SDDC GIS to determine whether a site is located within an area defined as having potential contaminated land. Sites would only score red if a developer has confirmed that the site has contaminated land in submitted information.

⁵ 800m has been selected as the preferred maximum walking distance to retail facilities. This is equivalent to a 10-minute walk. Beyond this distance it is considered more likely that residents would travel by car. All distances to local facilities and services are from the edge of the site closest to the facility and then based on shortest walking route having regard to all metalled routes such as twichells/alleyways etc

	nearest convenience store (less than 3000 sqft).	convenience store (less than 3000 sqft).	supermarket over 3000sqft.
Access to Education Provision	Site is more than 1000m ⁶ from the nearest primary school.	Site is more than 500m, but less than 1000m from the nearest primary school.	Site is within 500m of an existing primary school.
Access to health provision	Site is more than 800m from the nearest GP, or Health Centre.	Site is more than 400m but less than 800m from the nearest GP, or Health Centre.	Site is less than 400m from the nearest GP, or Health Centre.
Access to Public Transport	Site is more than 800m from the nearest bus stop /railway station served by an hourly or better service.	Site is less than 800m but more than 400m from the nearest bus stop or railway station served by an hourly or better service.	Site is less than 400m from the nearest bus stop or railway station served by an hourly or better service.
Pedestrian and Cycle Links	Site offers little or no potential to connect to a metalled public right of way, cycle path or footway.	Site has potential to connect to either a metalled footway/pavement or a hard surfaced (metalled) cycle route/public right of way	Site will connect to a metalled footway/pavement and a hard surfaced (metalled) PROW/Cycle path.
Highways Access	The sites within the Topic Paper are authorised Gypsy sites, with access granted as part of planning permissions. Consequently, for the purpose of this Topic Paper, in general terms it is not considered that intensification of the site would have a detrimental impact on highways access unless there are site specific matters to address.		
Heritage	Intensification of the site is likely to lead to substantial harm or the total loss of	Intensification of the site has potential to cause less than substantial harm to the significance of heritage assets.	Intensification of the site is unlikely to substantial harm to heritage assets significance.

⁶ Desirable and acceptable Walking distances to school is based on the Guidelines for Providing Journeys on Foot, published by the Institution of Highways and Transportation, 2000 which indicates desirable distance of 500m and acceptable distance of 1000m

	significance of a heritage asset.		
Topography	Site topography is likely to undermine or significantly affect site deliverability or suitability.	Site topography could potentially affect site deliverability or suitability.	Site is mainly flat and topography is unlikely to affect site deliverability or suitability.
Landscape/ Townscape	The sites within the Topic Paper are authorised Gypsy sites. Due to the use existing, for the purpose if the Topic Paper is not considered that intensification of a site would significantly impact on landscape/townscape. Impact on landscape/townscape would be considered in more detail during the application stage.		
Public Rights of Way (PROW)	The site includes a PROW through the site	PROW is adjacent to the site	The site does not include a PROW

The RAG assessment was used alongside the existing approved capacity of the site, the standards of the Model Standards 2008 for Caravan Sites in England, and location of permanent buildings on sites (such as amenity blocks), to establish whether sites could be intensified.

It should be noted that the majority of sites score a Red RAG rating in relation to distances to services. This has not been used as reason to rule out a site for intensification. The Gypsy site already exists and dialogue between the Council and Derbyshire Gypsy Liaison Group (DGLG) regarding pitch location and access to nearby services revealed that generally Gypsy and Travellers have access to private transport and DGLG suggested that consequently pitches can be in more isolated locations. Access to services is considered as part of the assessment, however, will not be in itself be a determining factor in whether a site is suitable for intensification.

Within this Topic Paper a new pitch consists of a static caravan and a touring caravan. The Model Standards 2008 for Caravan Sites in England⁷ was considered during the assessment along with South Derbyshire District Councils Caravan licence Permanent residential site conditions⁸. The Model Standards 2008 for Caravan Sites in England provides good practice standards for caravan sites⁹, and SDDC Caravan Site Licence provides conditions caravans (including Gypsy and Traveller pitches) must abide to

⁷ [\[ARCHIVED CONTENT\] Model Standards 2008 for Caravan Sites in England: Caravan Sites and Control of Development Act 1960 – Section 5 - Housing - Department for Communities and Local Government](#)

⁸ SDDC Caravan site licence information can be found on the following webpage:
<https://www.southderbyshire.gov.uk/our-services/licensing/caravan-site-licence>

⁹ It is noted that paragraph 13 of The Model Standards 2008 for Caravans in England states that the standards do not apply for sites occupied by gypsies and travellers. Nevertheless, the Environmental Heath team consider the guidance when issuing Caravan Site Licences.

receive a site licence. Both documents contain the following distances which were applied during the assessment:

- 6m separation from any caravan which is occupied as a separate residence (for this assessment a pitch is considered a separate residence)
- No Caravan shall be within 2m of a road
- No Caravans shall be within 3m of the boundary of the site

It should also be noted that the now revoked Communities and Local Government, Designing Gypsy and Traveller Sites Good Practice Guide (2008)¹⁰ provided similar distance guidance, paragraph 4.47 stated *“To ensure fire safety it is essential that every trailer, caravan or park home must be not less than 6 metres from any other trailer, caravan or park home that is occupied separately.”*

The number of caravans currently authorised as part of the existing pitches/permissions (per site) was considered as part of the Topic Paper. Any intensification of the site would need to ensure that the current number of authorised pitches and caravans could be accommodated on the site. In addition, when looking at whether a site could intensify, the location of permanent buildings such as amenity and toilet blocks remain in the same location, as it would be unreasonable and unviable for these to move location on the site.

Part of the River Mease Special Area of Conservation (SAC) catchment area is located within South Derbyshire and several of the existing Gypsy pitches are located within the catchment area. Part 15 of the NPPF advises that when making decisions LPAs should give Special Areas of Conservation (SACs) the same level of protection as habitats sites. It expands upon this in paragraph 188 explaining that where a project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), the presumption in favour of sustainable development does not apply.

The provisions of the Conservation of Habitats and Species Regulations 2017, require that the Local Planning Authority, as the competent authority, must have further consideration, beyond planning policy matters, to the impact of the development on any Special Areas of Conservation.

Intensification of sites within the River Mease SAC catchment area have not been ruled out for intensification due to this, however it is noted that this issue would need to be resolved prior to any planning permission being granted for site intensification.

Each site assessment provides a conclusion on whether the site could be intensified and by a suggested number of pitches. It should be noted that the assessment does not include/consider the need for additional amenity blocks etc. This would be down the individual Gypsy and Traveller families. However, it is acknowledged that this could

¹⁰ <https://assets.publishing.service.gov.uk/media/5a79e68040f0b670a8026416/designinggypsiesites.pdf>

affect the capacity of sites. The Gypsy and Travellers may also have their own requirements for site layout, which could affect the capacity of each site. Nevertheless, the Pitch Intensification Topic Paper provides an indication of how many pitches could be provided on existing authorised sites, if additional need arises. The exact details of layout, site access etc would be subject to a planning application and any site intensified would need to comply with fire safety requirements.

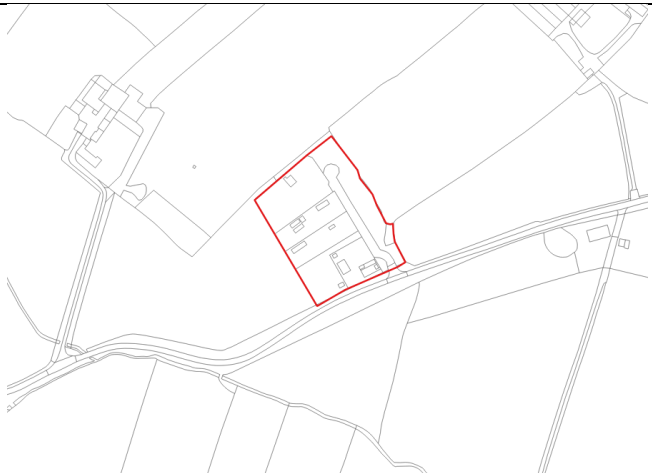
Conclusions

The assessments establish that 7 existing Gypsy and Traveller sites have the potential to intensify if need arises on the sites. Site intensification could lead to 14 additional pitches. The quantity of pitches is an evidence-based estimate based on known issues around number of caravans/ sizes and other relevant matters. The exact layout of the private Gypsy and Traveller sites is down to the individual requirements of the site owners, including whether the Gypsy and Travellers consider that additional amenity buildings and space is required. This Pitch Intensification Topic Paper, nevertheless, demonstrates that some identified Gypsy and Traveller need could be accommodated within existing Gypsy and Traveller pitches. Where this need arises, planning applications will be determined in accordance with policies within the adopted plan. Once adopted Policy H22 of the submission version of the Local Plan Part 1 Review provides a criteria-based policy for determining Gypsy and Traveller planning applications.

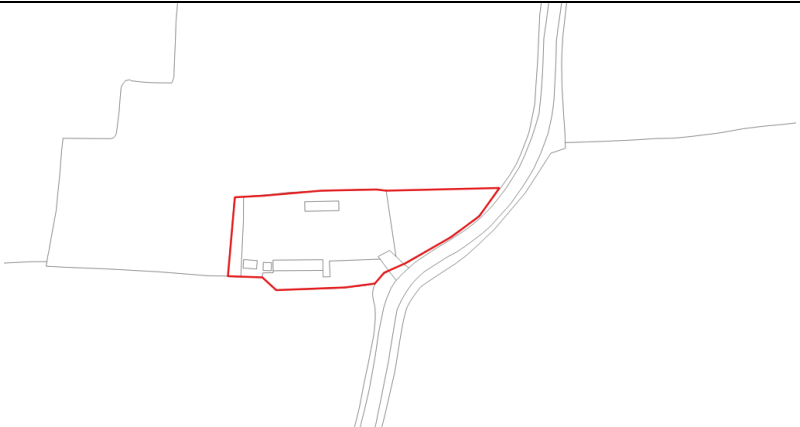
Site Assessments

Site Assessment		
Site name and address		Shardlow Road, Aston on Trent
Site Plan		
Planning status		Authorised
Number of pitches and caravans		6 pitches (12 caravan, of which no more than 6 shall be static caravans)
Site area (ha)		0.755
Site ownership		Private
Development Constraints		
Protected Sites		
	SSSI	No
	NNR	No
	LNR	No
	LWS	No
	RIGS	No
	River Mease SAC catchment	No
Trees and Hedgerows		
	Presence of TPOs?	No
	Presence of ancient woodland	No
Within the Green Belt?		No
Contaminated Land		No
Historic Land Fill Sites		No
Dissected by a gas pipeline or electrical infrastructure		No
Within inner, middle or outer zone surrounding a hazard site		No
Flood Zones		None of the site is located within flood zones 3b, 3a or 2
Surface Water Flooding		Less than 5% of the site is located with high or moderate surface water flood risk

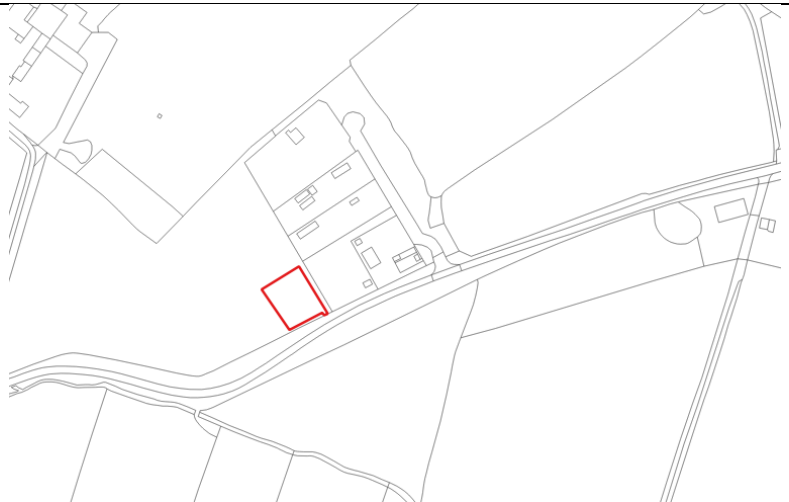
Access to Retail provision	Site is more than 800m from the nearest convenience store. However, it should be noted that there is a convenience store within Aston on Trent.
Access to Education provision	Site is more than 100m from the nearest Primary School. However, it should be noted that there is a Primary School within Aston on Trent.
Access to health provision	Site is more than 800m from the nearest GP or Health Centre. However, it should be noted that there is a GP surgery within Aston on Trent.
Access to Public Transport	Site is more than 800m from the nearest bus stop/railway station served by an hourly or better service.
Pedestrian and Cycle links	Metalled PROWs along western and northern boundaries of the site, but these don't connect to metalled paths beyond this location.
Highways Access	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a detrimental impact on highways access.
Heritage Assets	Intensification of the site is unlikely to substantial harm to heritage assets significance.
Topography	Site is mainly flat and topography is unlikely to affect site deliverability or suitability.
Landscape/Townscape	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a significant impact on landscape/townscape.
Public Rights of Way across the site?	Public Right of Way to the west and north of the site.
Final Assessment	
Impact on site on local character	No major impacts.
Impact of site on neighbouring amenity	It is not considered that intensification of the existing site would cause major impacts to neighbouring amenity.
Could the site be intensified?	Yes, based on the site constraints and existing capacity it is considered that the site could be intensified, if need arises on the site. Estimated additional pitches = 4 pitches

Site Assessment		
Site name and address		Broughton Caravan Park, Sutton Road, Church Broughton
Site Plan		
Planning status		Authorised
Number of pitches and caravans		8 pitches (2 caravans per pitch and only 1 caravan per pitch shall be static)
Site area (ha)		0.979
Site ownership		Private
Development Constraints		
Protected Sites		
	SSSI	No
	NNR	No
	LNR	No
	LWS	No
	RIGS	No
	River Mease SAC catchment	No
Trees and Hedgerows		
	Presence of TPOs?	No
	Presence of ancient woodland	No
Within the Green Belt?		No
Contaminated Land		No
Historic Land Fill Sites		No
Dissected by a gas pipeline or electrical infrastructure		No
Within inner, middle or outer zone surrounding a hazard site		No
Flood Zones		None of the site is located within flood zones 3b, 3a or 2

Surface Water Flooding	More than 5% but less than 30% of the site is located within high or moderate surface water flood risk.
Access to Retail provision	Site is more than 800m from the nearest convenience store. However, it should be noted that there is a community run village shop within Church Broughton.
Access to Education provision	Site is more than 1000m from the nearest Primary School. However, it should be noted that there is a Primary School within Church Broughton.
Access to health provision	Site is more than 800m from the nearest GP or Health Centre.
Access to Public Transport	Site is more than 800m from the nearest bus stop/railway station served by an hourly or better service.
Pedestrian and Cycle links	No footway to Sutton Road. PROW nearby to west, but unmetalled.
Highways Access	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a detrimental impact on highways access
Heritage Assets	Intensification of the site is unlikely to cause substantial harm to heritage assets.
Topography	Site is mainly flat and topography is unlikely to affect site deliverability or suitability.
Landscape/Townscape	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a significant impact on landscape/townscape
Public Rights of Way across the site?	PROW is adjacent to the site.
Final Assessment	
Impact on site on local character	No major impacts.
Impact of site on neighbouring amenity	It is not considered that intensification of the existing site would cause major impacts to neighbouring amenity.
Could the site be intensified to meet future need?	Yes, based on the site constraints and existing site capacity, it is considered that the site could be intensified, if need arises on the site. Estimated additional pitches = 4 pitches

Site Assessment		
Site name and address	Little Acres, Cote Bottom Lane	
Site Plan		
Planning status	Authorised	
Number of pitches and caravans	1 pitch (2 caravans, one mobile home and one touring caravan)	
Site area (ha)	0.301	
Site ownership	Private	
Development Constraints		
Protected Sites		
	SSSI	No
	NNR	No
	LNR	No
	LWS	No
	RIGS	No
	River Mease SAC catchment	No
Trees and Hedgerows		
	Prescence of TPOSs?	No
	Presence of ancient woodland	No
Within the Green Belt?		
No		
Contaminated Land		
The site is located within an area defined as having potential contaminated land.		
Historic Land Fill Sites		
No		
Dissected by a gas pipeline or electrical infrastructure		
No		
Within inner, middle or outer zone surrounding a hazard site		
No		
Flood Zones		
None of the site is located within flood zones 3b, 3a or 2		

Surface Water Flooding	More than 5% but less than 30% of the site is located within high or moderate surface water flood risk.
Access to Retail provision	Site is more than 800m from the nearest convenience store.
Access to Education provision	Site is more than 1000m from the nearest Primary School.
Access to health provision	Site is more than 800m from the nearest GP or Health Centre.
Access to Public Transport	Site is more than 800m from the nearest bus stop/railway station served by an hourly or better service.
Pedestrian and Cycle links	No footway to Cote Bottom lane, no PROWs connecting to the site.
Highways Access	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a detrimental impact on highways access.
Heritage Assets	Intensification of the site is unlikely to cause substantial harm to heritage assets.
Topography	Site is mainly flat and topography is unlikely to affect site deliverability or suitability.
Landscape/Townscape	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a significant impact on landscape/townscape
Public Rights of Way across the site?	The does not include a PROW
Final Assessment	
Impact on site on local character	No major impacts.
Impact of site on neighbouring amenity	It is not considered that intensification of the existing site would cause major impacts to neighbouring amenity.
Could the site be intensified to meet future need?	Yes, based on the site constraints and existing approved capacity, it is considered that the site could be intensified, if need arises on the site. Estimated additional pitches = 2 pitches

Site Assessment		
Site name and address		Land west of Church Broughton Caravan Park, Sutton Road
Site Plan		
Planning status		Authorised
Number of pitches and caravans		1 pitch (2 caravans, only one shall be static)
Site area (ha)		0.077
Site ownership		Private
Development Constraints		
Protected Sites		
	SSSI	No
	NNR	No
	LNR	No
	LWS	No
	RIGS	No
	River Mease SAC catchment	No
Trees and Hedgerows		
	Presence of TPOs?	No
	Presence of ancient woodland	No
Within the Green Belt?		No
Contaminated Land		No
Historic Land Fill Sites		No
Dissected by a gas pipeline or electrical infrastructure		No
Within inner, middle or outer zone surrounding a hazard site		No
Flood Zones		None of the site is located within flood zones 3b, 3a or 2

Surface Water Flooding	More than 5% but less than 30% of the site is located within high or moderate surface water flood risk.
Access to Retail provision	Site is more than 800m from the nearest convenience store. However, it should be noted that there is a community run village shop within Church Broughton.
Access to Education provision	Site is more than 1000m from the nearest Primary School. However, it should be noted that there is a Primary School within Church Broughton.
Access to health provision	Site is more than 800m from the nearest GP or Health Centre.
Access to Public Transport	Site is more than 800m from the nearest bus stop/railway station served by an hourly or better service.
Pedestrian and Cycle links	No footway to Sutton Road. PROW through the site, but unmetalled.
Highways Access	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a detrimental impact on highways access.
Heritage Assets	Intensification of the site is unlikely to cause substantial harm to heritage assets.
Topography	Site is mainly flat and topography is unlikely to affect site deliverability or suitability.
Landscape/Townscape	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a significant impact on landscape/townscape
Public Rights of Way across the site?	The Councils GIS shows a PROW through the site. The Decision Notice for the permission contains the following statement <i>"You are advised of the following matters:</i> <i>a. The grant of planning permission does not entitle the developer to obstruct any Public Right(s) of Way (PROW) affected by the proposal. An application to divert the footpath under the relevant Section of the Town and Country Planning Act 1990 shall be made. It should not be assumed that because planning permission has been granted an order will invariably be made or confirmed."</i> It is not considered that existing PROW would stop the intensification of the site.
Final Assessment	
Impact on site on local character	No major impacts.
Impact of site on neighbouring amenity	It is not considered that intensification of the existing site would cause major impacts to neighbouring amenity.

Could the site be intensified to meet future need?	Yes, based on the site constraints it is considered that the site could be intensified, if need arises on the site. Estimated additional pitches = 1 pitch
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Site Assessment		
Site name and address		Crafty Flats, Coton Lane, Coton in the Elms
Site Plan		
Planning status		Authorised
Number of pitches and caravans		8 pitches (8 caravans)
Site area (ha)		0.335
Site ownership		Private
Development Constraints		
Protected Sites		
	SSSI	No
	NNR	No
	LNR	No
	LWS	No
	RIGS	No
	River Mease SAC catchment	The site is within the River Mease Special Area of Conservation catchment.
Trees and Hedgerows		
	Presence of TPOs?	No
	Presence of ancient woodland	No
Within the Green Belt?		No
Contaminated Land		No
Historic Land Fill Sites		No
Dissected by a gas pipeline or electrical infrastructure		No
Within inner, middle or outer zone surrounding a hazard site		No
Flood Zones		None of the site is located within flood zones 3b, 3a or 2
Surface Water Flooding		Less than 5% of the site is located with high or moderate surface water flood risk
Access to Retail provision		Site is more than 800m from the nearest convenience store.

Access to Education provision	Site is more than 1000m from the nearest Primary School. However, it should be noted that there is a Primary School within Coton in the Elms.
Access to health provision	Site is more than 800m from the nearest GP or Health Centre.
Access to Public Transport	Site is more than 800m from the nearest bus stop/railway station served by an hourly or better service.
Pedestrian and Cycle links	No footway to Crafty Flats, does not connect to a PROW.
Highways Access	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a detrimental impact on highways access.
Heritage Assets	Intensification of the site is unlikely to cause substantial harm to heritage assets.
Topography	Site is mainly flat and topography is unlikely to affect site deliverability or suitability.
Landscape/Townscape	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a significant impact on landscape/townscape
Public Rights of Way across the site?	No PROW through the site.
Final Assessment	
Impact on site on local character	No major impacts.
Impact of site on neighbouring amenity	It is not considered that intensification of the existing site would cause major impacts to neighbouring amenity.
Could the site be intensified to meet future need?	Yes, based on the site constraints it is considered that the site could be intensified, if need arises on the site. Estimated additional pitches = 1 pitch

Site Assessment		
Site name and address		Blue Post Caravan Site, High Bridge Lane, Egginton
Site Plan		
Planning status		Authorised
Number of pitches and caravans		2 pitches (3 caravans)
Site area (ha)		0.106
Site ownership		Private
Development Constraints		
Protected Sites		
	SSSI	No
	NNR	No
	LNR	No
	LWS	No
	RIGS	No
	River Mease SAC catchment	No
Trees and Hedgerows		
	Presence of TPOs?	No
	Presence of ancient woodland	No
Within the Green Belt?		No
Contaminated Land		No
Historic Land Fill Sites		The site is located within an area defined as historic landfill site.
Dissected by a gas pipeline or electrical infrastructure		No
Within inner, middle or outer zone surrounding a hazard site		No

Flood Zones	More than 30% of the site is located within zones 3b, 3a or 2. Over 90% of the site is located within flood zone 2 and over 9% of the site is with flood zone 3.
Surface Water Flooding	None of the site is located with high or moderate surface water flood risk
Access to Retail provision	Site is more than 800m from the nearest convenience store.
Access to Education provision	Site is more than 1000m from the nearest Primary School.
Access to health provision	Site is more than 800m from the nearest GP or Health Centre.
Access to Public Transport	Site is more than 800m from the nearest bus stop/railway station served by an hourly or better service.
Pedestrian and Cycle links	No footway at High Bridge Lane. PROW along canal towpath unmetalled.
Highways Access	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a detrimental impact on highways access.
Heritage Assets	Intensification of the site has potential to cause less than substantial harm to the significance of heritage assets.
Topography	Site is mainly flat and topography is unlikely to affect site deliverability or suitability.
Landscape/Townscape	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a significant impact on landscape/townscape
Public Rights of Way across the site?	PROW is located to the west of the site.
Final Assessment	
Impact on site on local character	The site is adjacent to the Trent and Mersey Canal Conservation Area, intensification of the site has potential to cause less than substantial harm to the significance of heritage assets.
Impact of site on neighbouring amenity	It is not considered that intensification of the existing site would cause major impacts to neighbouring amenity.
Could the site be intensified to meet future need?	No. Due to the site constraints (flooding) and existing capacity, it is not considered that the site could intensify. Estimated additional pitches = 0 pitches

Site Assessment		
Site name and address		Former Castle View Service Station, Foston
Site Plan		
Planning status		Authorised
Number of pitches and caravans		10 pitches (13 caravans)
Site area (ha)		0.27
Site ownership		Private
Development Constraints		
Protected Sites		
	SSSI	No
	NNR	No
	LNR	No
	LWS	No
	RIGS	No
	River Mease SAC catchment	No
Trees and Hedgerows		
	Presence of TPOs?	No
	Presence of ancient woodland	No
Within the Green Belt?		No
Contaminated Land		The south west part of the site is listed within an area defined as having potential contaminated land.
Historic Land Fill Sites		No
Dissected by a gas pipeline or electrical infrastructure		No

Within inner, middle or outer zone surrounding a hazard site	No
Flood Zones	More than 30% of the site is located within flood zone 2.
Surface Water Flooding	More than 5% but less than 30% of the site is located within high or moderate surface water flood risk.
Access to Retail provision	Site is more than 800m from the nearest convenience store. However, it should be noted that there is a supermarket within Hatton.
Access to Education provision	Site is more than 1000m from the nearest Primary School. However it should be noted that there is Primary School with Hatton.
Access to health provision	Site is more than 800m from the nearest GP or Health Centre.
Access to Public Transport	Site is less than 400m from the nearest bus stop served by an hourly or better service.
Pedestrian and Cycle links	Metalled footway to Uttoxeter Road, PROW to east unmetalled.
Highways Access	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a detrimental impact on highways access.
Heritage Assets	Intensification of the site is unlikely to cause substantial harm to heritage assets.
Topography	Site is mainly flat and topography is unlikely to affect site deliverability or suitability.
Landscape/Townscape	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a significant impact on landscape/townscape
Public Rights of Way across the site?	PROW is located to the east of the site.
Final Assessment	
Impact on site on local character	No major impacts.
Impact of site on neighbouring amenity	It is not considered that intensification of the existing site would cause major impacts to neighbouring amenity.
Could the site be intensified to meet future need?	No. Due to existing site capacity, it is not considered that the site could intensify. Estimated additional pitches = 0 pitches

Site Assessment		
Site name and address		Land west of Gravelpit Lane, Hartshorne
Site Plan		
Planning status		Authorised
Number of pitches and caravans		2 pitches (4 caravans)
Site area (ha)		0.183
Site ownership		Private
Development Constraints		
Protected Sites		
	SSSI	No
	NNR	No
	LNR	No
	LWS	No
	RIGS	No
	River Mease SAC catchment	No
Trees and Hedgerows		
	Prescense of TPOs?	No
	Presence of ancient woodland	No
Within the Green Belt?		No
Contaminated Land		No
Historic Land Fill Sites		The site is located within an area defined as historic landfill site.
Dissected by a gas pipeline or electrical infrastructure		No
Within inner, middle or outer zone surrounding a hazard site		No

Flood Zones	None of the site is located within Flood Zone 3a, 3b or 2.
Surface Water Flooding	None of the site is located with high or moderate surface water flood risk
Access to Retail provision	Site is more than 800m from the nearest convenience store.
Access to Education provision	Site is more than 1000m from the nearest Primary School. However, it should be noted that Hartshorne has a Primary School.
Access to health provision	Site is more than 800m from the nearest GP or Health Centre.
Access to Public Transport	Site is more than 800m from the nearest bus stop/railway station served by an hourly or better service.
Pedestrian and Cycle links	No footway to Gravelpit Lane. No connecting PROW.
Highways Access	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a detrimental impact on highways access.
Heritage Assets	Intensification of the site is unlikely to cause substantial harm to heritage assets.
Topography	Site is mainly flat and topography is unlikely to affect site deliverability or suitability.
Landscape/Townscape	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a significant impact on landscape/townscape
Public Rights of Way across the site?	The site does not include a PROW.
Final Assessment	
Impact on site on local character	No major impacts.
Impact of site on neighbouring amenity	It is not considered that intensification of the existing site would cause major impacts to neighbouring amenity.
Could the site be intensified to meet future need?	No, based on the existing capacity of the site, it is not considered that the site could intensify. Estimated additional pitches = 0 pitches

Site Assessment		
Site name and address		Mile End, Derby Road, Hilton
Site Plan		
Planning status		Authorised
Number of pitches and caravans		2 pitches (5 caravans, 2 of which are only allowed for a maximum of 3 months in any calendar year).
Site area (ha)		0.198
Site ownership		Private
Development Constraints		
Protected Sites		
	SSSI	No
	NNR	No
	LNR	No
	LWS	No
	RIGS	No
	River Mease SAC catchment	No
Trees and Hedgerows		
	Presence of TPOs?	No
	Presence of ancient woodland	No
Within the Green Belt?		No
Contaminated Land		No
Historic Land Fill Sites		No
Dissected by a gas pipeline or electrical infrastructure		No
Within inner, middle or outer zone surrounding a hazard site		No
Flood Zones		More than 30% of the site is located within Flood Zone 2.
Surface Water Flooding		None of the site is located within high or moderate surface water flood risk.

Access to Retail provision	Site is more than 800m from the nearest convenience store. Though it should be noted that there is a convenience store and a supermarket within Hilton.
Access to Education provision	Site is more than 1000m from the nearest Primary School. However, it should be noted that two Primary Schools are located within Hilton.
Access to health provision	Site is more than 800m from the nearest GP or Health Centre. However, it should be noted that there is a Health Centre within Hilton.
Access to Public Transport	Site is within 400m from the nearest bus stop served by an hourly or better service.
Pedestrian and Cycle links	Footway to Derby Road. No metalled PROW nearby.
Highways Access	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a detrimental impact on highways access.
Heritage Assets	Intensification of the site is unlikely to cause substantial harm to heritage assets.
Topography	Site is mainly flat and topography is unlikely to affect site deliverability or suitability.
Landscape/Townscape	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a significant impact on landscape/townscape
Public Rights of Way across the site?	The site does not include a PROW.
Final Assessment	
Impact on site on local character	No major impacts.
Impact of site on neighbouring amenity	It is not considered that intensification of the existing site would cause major impacts to neighbouring amenity.
Could the site be intensified to meet future need?	Yes, based on the site constraints and existing capacity it is considered that the site could be intensified, if need arises on the site. Estimated additional pitches = 1 pitch

Site Assessment		
Site name and address		Land west of Sutton Lane, Hilton
Site Plan		
Planning status		Authorised
Number of pitches and caravans		2 pitches (4 caravans per pitch of which only 2 shall be static)
Site area (ha)		0.231
Site ownership		Private
Development Constraints		
Protected Sites		
	SSSI	Within 100m of Hilton Gravel Pits SSSI.
	NNR	No
	LNR	No
	LWS	No
	RIGS	No
	River Mease SAC catchment	No
Trees and Hedgerows		
	Presence of TPOs?	No
	Presence of ancient woodland	No
Within the Green Belt?		No
Contaminated Land		The site is located within an area defined as having potential contaminated land.
Historic Land Fill Sites		The site is located within an area defined as historic landfill site.
Dissected by a gas pipeline or electrical infrastructure		No
Within inner, middle or outer zone surrounding a hazard site		No
Flood Zones		None of the site is located within an area of fluvial flood risk within zones 3b, 3a or 2.

Surface Water Flooding	None of the site is located within high or moderate surface water flood risk.
Access to Retail provision	Site is more than 800m from the nearest convenience store. Though it should be noted that there is a convenience store and a supermarket within Hilton.
Access to Education provision	Site is more than 1000m from the nearest Primary School. However, it should be noted that two Primary Schools are located within Hilton.
Access to health provision	Site is more than 800m from the nearest GP or Health Centre. However, it should be noted that there is a Health Centre within Hilton.
Access to Public Transport	Site is more than 800m from the nearest bus stop/railway station served by an hourly or better service.
Pedestrian and Cycle links	No footway to Sutton Lane, No connecting PROW
Highways Access	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a detrimental impact on highways access.
Heritage Assets	Intensification of the site is unlikely to cause substantial harm to heritage assets.
Topography	Site is mainly flat and topography is unlikely to affect site deliverability or suitability.
Landscape/Townscape	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a significant impact on landscape/townscape
Public Rights of Way across the site?	The site does not include a PROW.
Final Assessment	
Impact on site on local character	No major impact.
Impact of site on neighbouring amenity	It is not considered that intensification of the existing site would cause major impacts to neighbouring amenity.
Could the site be intensified to meet future need?	No. Due to existing site capacity and location of amenity buildings it is not considered that the site could intensify. Estimated additional pitches = 0 pitch's

Site Assessment		
Site name and address		Land off Sutton Lane, Hilton
Site Plan		
Planning status		Authorised
Number of pitches and caravans		4 (pitches) (no more than 2 caravans on each pitch and only one 1 static caravan on each pitch)
Site area (ha)		0.328
Site ownership		Private
Development Constraints		
Protected Sites		
	SSSI	Within 100m of Hilton Gravel Pits SSSI.
	NNR	No
	LNR	No
	LWS	No
	RIGS	No
	River Mease SAC catchment	No
Trees and Hedgerows		
	Prescence of TPOs?	No
	Presence of ancient woodland	No
Within the Green Belt?		No
Contaminated Land		The site is located within an area defined as having potential contaminated land.
Historic Land Fill Sites		The site is located within an area defined as historic landfill site.
Dissected by a gas pipeline or electrical infrastructure		No
Within inner, middle or outer zone surrounding a hazard site		No

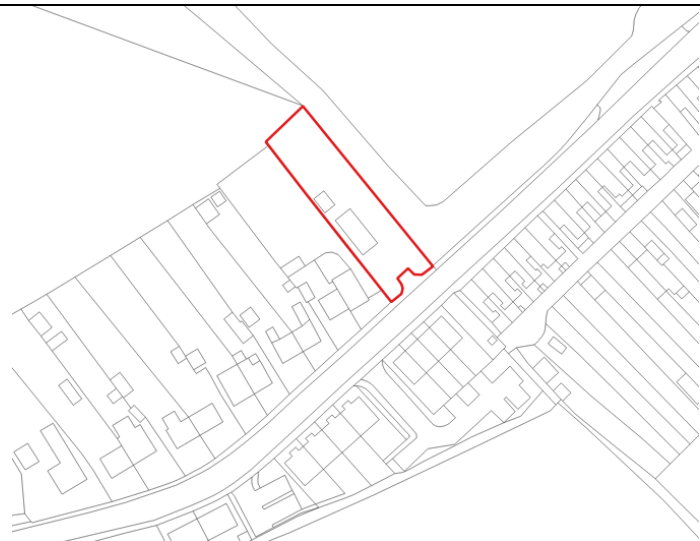
Flood Zones	None of the site is located within an area of fluvial flood risk within zones 3b, 3a or 2.
Surface Water Flooding	More than 5% but less than 30% of the site is located within high or moderate surface water flood risk.
Access to Retail provision	Site is more than 800m from the nearest convenience store. Though it should be noted that there is a convenience store and a supermarket within Hilton.
Access to Education provision	Site is more than 1000m from the nearest Primary School. However, it should be noted that two Primary Schools are located within Hilton.
Access to health provision	Site is more than 800m from the nearest GP or Health Centre. However, it should be noted that there is a Health Centre within Hilton.
Access to Public Transport	Site is more than 800m from the nearest bus stop/railway station served by an hourly or better service.
Pedestrian and Cycle links	No footway to Sutton Lane, No connecting PROW.
Highways Access	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a detrimental impact on highways access.
Heritage Assets	Intensification of the site is unlikely to substantial harm to heritage assets significance.
Topography	Site is mainly flat and topography is unlikely to affect site deliverability or suitability.
Landscape/Townscape	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a significant impact on landscape/townscape
Public Rights of Way across the site?	The site does not include a PROW.
Final Assessment	
Impact on site on local character	No major impact.
Impact of site on neighbouring amenity	It is not considered that intensification of the existing site would cause major impacts to neighbouring amenity.
Could the site be intensified to meet future need?	No. Due to existing site capacity and location of amenity buildings it is not considered that the site could intensify. Estimated additional pitches = 0 pitch's

Site Assessment		
Site name and address		Land north of Hilton Caravan Site, Sutton Lane
Site Plan		
Planning status		Authorised
Number of pitches and caravans		2 pitches (1 static and one 1 tourer per pitch)
Site area (ha)		0.16ha
Site ownership		Private
Development Constraints		
Protected Sites		
	SSSI	Within 100m of Hilton Gravel Pits SSSI.
	NNR	No
	LNR	No
	LWS	No
	RIGS	No
	River Mease SAC catchment	No
Trees and Hedgerows		
	Presence of TPOs?	No
	Presence of ancient woodland	No
Within the Green Belt?		No
Contaminated Land		The site is located within an area defined as having potential contaminated land.
Historic Land Fill Sites		The site is located within an area defined as historic landfill site.
Dissected by a gas pipeline or electrical infrastructure		No
Within inner, middle or outer zone surrounding a hazard site		No

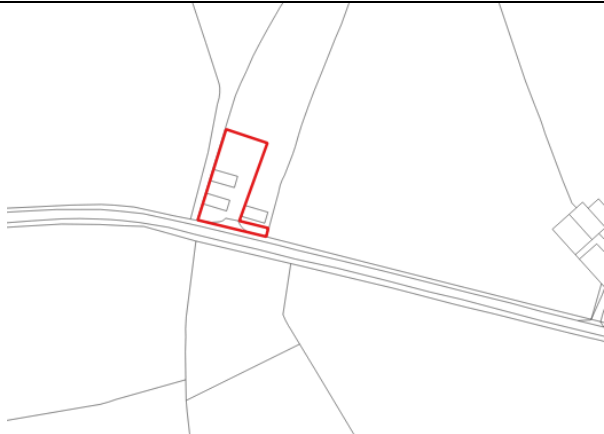
Flood Zones	None of the site is located within an area of fluvial flood risk within zones 3b, 3a or 2.
Surface Water Flooding	None of the site is located within high or moderate surface water flood risk.
Access to Retail provision	Site is more than 800m from the nearest convenience store. Though it should be noted that there is a convenience store and a supermarket within Hilton.
Access to Education provision	Site is more than 1000m from the nearest Primary School. However, it should be noted that two Primary Schools are located within Hilton.
Access to health provision	Site is more than 800m from the nearest GP or Health Centre. However, it should be noted that there is a Health Centre within Hilton.
Access to Public Transport	Site is more than 800m from the nearest bus stop/railway station served by an hourly or better service.
Pedestrian and Cycle links	No footway to Sutton Lane, No connecting PROW.
Highways Access	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a detrimental impact on highways access.
Heritage Assets	Intensification of the site is unlikely to cause substantial harm to heritage assets.
Topography	Site is mainly flat and topography is unlikely to affect site deliverability or suitability.
Landscape/Townscape	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a significant impact on landscape/townscape
Public Rights of Way across the site?	The site does not include a PROW.
Final Assessment	
Impact on site on local character	No major impact.
Impact of site on neighbouring amenity	It is not considered that intensification of the existing site would cause major impacts to neighbouring amenity.
Could the site be intensified to meet future need?	No. Due to existing site capacity and existing permission, it is not considered that the site could intensify. Estimated additional pitches = 0 pitch's

Site Assessment		
Site name and address		Land south of Blakelow Farm, Sutton Lane
Site Plan		
Planning status		Authorised
Number of pitches and caravans		2 pitches (one tourer and one static caravan per pitch)
Site area (ha)		0.264
Site ownership		Private
Development Constraints		
Protected Sites		
	SSSI	Within 100m of Hilton Gravel Pits SSSI.
	NNR	No
	LNR	No
	LWS	No
	RIGS	No
	River Mease SAC catchment	No
Trees and Hedgerows		
	Presence of TPOs?	No
	Presence of ancient woodland	No
Within the Green Belt?		No
Contaminated Land		The site is located within an area defined as having potential contaminated land.
Historic Land Fill Sites		The site is located within an area defined as historic landfill site.
Dissected by a gas pipeline or electrical infrastructure		No
Within inner, middle or outer zone surrounding a hazard site		No

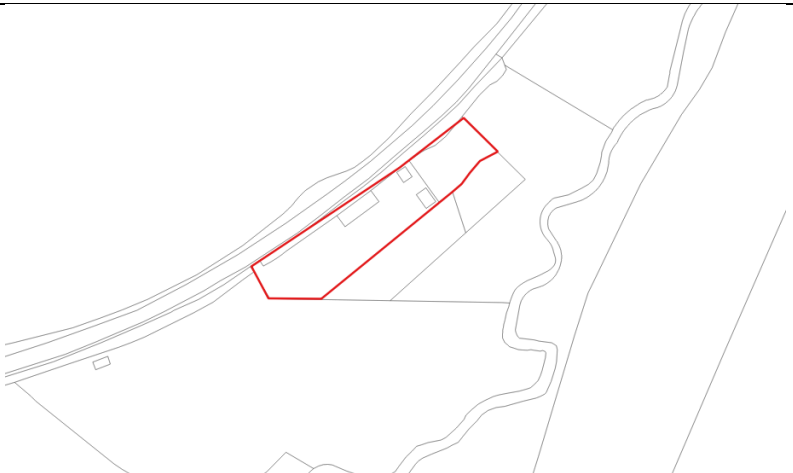
Flood Zones	None of the site is located within an area of fluvial flood risk within zones 3b, 3a or 2.
Surface Water Flooding	More than 5% but less than 30% of the site is located within high or moderate surface water flood risk.
Access to Retail provision	Site is more than 800m from the nearest convenience store. Though it should be noted that there is a convenience store and a supermarket within Hilton.
Access to Education provision	Site is more than 1000m from the nearest Primary School. However, it should be noted that two Primary Schools are located within Hilton.
Access to health provision	Site is more than 800m from the nearest GP or Health Centre. However, it should be noted that there is a Health Centre within Hilton.
Access to Public Transport	Site is more than 800m from the nearest bus stop/railway station served by an hourly or better service.
Pedestrian and Cycle links	No footway to Sutton Lane, No connecting PROW.
Highways Access	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a detrimental impact on highways access.
Heritage Assets	Intensification of the site is unlikely to cause substantial harm to heritage assets.
Topography	Site is mainly flat and topography is unlikely to affect site deliverability or suitability.
Landscape/Townscape	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a significant impact on landscape/townscape
Public Rights of Way across the site?	The site does not include a PROW.
Final Assessment	
Impact on site on local character	No major impact.
Impact of site on neighbouring amenity	It is not considered that intensification of the existing site would cause major impacts to neighbouring amenity.
Could the site be intensified to meet future need?	No. Due to existing site capacity and existing permission, it is not considered that the site could intensify. Estimated additional pitches = 0 pitch's

Site Assessment		
Site name and address		Land to the East of 180 Linton Heath
Site Plan		
Planning status		Authorised
Number of pitches and caravans		3 pitches (two caravans per pitch, one of which shall be static caravan)
Site area (ha)		0.094
Site ownership		Private
Development Constraints		
Protected Sites		
	SSSI	No
	NNR	No
	LNR	No
	LWS	No
	RIGS	No
	River Mease SAC catchment	The site is within the River Mease Special Area of Conservation catchment.
Trees and Hedgerows		
	Presence of TPOs?	No
	Presence of ancient woodland	No
Within the Green Belt?		No
Contaminated Land		The site is located within an area defined as having potential contaminated land.
Historic Land Fill Sites		No
Dissected by a gas pipeline or electrical infrastructure		No
Within inner, middle or outer zone surrounding a hazard site		No

Flood Zones	None of the site is located within an area of fluvial flood risk within zones 3b, 3a or 2.
Surface Water Flooding	None of the site is located within high or moderate surface water flood risk.
Access to Retail provision	Site is within 800m from the nearest convenience store.
Access to Education provision	Site is more than 500 but less than 1000m from the nearest Primary School.
Access to health provision	Site is more than 800m from the nearest GP or Health Centre.
Access to Public Transport	Site is less than 800m but more than 400m from the nearest bus stop served by an hourly or better service.
Pedestrian and Cycle links	Footway along Linton Heath. No PROW access.
Highways Access	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a detrimental impact on highways access.
Heritage Assets	Intensification of the site is unlikely to cause substantial harm to heritage assets.
Topography	Site is mainly flat and topography is unlikely to affect site deliverability or suitability.
Landscape/Townscape	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a significant impact on landscape/townscape
Public Rights of Way across the site?	The site does not include a PROW
Final Assessment	
Impact on site on local character	No major impact.
Impact of site on neighbouring amenity	It is not considered that intensification of the existing site would cause major impacts to neighbouring amenity.
Could the site be intensified to meet future need?	No. Due to existing site capacity, it is not considered that the site could intensify. Estimated additional pitches = 0 pitch's

Site Assessment		
Site name and address	Land at Cauldwell Road, Linton	
Site Plan		
Planning status	Authorised	
Number of pitches and caravans	1 pitch (3 static caravans and one touring caravan)	
Site area (ha)	0.115	
Site ownership	Private	
Development Constraints		
Protected Sites		
	SSSI	No
	NNR	No
	LNR	No
	LWS	No
	RIGS	No
	River Mease SAC catchment	No
Trees and Hedgerows		
	Presence of TPOs?	No
	Presence of ancient woodland	No
Within the Green Belt?		
No		
Contaminated Land		
The site is located within an area defined as having potential contaminated land.		
Historic Land Fill Sites		
The site is located within an area defined as historic landfill site		
Dissected by a gas pipeline or electrical infrastructure		
No		
Within inner, middle or outer zone surrounding a hazard site		
No		
Flood Zones		
None of the site is located within an area of fluvial flood risk within zones 3b, 3a or 2.		

Surface Water Flooding	None of the site is located within high or moderate surface water flood risk.
Access to Retail provision	Site is more than 800m from the nearest convenience store. Though it should be noted that there is a convenience store and a supermarket within Linton.
Access to Education provision	Site is more than 1000m from the nearest Primary School. However, it should be noted that there is a Primary School within Linton.
Access to health provision	Site is more than 800m from the nearest GP or Health Centre.
Access to Public Transport	Site is less than 800m but more than 400m from the nearest bus stop served by an hourly or better service.
Pedestrian and Cycle links	No footway to Cauldwell Road, no metalled PROW access.
Highways Access	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a detrimental impact on highways access.
Heritage Assets	Intensification of the site is unlikely to cause substantial harm to heritage assets.
Topography	Site is mainly flat and topography is unlikely to affect site deliverability or suitability.
Landscape/Townscape	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a significant impact on landscape/townscape
Public Rights of Way across the site?	The site does not include a PROW
Final Assessment	
Impact on site on local character	No major impact.
Impact of site on neighbouring amenity	It is not considered that intensification of the existing site would cause major impacts to neighbouring amenity.
Could the site be intensified to meet future need?	No. Due to existing site capacity, it is not considered that the site could intensify. Estimated additional pitches = 0 pitch's

Site Assessment		
Site name and address	Land opposite the Crickets Inn, Acresford Road, Netherseal	
Site Plan		
Planning status	Authorised	
Number of pitches and caravans	2 pitches (5 caravans only two caravans shall be static caravans)	
Site area (ha)	0.182	
Site ownership	Private	
Development Constraints		
Protected Sites		
	SSSI	No
	NNR	No
	LNR	No
	LWS	No
	RIGS	No
	River Mease SAC catchment	The site is within the River Mease Special Area of Conservation catchment.
Trees and Hedgerows		
	Presence of TPOs?	No
	Presence of ancient woodland	No
Within the Green Belt?		
No		
Contaminated Land		
Part of the site is located within an area defined as having potential contaminated land.		
Historic Land Fill Sites		
No		
Dissected by a gas pipeline or electrical infrastructure		
No		
Within inner, middle or outer zone surrounding a hazard site		
No		

Flood Zones	Less than 5% of the site is located within an area of fluvial flood risk within zones 3b, 3a or 2.
Surface Water Flooding	None of the site is located within high or moderate surface water flood risk.
Access to Retail provision	Site is more than 800m from the nearest convenience store.
Access to Education provision	Site is more than 500m but less than 1000m from the nearest Primary School.
Access to health provision	Site is more than 800m from the nearest GP or Health Centre.
Access to Public Transport	Site is less than 400m from the nearest bus stop with an hourly or better service.
Pedestrian and Cycle links	Footway along Acresford Road, No PROW access.
Highways Access	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a detrimental impact on highways access.
Heritage Assets	Intensification of the site is unlikely to cause substantial harm to heritage assets.
Topography	Site is mainly flat and topography is unlikely to affect site deliverability or suitability.
Landscape/Townscape	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a significant impact on landscape/townscape
Public Rights of Way across the site?	The site does not include a PROW.
Final Assessment	
Impact on site on local character	No major impact.
Impact of site on neighbouring amenity	It is not considered that intensification of the existing site would cause major impacts to neighbouring amenity.
Could the site be intensified to meet future need?	Yes, based on the site constraints it is considered that the site could be intensified, if need arises on the site. Estimated additional pitches = 1 pitch

Site Assessment		
Site name and address		Land adjacent to Park Road, Overseal
Site Plan		
Planning status		Authorised
Number of pitches and caravans		7 pitches (16 caravans)
Site area (ha)		0.468
Site ownership		Private
Development Constraints		
Protected Sites		
	SSSI	No
	NNR	No
	LNR	No
	LWS	No
	RIGS	No
	River Mease SAC catchment	The site is within the River Mease Special Area of Conservation catchment.
Trees and Hedgerows		
	Presence of TPOs?	Yes. TPO 234 is located along the western boundary of the site and TPO 510 is located along the northern boundary of the site.
	Presence of ancient woodland	No
Within the Green Belt?		No
Contaminated Land		The site is located within an area defined as having potential contaminated land.
Historic Land Fill Sites		No
Dissected by a gas pipeline or electrical infrastructure		No
Within inner, middle or outer zone surrounding a hazard site		No
Flood Zones		None of the site is located within an area of fluvial flood risk within zones 3b, 3a or 2.

Surface Water Flooding	None of the site is located within high or moderate surface water flood risk.
Access to Retail provision	Site is more than 800m from the nearest convenience store/supermarket. Though it should be noted that there is a supermarket in Overseal.
Access to Education provision	Site is more than 1000m from the nearest Primary School. Though it should be noted that there is a Primary School within Overseal.
Access to health provision	Site is more than 800m from the nearest GP or Health Centre.
Access to Public Transport	Site is less than 400m from the nearest bus stop with an hourly or better service.
Pedestrian and Cycle links	Footway along Park Road. No PROW.
Highways Access	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a detrimental impact on highways access.
Heritage Assets	Intensification of the site is unlikely to cause substantial harm to heritage assets.
Topography	Site is mainly flat and topography is unlikely to affect site deliverability or suitability.
Landscape/Townscape	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a significant impact on landscape/townscape
Public Rights of Way across the site?	The site does not include a PROW.
Final Assessment	
Impact on site on local character	No major impact.
Impact of site on neighbouring amenity	It is not considered that intensification of the existing site would cause major impacts to neighbouring amenity.
Could the site be intensified to meet future need?	No. Due to existing site capacity, it is not considered that the site could intensify. Estimated additional pitches = 0 pitch's

Site Assessment		
Site name and address	137 -149 Land rear of Woodville Road, Overseal	
Site Plan		
Planning status	Authorised	
Number of pitches and caravans	5 pitches (2 caravans (only 1 static) per pitch)	
Site area (ha)	0.212	
Site ownership	Private	
Development Constraints		
Protected Sites		
	SSSI	No
	NNR	No
	LNR	No
	LWS	No
	RIGS	No
	River Mease SAC catchment	The site is within the River Mease Special Area of Conservation catchment.
Trees and Hedgerows		
	Presence of TPOs?	No
	Presence of ancient woodland	No
Within the Green Belt?		
No		
Contaminated Land		
The site is located within an area defined as having potential contaminated land.		
Historic Land Fill Sites		
No		
Dissected by a gas pipeline or electrical infrastructure		
No		
Within inner, middle or outer zone surrounding a hazard site		
No		

Flood Zones	None of the site is located within an area of fluvial flood risk within zones 3b, 3a or 2.
Surface Water Flooding	None of the site is located within high or moderate surface water flood risk.
Access to Retail provision	Site is within 800m of a convenience store.
Access to Education provision	Site is within 500m of the nearest Primary School.
Access to health provision	Site is more than 800m from the nearest GP or Health Centre.
Access to Public Transport	Site is located within 800m of an hourly bus service.
Pedestrian and Cycle links	Footway along Woodville Road, no PROW access.
Highways Access	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a detrimental impact on highways access.
Heritage Assets	Intensification of the site is unlikely to cause substantial harm to heritage assets.
Topography	Site is mainly flat and topography is unlikely to affect site deliverability or suitability.
Landscape/Townscape	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a significant impact on landscape/townscape
Public Rights of Way across the site?	The site does not include a PROW.
Final Assessment	
Impact on site on local character	No major impact.
Impact of site on neighbouring amenity	It is not considered that intensification of the existing site would cause major impacts to neighbouring amenity.
Could the site be intensified to meet future need?	No. Due to existing site capacity, it is not considered that the site could intensify. Estimated additional pitches = 0 pitch's

Site Assessment		
Site name and address		Land to the north of Rosliston Road, Walton on Trent
Site Plan		
Planning status		Authorised
Number of pitches and caravans		3 pitches (7 caravans)
Site area (ha)		0.168
Site ownership		Private
Development Constraints		
Protected Sites		
	SSSI	No
	NNR	No
	LNR	No
	LWS	No
	RIGS	No
	River Mease SAC catchment	No
Trees and Hedgerows		
	Presence of TPOs?	No
	Presence of ancient woodland	No
Within the Green Belt?		No
Contaminated Land		No
Historic Land Fill Sites		No
Dissected by a gas pipeline or electrical infrastructure		No
Within inner, middle or outer zone surrounding a hazard site		No
Flood Zones		None of the site is located within an area of fluvial flood risk within zones 3b, 3a or 2.

Surface Water Flooding	None of the site is located within high or moderate surface water flood risk.
Access to Retail provision	Site is more than 800m from the nearest convenience store/supermarket.
Access to Education provision	Site is within 500m from the nearest Primary School.
Access to health provision	Site is more than 800m from the nearest GP or Health Centre.
Access to Public Transport	Site is more than 1000m from the nearest bus stop/railway station served by a hourly bus service.
Pedestrian and Cycle links	No footway to Rosliston Road, no PROW access
Highways Access	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a detrimental impact on highways access.
Heritage Assets	Intensification of the site is unlikely to cause substantial harm to heritage assets.
Topography	Site is mainly flat and topography is unlikely to affect site deliverability or suitability.
Landscape/Townscape	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a significant impact on landscape/townscape
Public Rights of Way across the site?	The site does not include a PROW.
Final Assessment	
Impact on site on local character	No major impacts.
Impact of site on neighbouring amenity	It is not considered that intensification of the existing site would cause major impacts to neighbouring amenity.
Could the site be intensified to meet future need?	No. Due to existing site capacity, it is not considered that the site could intensify. Estimated additional pitches = 0 pitch's

Site Assessment		
Site name and address		Lullington Roads Cross Roads Caravan Site.
Site Plan		
Planning status		Authorised
Number of pitches and caravans		9 pitches (includes warden) plus two transit pitches (2 caravans per pitch)
Site area (ha)		0.785
Site ownership		Private
Development Constraints		
Protected Sites		
	SSSI	No
	NNR	No
	LNR	No
	LWS	No
	RIGS	No
	River Mease SAC catchment	The site is within the River Mease Special Area of Conservation catchment.
Trees and Hedgerows		
	Prescense of TPOSs?	No
	Presence of ancient woodland	No
Within the Green Belt?		No
Contaminated Land		No
Historic Land Fill Sites		No
Dissected by a gas pipeline or electrical infrastructure		No
Within inner, middle or outer zone surrounding a hazard site		No
Flood Zones		None of the site is located within an area if fluvial flood risk within zones 3b, 3a or 2.

Surface Water Flooding	More than 5% but less than 30% of the site is located within high or moderate surface water flood risk.
Access to Retail provision	Site is more than 800m from the nearest convenience store/supermarket.
Access to Education provision	Site is more than 1000m from the nearest primary school.
Access to health provision	Site is more than 800m from the nearest GP or Health Centre.
Access to Public Transport	Site is more than 800m from the nearest bus stop/ railway station served by an hourly or better service.
Pedestrian and Cycle links	No footways along adjoining highways, no access via metalled PROW.
Highways Access	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a detrimental impact on highways access.
Heritage Assets	Intensification of the site is unlikely to cause substantial harm to heritage assets.
Topography	Site is mainly flat and topography is unlikely to affect site deliverability or suitability.
Landscape/Townscape	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a significant impact on landscape/townscape
Public Rights of Way across the site?	The site does not include a PROW.
Final Assessment	
Impact on site on local character	No major impact.
Impact of site on neighbouring amenity	It is not considered that intensification of the existing site would cause major impacts to neighbouring amenity.
Could the site be intensified to meet future need?	No. Due to existing site capacity, it is not considered that the site could intensify. Estimated additional pitches = 0 pitch's

Site Assessment		
Site name and address		Woodyard Lane Caravan Site, Woodyard Lane
Site Plan		
Planning status		Authorised
Number of pitches and caravans		22 pitches (2 caravans per pitch) plus 4 transit pitches (up to 4 caravans per pitch).
Site area (ha)		2.081
Site ownership		Private
Development Constraints		
Protected Sites		
	SSSI	No
	NNR	No
	LNR	No
	LWS	No
	RIGS	No
	River Mease SAC catchment	No
Trees and Hedgerows		
	Presence of TPOs?	No
	Presence of ancient woodland	No
Within the Green Belt?		No
Contaminated Land		The site is located within an area defined as having potential contaminated land.
Historic Land Fill Sites		Site is located within an area defined as historic landfill site.
Dissected by a gas pipeline or electrical infrastructure		No
Within inner, middle or outer zone surrounding a hazard site		No

Flood Zones	None of the site is located within an area of fluvial flood risk within zones 3b, 3a or 2.
Surface Water Flooding	More than 5% but less than 30% of the site is located within high or moderate surface water flood risk.
Access to Retail provision	Site is more than 800m from the nearest convenience store/supermarket.
Access to Education provision	Site is more than 1000m from the nearest primary school.
Access to health provision	Site is more than 800m from the nearest GP or Health Centre.
Access to Public Transport	Site is more than 800m from the nearest bus stop/ railway station served by an hourly or better service.
Pedestrian and Cycle links	No footway to Woodyard Lane, no PROW access.
Highways Access	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a detrimental impact on highways access.
Heritage Assets	Intensification of the site is unlikely to cause substantial harm to heritage assets.
Topography	Site is mainly flat and topography is unlikely to affect site deliverability or suitability.
Landscape/Townscape	The site is an existing authorised Gypsy site, it is not considered that intensification of the site would have a significant impact on landscape/townscape
Public Rights of Way across the site?	The site does not include a PROW.
Final Assessment	
Impact on site on local character	No major impact.
Impact of site on neighbouring amenity	It is not considered that intensification of the existing site would cause major impacts to neighbouring amenity.
Could the site be intensified to meet future need?	No. Due to existing site capacity, it is not considered that the site could intensify. Estimated additional pitches = 0 pitch's