

Gypsy and Traveller Short Stay Stopping Site Criteria

Appendix 1

ENVIRONMENTAL PLANNING ISSUES - (Weighted Score 20%)	Score	Degree of impact	Layby Felixstowe Road, Levington	Former Little Chef site, Orwell Bridge Rd	Candleet Road / Treetops, Felixstowe	A140 Junction / Castleton Way, Eye	Old layby A143 Wortham	Upthorne Road, Stanton	Former Little Chef site, Kentford
1.a. Impact on landscape designations - Area of Outstanding Natural Beauty (AONB).	0 1 2 3 4 5	No impact. Not within AONB, but visible from it. Adjacent AONB, not visible. Adjacent AONB, partly visible. In AONB, not visible. In AONB, visible.	0	3	0	0	0	0	0
1.b. Impact on landscape designations - Special Landscape Area (SLA).	0 1 3 4	No impact. Not SLA but bordering / visible. Within SLA, partly visible. Within SLA, visible and well used site / area.	0	0	0	0	4	0	0
2. Impact on Undeveloped Coast.	0 1 2 3 to 4 5	Not in Undeveloped Coast, not visible from it. Adjacent to Undeveloped Coast, partly visible. In Undeveloped Coast, not visible. In Undeveloped Coast, visible. In Undeveloped Coast, visible, well used site / area.	0	0	0	0	0	0	0
3. Impact on Heritage Coast.	0 2 3 4	Not in Heritage Coast. Bordering / visible from Heritage Coast. Within Heritage Coast, partly visible. Within Heritage Coast visible and well used site / area.	0	0	0	0	0	0	0
4. Impact on designated and priority nature conservation sites and species – international, national and local.	0 1-2 3 4 5	No impact. Not within designated site but bordering. Within locally designated site e.g. county wildlife site. Within nationally designated site. Within internationally designated site.	2	2	2	2	2	1	1
5. Impact on Regionally Important Geological Sites (RIGs).	0 3	No impact. Site contains a RIG.	0	0	0	0	0	0	0

Gypsy and Traveller Short Stay Stopping Site Criteria

Appendix 1

6. Impact on designated / non-designated Heritage Assets.	0 1-2 3 4-5	No impact. Archaeological interest identified / within defined search area. Affects Non-Designated Heritage Asset. Affects Designated Heritage Asset.	4	0	1	4	0	0	0
7. Greenfield / Brownfield (previously developed land).	0 3 5	Brownfield land e.g. former industrial site. Redundant agricultural complex (previously used greenfield site). Greenfield.	0	0	5	4	4	0	0
8. Land subject to flood risk.	1 3 5	Flood zone 1. Flood zone 2. Flood zone 3.	1	1	1	1	1	1	1
9. Impact of watercourses.	0 1 to 3 4 to 5	None in vicinity. Watercourse in vicinity. Watercourse adjacent to or within.	0	0	0	4	5	0	2
10. Land subject to ground / environmental contamination.	0 1 3 5	No contamination. Low risk. Medium risk. High risk.	1	1	0	0	0	3	3
HIGHWAY ISSUES - (Weighted Score 15%)	Score	Degree of impact	Layby Felixstowe Road, Levington	Former Little Chef site, Orwell Bridge Rd	Candle Road / Treetops, Felixstowe	A140 Junction / Castleton Way, Eye	Old layby A143 Wortham	Upthorne Road, Stanton	Former Little Chef site, Kentford
11. Site access is, or can be made adequate and safe.	0 1 2 to 3 4 5	Suitable access exists. Access possible, on suitable road. Access possible, but through other uses. Access possible, but onto corridor of movement / unsuitable road. No possible adequate / safe access.	0	4	1	1	1	1	0
12. Surrounding road network is adequate.	0 1 to 4 5	Easily accessible from major route. Depending on suitability of road network to site. Access of unsuitable roads / lanes, some distance from main road.	0	1	0	0	0	2	0
13. Adequate space for parking, turning, servicing on site.	0 4 to 5	Sufficient space for good layout. Small site may be cramped.	4	4	4	4	0	4	4

Gypsy and Traveller Short Stay Stopping Site Criteria

Appendix 1

14. Reasonable pedestrian route to main settlement.	0 1	Less than 150m from edge of settlement / less than 300m if footway. More than 150m from edge of settlement / more than 300m if footway .	1	1	0	1	1	1	1
15. Relationship to highway network.	0 1 2 3 4 5	Separation by physical barrier from minor road. Separation by physical barrier from major road. Separation from minor road. Separation from major road. No separation from minor road. No separation from busy main road.	3	5	3	1	1	2	3
NEIGHBOUR ISSUES – (Weighted score (30%))	Score	Degree of impact	Layby Felixstowe Road, Levington	Former Little Chef site, Orwell Bridge Rd	Candleton Road / Treetops, Felixstowe	A140 Junction / Castleton Way, Eye	Old layby A143 Wortham	Upthorne Road, Stanton	Former Little Chef site, Kentford
16. Residential amenity.	0 1 2 3 4 5	No dwellings within 500m. No dwellings within 250m, some within 500m. Less than 5 dwellings within 250m, some within 500m. Several houses within 250m (more than 5). Several houses close by, overlooking the site or adjacent. Several houses adjacent to site, high impact.	2	3	5	3	1	1	2
17. Impact on local economy.	0 1 2 3 4 5	No businesses within 500m No businesses within 250m. Few businesses within 250m. Several businesses within 250m, not sensitive. Several or sensitive businesses within 250m. Several or sensitive businesses adjacent to site.	2	4	3	1	0	3	2
18. Impact on publically accessible land.	0 1	No impact – private land, no access. Private land, access allowed.	3	2	3	3	3	0	1

Gypsy and Traveller Short Stay Stopping Site Criteria

Appendix 1

	2 3 4	Private land, but public access to general area. Public land, but not well used. Public land, prominent and well used.							
19. Impact on adjoining footpaths or bridleways.	0 1 to 3 4 5	None in vicinity. Path / bridleway in vicinity. Path / bridleway adjacent to site. Path / bridleway through site.	4	4	3	4	4	0	4
20. Movement of vehicles to / from site.	0 1 to 2 3 to 4 5	No impact. Minor disturbance possible. Medium impact. High impact.	1	4	3	0	0	2	3
21. Scale of sites in rural areas / countryside.	0 5	Does not dominate the nearest settled community, e.g.no other Gypsy Traveller site within 500m or otherwise acceptable. Does dominate the nearest settled community.	0	0	5	0	0	0	0
USER NEED ISSUES – (Weighted score 15%)	Score	Degree of impact	Layby Felixstowe Road, Levington	Former Little Chef site, Orwell Bridge Rd	Candlet Road / Treetops, Felixstowe	A140 Junction / Castleton Way, Eye	Old layby A143 Wortham	Upthorne Road, Stanton	Former Little Chef site, Kentford
22. Within reasonable distance of facilities.	0 1 2 3 4 5	All facilities within short walking distance. All facilities within walking distance. Some facilities within walking distance. Within 3km, via easy route. Within 5km, via difficult route. Significant distance / difficult route.	5	3	2	1	2	3	4
23. Access to education.	0 1 2 3 4 to 5	Within short walking distance. Within walking distance. Within short drive. Significant distance to drive. Significant distance to drive and difficult route.	3	2	1	2	1	2	2
24. Access to primary health care.	0 1 2 3	Within short walking distance. Within walking distance. Within short drive. Significant distance to drive.	5	2	2	1	2	3	2

Gypsy and Traveller Short Stay Stopping Site Criteria

Appendix 1

	4 to 5	Significant distance to drive and difficult route.							
25. Access to food shops and other services.	0 1 2 3 4 5	All facilities within short walking distance. All facilities within walking distance. Some facilities within walking distance. Within 3km, via easy route. Within 5km, via difficult route. Significant distance / difficult route.	5	2	2	1	3	3	4
SITE MANAGEMENT ISSUES – (Weighted score 20%)	Score	Degree of impact	Layby Felixstowe Road, Levington	Former Little Chef site, Orwell Bridge Rd	Candleet Road / Treetops, Felixstowe	A140 Junction / Castleton Way, Eye	Old layby A143 Wortham	Upthorne Road, Stanton	Former Little Chef site, Kentford
26. Availability.	0 2 4	Public land, available. Public land, in other use. Private land.	2	4	2	2	2	0	4
27. Reasonably flat, well drained, stable surface.	0 1 to 3	Hard standing / Varying degrees of suitability. Woodland / Significantly sloped / Undulating.	0	0	0	1	1	0	0
28. Accessibility for management / maintenance.	0 1 to 4 5	Very close to Council, good road network. Varying degrees of accessibility by officers. Remote, poor roads.	4	4	4	1	1	2	3
29. Capacity of site to provide eight pitches.	0 1 to 4 5	Appropriate size for up to 8 pitches. Varying degrees based on size or shape – may be too large. Too small to accommodate 8 pitches – less than 1500m2.	0	2	2	0	0	2	0