FINANCE AND POLICY COMMITTEE AGENDA

HARTLEPOOL BOROUGH COUNCIL

Thursday 8 August 2013

at 2.00 pm

in the Council Chamber, Civic Centre, Hartlepool

MEMBERS: FINANCE AND POLICY COMMITTEE

Councillors C Akers-Belcher, Cranney, Dawkins, Jackson, James, A Lilley, Payne, Richardson, Simmons, Thompson and Wells

1. APOLOGIES FOR ABSENCE

2. TO RECEIVE ANY DECLARATIONS OF INTEREST BY MEMBERS

3. BUDGET AND POLICY FRAMEWORK ITEMS

None.

4. KEY DECISIONS

4.1 Gypsy and Traveller Site Allocation – *Assistant Director, Regeneration*

5. OTHER ITEMS REQUIRING DECISION

None.

6. ITEMS FOR INFORMATION

None.

7. ANY OTHER BUSINESS WHICH THE CHAIR CONSIDERS URGENT

ITEMS FOR INFORMATION

Date of next meeting – 23 August 2013 at 9.30 am in the Council Chamber, Civic Centre, Hartlepool

FINANCE AND POLICY COMMITTEE

8 August 2013

Report of: Assistant Director (Regeneration)

Subject: GYPSY AND TRAVELLER SITE ALLOCATION

1. TYPE OF DECISION/APPLICABLE CATEGORY

1.1 Key Decision (test (i)/(ii)) This item is contained within the Budget and Policy Framework in the Forward Plan as it forms part of the Council's Local Plan.

2. PURPOSE OF REPORT

2.1 The purpose of the report is to provide information to the Finance and Policy Committee on the outcome of the consultation process undertaken for sites which are potentially suitable to accommodate Gypsy and Travellers and technical information prepared by officers to enable the Committee to make a decision on the Council's preferred site.

3. BACKGROUND

3.1 The Council has been in the process of producing it's Local Plan (previously known as the Core Strategy) and submitted the document in the summer of 2012. However prior to submission the Government introduced new planning guidance in March 2012 in the form of the 'National Planning Policy Framework' and also 'Planning Policy for Traveller Sites'.

3.2 On the basis of these policy changes revisions were made to the Local Plan to ensure it was compliant with the new guidance. These changes were consulted on included the insertion of policies relating to the control of advertisements and telecommunications, presumption in favour of sustainable development; and the allocation of a Gypsy and Traveller site.

3.3 The Local Plan was submitted to the Secretary of State in June 2012 and was subject of Examination in Public earlier this year. During this process the Planning Inspector did not accept the proposed allocated site for Gypsy and Travellers at Brenda Road as a suitable site nor did he believe it was deliverable. The Local Plan Examination was suspended to allow further work to be undertaken in relation to the Gypsy and Traveller allocation and to complete the further work required to identify a preferred site and present this

to the Inspector. The Inspector gave a maximum of 6 months to comply, therefore by the 18th August 2013 this further work, along with the Council's preferred site identified must be provided to the Inspector.

4. SITE SELECTION PROCESS

4.1 Further work has been undertaken by the Planning Services Team in relation to site selection and the process is shown below:

Stage 1 Compiling a Long List March 2013
This was the 'call for sites' consultation to all landowners within the Borough to invite the submission of any land for use as a Gypsy and Traveller site. No private land was submitted during this stage.

Stage 2 Desktop Assessment March 2013
All 465 sites which are Council owned were considered and if they could not accommodate 1 pitch (500m^2) or if they did not meet the criteria below they were discounted (353 sites taken out of the process).

Criteria	Desktop Assessment Method	Rationale to Move to Stage 3
Suitable Site Size	GIS	Suitable sites must meet the 0.05ha minimum size threshold in order to achieve at least 1 pitch on the site.
Effective Access	GIS Aerial photographs Site photographs	Suitable sites must be able to achieve satisfactory vehicular and pedestrian access.
Access to Community Facilities	GIS Aerial photographs	Suitable sites must be in relative close proximity to existing community facilities.
Health and Safety	GIS Aerial photographs	Suitable sites must not be subject to any negative health and safety impact including flood risk, contamination, HSE consultation zones etc.
Adequate Screening	GIS Aerial photographs Site photographs	Suitable sites must be able to be effectively screened from existing dwellings/buildings in order to ensure the amenity of the existing dwellings/buildings and the future occupiers of the site and individual pitches.

To establish the 500m^2 criteria the following has been taken into account: Designing Gypsy and Traveller Sites – A Good Practice Guide (May 2008) in paragraphs 3.4 to 3.23 identifies the following factors as being important for the sustainability and suitability of a site:

- Means of access, availability of transport modes and distances from services.
- Promotion of integrated co-existence between the site and local community.
- Easy access to General Practitioner and other health services.
- Near to a bus route, shops and schools.
- Ground conditions and levels of land.
- Not locating sites in areas of high flooding risk (for medium and low risk areas.
- Ability to provide visual and acoustic privacy.

Gypsy and Traveller sites generally comprise a number of caravan pitches and their associated facilities. "Designing Gypsy and Traveller Sites" states that:

"an average family pitch must be capable of accommodating an amenity building, a large trailer and touring caravan… drying space for clothes, a lockable shed…parking space for two vehicles and a small garden" (para. 7.12)

On average, usage is approximately 1.7 caravans per pitch.

The Local Authority Gypsy/Traveller Sites in England (2003) report states that the median size of a single residential pitch in the UK is 195m². Recommendation 21 of the Tess Valley Gypsy and Traveller Accommodation Needs Assessment (2009) indicates that Local Authorities should consider a number of factors in the respect of Gypsy and Traveller sites, for example, amenities, mixture of accommodation (chalet, trailer etc), utility of outside space, and tenure mix.

Based on the above and looking at best practice relating to the design of a site, which in this instance is considered to be a site in Durham which has recently been developed with funding from the Homes and Communities Agency (HCA), 500m^2 is taken as overall pitch size. This would ensure adequate space is provided to each individual pitch and to allow adequate infrastructure. However it must be appreciated that the 500m² threshold is used to estimate an overall gross site size rather than each individual pitch being allocated 500m² in area. In actual fact once landscaping, boundary treatments, roads, footpaths and open space are netted off the individual net pitch size could be approximately 300m².

<u>Stage 3 Individual Site Assessments April 2013</u>
Moving forward to Stage 3 the sites were surveyed on site by officers and sites reduced to 112 sites, 99 of which were filtered out due to their suitability

(access, size, ability to be screened, services etc) and/or availability on the basis of site surveys and also comments from consultees (i.e. Environment Agency, Highways Team, Estates and Asset Management Team etc). This left 13 to be moved on to stages 4 and 5. The criteria used to filter down to 13 was for instance relationship to services, sensitive receptors including ecology/archaeology, services, whether the site was in a HSE zone etc. The criteria is contained within **Appendix 1.**

The 13 sites were as follow:

- Land at West View Road (to the west of house number 306)
- Land at Throston Grange Lane (to the north of house number 220)
- Land at Burbank Street (the site of the former Bridge Community Centre)
- Land at Burbank Street (the site of the former Lynn Street Adult Training Centre)
- Lane at West View Road (Rear of 238-294)
- Land at Catcote Road / Macaulay Road
- Land at Wiltshire Way (north of the allotments)
- Land at Old Cemetery Road
- Land at Lennox Walk / Owton Manor Lane
- Land at Masefield Road / Gulliver Road
- Land at Hart Smallholdings East, near Hart village
- Land at Hart Smallholdings West, near Hart village
- Land at Summerhill, off Catcote Road

Following a meeting of the Council's Finance and Policy Committee on 17th May 2013, which was held to ensure the process undertaken was robust, three additional sites were added to the existing 13 sites.

The additional sites were as follows:

- Land at Hucklehoven Way/Reed Street
- Land at Clarence Road (North of Victoria Road Football Ground)
- Briarfields Field, Elwick Road

The criteria in this stage is based on guidance contained within Strategic Housing Land Availability Assessment Practice Guidance – DCLG (July 2007), This is the same methodology adopted to select housing sites in the emerging local plan which the Inspector found to be sound/robust in terms of process.

Sites which were deemed as unavailable yet were considered suitable in all other respects were taken out of the process at Stage 3. These are sites which are in current use such as car parks or parks or are considered to be a committed site through a decision made by the relevant body responsible for making decisions for particular Council functions. For instance decisions to dispose of Council land, or to progress with a masterplan for a site.

<u>Stage 4 Sustainability Appraisal April 2013</u>
Sustainability Appraisals on the 13 sites were undertaken, no sites were filtered out at this stage although some sites were rated better than others in

terms of sustainability. The 3 additional sites also underwent Sustainability Appraisals prior to a separate round of public consultation. All Appraisals are contained within **Appendix 2**.

In terms of Sustainability Appraisals the sites are ranked below in categories of either strongly, moderately or less sustainable when considered against the 13 criterion of the sustainability appraisal that the Council uses.

Site Ref	Site Name	Overall Sustainability
331	Land at Reed Street / Huckelhovan Way	Strongly Sustainable
348	Land at West View Road (West of No 306)	Strongly Sustainable
370	Land at Burbank Street (Former Bridge CC)	Strongly Sustainable
391	Land at Burbank Street (Former Lynn Street ATC)	Strongly Sustainable
403	Land at Clarence Road	Strongly Sustainable
430	Land at West View Road (Rear of No 238 - 294)	Strongly Sustainable
440	Land at Wiltshire Way (North of the Allotments)	Moderately Sustainable
446	Land at Old Cemetery Road	Moderately Sustainable
448	Land at Lennox Walk/ Owton Manor Lane	Moderately Sustainable
464	Summerhill, Off Catcote Road	Moderately Sustainable
363	Land at Throston Grange Lane (North of No 220)	Less Sustainable
437	Briarfields Field, Elwick Road	Less Sustainable
439	Land at Catcote/ Macaulay Road	Less Sustainable
454	Land at Masefield Road/ Gulliver Road	Less Sustainable
462	Hart Small Holdings East	Less Sustainable
465	Hart Smallholdings West	Less Sustainable

The Sustainability Appraisals (SA) incorporated the requirements of the Strategic Environmental Assessment (SEA) Directive (transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004), and has been undertaken with regard to guidance produced by the former Office of the Deputy Prime Minister (ODPM) in 'A Practical Guide to the Strategic Environmental Assessment Directive' (2005) and 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents' (2005). The combined SA/SEA process is referred to in this document as Sustainability Appraisal (SA). This is the same SA process which the Council adopted during the selection of housing sites in the emerging local plan which the Inspector found suitable.

<u>Stage 5 Preferred Short List April 2013</u>

The sites were considered further and some were reduced in scale to ensure accommodation of up to 10 pitches, indicative illustrational plans were then drawn up to show how the sites could potentially be laid out.

Stage 6 Public Consultation and Workshop May 2013
Public consultations (a minimum of 8 weeks) with residents and stakeholders and a stakeholder workshop with other Local Authorities, gypsy community representatives and a representative from the Homes and the Communities Agency has taken place. A summary of the outcome of the consultation exercise is contained within Section 5 and the full details are contained in Appendix 3.

Stage 7 Preferred Site Selected July 2013
Sites presented to Finance and Policy Committee with a view to identifying a preferred site from the shortlist of sites. This will be put into the Local Plan and submitted to the Inspector by the deadline of the 18th August 2013 for the hearing to start again in September 2013.

5. CONSULTATION PROCESS

5.1 Consultation has taken place between the 2nd May 2013 and the 27th June 2013 regarding the initial 13 sites. Consultation was carried out between 31st May and 26th July 2013 on the 3 additional sites, **Appendix 3** summarises the responses received. For the 16 sites that are under consideration the Council has written to approximately 14,000 homes and local business regarding the proposed sites and the consultation process. Public meetings have also been held in close proximity to these sites.

5.2 In summary the amount of responses received are highlighted below:

- Land at West View Road (to the west of house number 306)

51 letters of objection.

- Land at Throston Grange Lane (to the north of house number 220)

77 letters of objection.

- Land at Burbank Street (the site of the former Bridge Community Centre)

41 letters of objection, and 3 letter of support.

- Land at Burbank Street (the site of the former Lynn Street Adult Training Centre)

40 letters of objection, and 3 letters of support.

- Lane at West View Road (Rear of 238-294)

50 letters of objection.

- Land at Catcote Road / Macaulay Road

242 letters of objection, 2 named petitions one with 29 signatures and one with 75 signatures.

- Land at Wiltshire Way (north of the allotments)

762 letters of objection.

- Land at Old Cemetery Road

328 letters of objection, and 1 letter of support.

- Land at Lennox Walk / Owton Manor Lane

97 letters of objection.

- Land at Masefield Road / Gulliver Road

231 letters of objection and two named petitions one with 29 signatures and one with 238 signatures.

- Land at Hart Smallholdings East, near Hart village

123 letters of objection.

- Land at Hart Smallholdings West, near Hart village

99 letters of objection.

- Land at Summerhill, off Catcote Road

205 letters of objection.

- Land at Hucklehoven Way/Reed Street

35 letters of objection.

- Land at Clarence Road (North of Victoria Road Football Ground)

43 letters of objection.

- Briarfields Field, Elwick Road

109 letters of objection.

5.3 All 1783 representations can be seen in full in a series of files in the members room and the issues raised are précised by site in **Appendix 3**. Planning officers have considered all responses from the public, businesses and statutory agencies. From the consultations received and specifically technical issues raised by respondents this has resulted in amendments to the proposed designs of a number of the sites in the consultation such as Wiltshire Way and Old Cemetery Road. In all cases these responses have resulted in sites being reduced in size.

5.4 **Stakeholder Workshop**

A workshop was held on 3rd June 2013 to consider site specific suitability and deliverability issues. The workshop included Local Gypsy and Traveller representatives, an officer from the Homes and Community Agency, a gypsy site manager, specialist project managers involved in Gypsy and Traveller site delivery from a neighbouring authority, housing and planning officers from other authorities and Hartlepool Borough Council officers from planning, housing and design.

5.5 One of the Gypsy Representatives could not attend the meeting on the 3rd but did the site visits and a workshop with a planning officer on the 14th June 2013. The following gives an account of the representations made on each of the sites from the attendees based on discussions whilst on the site visits and the discussion round the table after the site visits.

Site 348 (West View Road)

- The site is too close to the railway line and confined by the main road.
- The site would prove to be unmanageable due to the small size.
- As the site is so small and can only accommodate 2 pitches it would prove impossible to create a sense of community and as a result would be unsuitable.
- There are concerns with regard to nearby railway line, specifically overlooking, noise, vibration, disturbance etc.
- There are concerns with regard to the close proximity of the roundabout with regard to towed vehicles turning and slowing.
- Existing utilities are nearby and can be accessed.

Site 363 (Throston Grange)

- The site is too close to existing residential area which includes elderly persons accommodation.
- The site would prove to be unmanageable due to the small size.
- As the site is so small and can only accommodate 2 pitches it would prove impossible to create a sense of community and as a result would be unsuitable.
- The site would not be economically viable to build based on providing only 2 pitches with no possibility of future expansion.

Sites 370/391 (Burbank Street)

- Both sites are good sites which can provide suitable pitch numbers and pitch sizes with adequate amenity.
- The sites offer everything needed for a good and well designed site.
- Either of the sites are perfect to develop a well designed site that can be of a sufficient size to create an effective community.
- Local case studies (Gateshead site) show that areas which incorporate both residential and commercial uses in close proximity are successful locations for Traveller sites.
- This is currently one of Hartlepool most diverse communities.
- The nearby Burbank housing estate with the existing issues with regard to crime/drugs/deprivation could prove an issue in the future if Travellers are going to want to move there.
- There are no issues with regard to deliverability access and utilities provisions. Further investigation will be needed.

Site 430 (West View Road)

- There are concerns with regard to nearby railway line, specifically overlooking, noise, vibration, disturbance etc.
- The site could be suitable as it is close to existing services and can be screened.

- The site is too close to the railway line.
- Access from West View Road through a gap in the houses can be achieved.
- Existing utilities are nearby and can be accessed.

Site 439 (Catcote Road / Macauley Road)

- The site is definitely too close to the existing settled community and would have a detrimental impact on nearby homes through the loss of open space.
- The site would not integrate well with the surrounding residential area.
- The site is a perfect site which offers the opportunity to develop a screened private site which can also be incorporated into the existing local community.
- The site although close to existing residential dwellings would allow interaction between the existing community and Travellers to build community cohesion.
- Concerns with regard to the site being so open and viewed from all sides with little opportunities for natural boundaries and screening.
- The Catcote Road is busy and there could be an impact with regard to slow moving towed vehicles etc.
- There would be significant public opposition to the site bearing in mind the close proximity of residential dwellings and the fact the site overlooked on all sides.
- Existing utilities are nearby and can be accessed. Further investigation will be needed.

Site 440 (Wiltshire Way)

- The site would prove to be unmanageable due to the small size.
- As the site is so small and can only accommodate 2 pitches it would prove impossible to create a sense of community and as a result would be unsuitable.
- Allotment holders would instantly blame the site if crime took place.
- The close proximity of the rear gardens to the boundary of the site would prove problematic with regard to the privacy of the site and also the privacy of the existing residents.
- The site would not be economically viable to build based on providing only 2 pitches with no possibility of future expansion.
- The site would not be economically viable to build based on providing only 2 pitches and with all the upfront costs with regard to access/utilities with no possibility of future expansion.
- Existing utilities are nearby and can be accessed. Further investigation will be needed.

Site 446 (Old Cemetery Road)

- The site has the potential to be a good site and has the possibility to be expanded in the future.
- The site is a perfect site which offers the opportunity to develop a screened private site which can also be incorporated into the existing local community.
- The site has good access from the main road.
- The site would allow for all of the pitch provision and provide for amenity space.

- There would be no issue with regard to the site being exposed to the elements.
- The site has the potential to be a good site. However the site is exposed to wind and element directly from the sea and therefore would require additional screening and landscaping. A well designed site can be achieved on the site.
- The site is near to an old cemetery which could cause cultural concerns.
- Existing utilities are nearby and can be accessed. Further investigation will be needed.
- Although the site is greenfield land there could be concerns with regard to contaminants leaching from the previous adjoining industrial use and remnant hard standing. Further investigation will be needed.

Site 448 (Lennox Walk and Owton Manor Lane)

- Would struggle to achieve in excess of 6-8 pitches unless significant amount of trees on the western boundary are removed.
- The site very close to the existing residential and would require significant screening between the site boundary and the rear gardens at Macrae Road.
- The site is immediately adjoining residential properties and as a result would not be desirable.
- The site is suitable and can deliver the pitch provision required but it is very close to existing housing and could cause conflict between the future community and the existing settled community.
- Existing utilities are nearby and can be accessed. Further investigation will be needed.

Site 454 (Masefield Road)

- The site has the potential to be a good site and has the possibility to be expanded in the future.
- The site has the potential to be a good site.
- The site has the potential to be well screened and can take advantage of natural boundaries to achieve a well designed site.
- The access road is elevated and the site could potentially be overlooked.
- Need to clarify the position with regard to development on a football pitch.
- There is no issue from the Council or Sport England with regard the disposal of the football pitch, as the use as a pitch has ceased.
- The site is absolutely perfect. There is capacity for the whole of the pitch provision, amenity space, amenity blocks and room for visitors.
- The site already benefits from natural boundary treatments, planting and screening to provide privacy from the existing settled community.
- Although the site has the potential to be a good site there could be significant public opposition to the site with regard to the close proximity of Summerhill.
- Existing utilities are nearby and can be accessed. Further investigation will be needed.

Site 462 (Hart Small Holdings East)

- The site has the potential to be a good site and has the possibility to be expanded in the future.
- The temporary bus service could be an issue as the site is rather isolated.
- The site is detached from the main urban area where all the services are.

- Could be a problem for Travellers who are elderly and do not have access to a private car, similarly mother who do not drive could have difficulty getting children to school.
- There would be additional costs associated with constructing/upgrading the existing access route from the Hart village roundabout.
- There could be a negative impact upon the strategic gap between Hart village and Clavering.

Site 464 (Summerhill Lane)

- The site would be a perfect site which would offer the ability to be screened and benefit from its own access.
- The site would have the potential to provide all the pitches required and allow for adequate space with in the site for private amenity.
- The adjacent West Park residential area and the beliefs they hold would be incompatible with the future site.
- The site is too detached from the main urban area and is too far away from schools, shops, services etc.
- Too many nearby incompatible uses with regard to leisure and recreational uses and that the settled community would not give peace to the site.
- Allotment holders would instantly blame the site if crime took place.
- The site could be developed and be designed to be a good side. However the site is detached from the main urban area and therefore away from services etc.
- This site could suitable and would work best with a separate access off the road from the centre.
- With the site being isolated from the existing utility provision, with specific regard to sewer provision and surface water runoff, the site could incorporate septic tanks and SuDS as a solution. Further investigation will be needed.
- The site is detached from the main urban area and at the end of a single road with no secondary access which could be a concern.

Site 465 (Hart Small Holdings West)

- The site has the potential to be a good site and has the possibility to be expanded in the future.
- If the site is located in the suggested location the 30mph speed limit would need to be moved to incorporate the entrance and approach to the site.
- The temporary bus service could be an issue as the site is rather isolated.
- The site is detached from the village and also from the main urban area where all the services are.
- The site is detached from the main urban area where all the services are.
- Could be a problem for Travellers who are elderly and do not have access to a private car, similarly mother who do not drive could have difficulty getting children to school.

Site 437 (Briarfields)

- The site is not suitable due to the surrounding house types, access issues and the continued access required through the site for the allotments.
- The adjacent West Park residential area and the beliefs they hold would be incompatible with the future site.

- If access was still needed for the allotments, this would be a concern as there would be impacts on the privacy of the site.
- Allotment holders would instantly blame the site if crime took place.
- With the location of the site surrounded by high value residential and away from main roads it is doubtful whether Travellers would ever use the site.
- Doubtful whether the local community would ever come to terms with the site.
- The difference in property values could be an issue.
- There would be concerns with regard to the potential junction and sight lines, especially with regard to towing vehicles turning. Further investigation will be needed.
- Existing utilities are nearby and can be accessed. Further investigation will be needed.

Site 403 (Clarence Road)

- The site is too close to the football stadium. On match days, the site could be subject to 1,000s of football fans with specific concerns relating to abuse and antisocial behaviour.
- Concerns with regard to the use of floodlights on night games and the impact this could have on the residential amenity and privacy of the site's residents.
- The site is too close to the football stadium and will be too busy on matchdays with specific regard to parking, traffic and increased pedestrian use immediately surrounding the site.
- There would be concern with regard to abuse and antisocial behaviour on matchdays.

Site 331 (Reed Street)

- The site would prove to be unmanageable due to the small size.
- As the site is so small and can only accommodate 2 pitches it would prove impossible to create a sense of community and as a result would be unsuitable.
- The site would not be economically viable to build based on providing only 2 pitches with no possibility of future expansion.
- The site would not be economically viable to build based on providing only 2 pitches and with all the upfront costs with regard to access/utilities with no possibility of future expansion.

6. SITE DELIVERBILITY RISK ASSESSMENTS

6.1 Delivery risk assessments have been carried out for each site the results are contained within **Appendix 4**, In summary the assessments and were based on a standard pitch type design and factored in the need for access, boundary treatments and shared facilities specific to each site.

6.2 The proposed site designs were discussed at the Gypsy and Traveller workshop event and it was agreed by all in attendance that if the type and standard of design proposed is achieved on the site; then an effective site would be delivered.

6.3 The assessments considered detailed suitability criteria to give an overall achievability risk rating of low, medium or high. Then the cost of developing each site was calculated. This bill of costs for each site was calculated by the Council's building consultancy and the Homes and Communities Agency have raised no issues with this methodology or the findings. These costs in combination with the overall achievability risk gave a overall deliverability risk.

6.4 The conclusions of the deliverability risk assessment can be found on the in the Delivery Risk Summary Table on the next page.

6.5 Regardless of this and if the site is developed the Homes and Communities Agency (HCA) have confirmed that they will commit to fund or part fund the delivery of the site by March 2015 through grant funding that the Council will have to bid for. The Council must be committed to meet the funding gap if 100% funding cannot be secured.

6.6 The HCA have made it clear that funding is available now for sites that can be identified and completed by March 2015. The HCA has however stated due to the end of the comprehensive spending review period there is no certainty of funding post March 2015. The HCA has stated that they can offer no guarantee of financial support as we move into the next Spending Review period, however they are committed to work with the Council to bring this matter to a satisfactory conclusion.

6.7 Given that this was not discussed as part of the consultation process, where it was anticipated that no site would be developed until and unless actual demand for a site emerged the Council must be prepared to look to deliver the site by March 2015 or run the risk of having to fund the site from its own resources.

6.8 The Burbank Street sites (370 & 391) and Clarence Road (403) are now no longer available and should be discounted from further consideration, details of these commitments are contained within **Appendix 4**. From the Delivery Risk Summary table below all of the remaining 13 sites are available and deliverable however it is recommended to focus only on the low/medium risk sites due to the risks associated with the high risk sites outlined in **Appendix 4**.

Deliverability Risk Summary Table

Ref	Site Name	S&A Risk	Cost Rank	Deliverability Risk	Overall Deliverability Comments
430	Land at West View Road (Rear of No 238 - 294)	Low	6th	**LOW**	There no significant risks with regard to the site except for the close proximity of the railway line.
439	Land at Catcote/ Macaulay Road	Low	2nd	**LOW**	There no significant risks with regard to the site except for the close proximity of the existing residential community.
446	Land at Old Cemetery Road	Low	4th	**LOW**	There are no significant risks with regard to the delivery of the site.
454	Land at Masefield Road/ Gulliver Road	Low	12th	**LOW**	There are no significant concerns however any design would need to take into consideration any archaeological interest and not interfere with existing Bridleways.
462	Hart Small Holdings East	Med	16th	**MED**	There are no significant concerns however there are issues with regard to the current use, that the site is outside of the main urban area and the site is ranked as being the least cost effective site.
331	Land at Reed Street / Huckelhoven Way	High	8th	**HIGH**	There are specific concerns with regard to flood risk, the view of the Gypsy and Travelling community that the site is too small to create an effective and manageable site.
348	Land at West View Road (West of No 306)	High	7th	**HIGH**	There are specific concerns with regard to the view of the Gypsy and Travelling community that the site is too small to create an effective and manageable site.
363	Land at Throston Grange Lane (North of No 220)	High	3rd	**HIGH**	There are specific concerns with regard to the impact on the adjacent residential area through loss of residential amenity and loss of car parking spaces and the view of the Gypsy and Travelling community that the site is too small to create an effective and manageable site.
370	Land at Burbank Street (Former Bridge Community Centre)	High	5th	**HIGH**	The site is no longer available for development as a GTS.
403	Land at Clarence Road	High	9th	**HIGH**	The site is no longer available for development as a GTS
440	Land at Wiltshire Way (North of the Allotments)	High	15th	**HIGH**	There are specific concerns with regard to the view of the Gypsy and Travelling community that the site is too small to create an effective and manageable site and the cost effectiveness of the site.
391	Land at Burbank Street (Former Lynn Street ATC)	High	1st	**HIGH**	The site is no longer available for development as a GTS.
437	Land at Briarfields	High	10th	**HIGH**	There are concerns with regard to the potential impact on the Park Conservation Area, the long term availability of the site and that the site is in an unsuitable location according the Gypsy and Traveller workshop.
448	Land at Lennox Walk / Owton Manor Lane	High	13th	**HIGH**	There are concerns with regard to the site's potential impact on the deliverability of the South West Extension and that the site is too close to existing dwellings to provide for an effective site.
464	Summerhill, Off Catcote Road	High	11th	**HIGH**	There are significant concerns with regard to the potential impact on the operating of Summerhill Country Park.
465	Hart Smallholdings West	High	14th	**HIGH**	There are significant concerns with regard to the site being detached from the urban area and existing services and through the loss of high quality agricultural land.

7. EQUALITY AND DIVERSITY CONSIDERATIONS

7.1 Consultation on the 16 shortlisted sites has been carried out in accordance with the Council's adopted Statement of Community Involvement (SCI). The SCI was prepared in compliance with the Hartlepool Compact and its associated protocols.

8. LEGAL VIEW ON PROCESS

8.1 The Government introduced Circulars in 2006 and 2007 (ODPM 01/2006 and ODPM 04/2007) in order to address the planning requirements of Gypsies and Travellers. These were subsequently replaced by the 'Planning Policy for Traveller Sites' (2012), which specifics that where there is an identified need to accommodate Gypsy and Travellers within an area a land allocation is required to be provided as part of the Local Plan.

8.2 The 2012 document also emphasises the need to ensure that members of the communities have the same rights and responsibilities as every other citizen. It is paramount to create and support sustainable and inclusive communities where residents have fair access to suitable accommodation. Providing a site(s) with adequate capacity and individual amenity will ensure that members of Gypsy and Travelling communities have the opportunity for suitable accommodation.

8.3 In relation to the rational for discounting sites which have had a decision made by the bodies responsible for particular Council functions as detailed in 4 above this is considered as a justified and sound basis for discounting sites. 'Planning Policy for Traveler Sites' is clear that a site can only be deemed as 'deliverable' if it is available 'now' therefore if there is a decision from the Council relating to the disposal or masterplanning of the site has been taken it is considered reasonable to state these sites are committed and not available now.

8.4 Legal Services have confirmed that the methodology and process used in the site selection of a Gypsy and Traveller Allocation is thorough, robust and objective.

9. RECOMMENDATIONS

9.1 (i) That Members identify a preferred site for meeting the need for Gypsy and Traveller accommodation in the Borough and,

(ii) Members agree not to develop a site in the timescale set out by the HCA relating to current funding availability, but instead wait until the demand presents itself. In doing so however, Members attention is drawn to the fact that beyond March 2015 there is uncertainty regarding what level of funding may be available from the HCA (if any) to develop a gypsy and traveller site and the liability would then fall upon the Council.

10. REASONS FOR RECOMMENDATIONS

10.1 The site selection process is robust and justified, a decision on the Council's preferred site and funding is required to enable the Council to meet the deadline of the 18th August 2013 for the submission of further information to the Planning Inspector. Regarding funding the Planning Inspector must be confident that the site can be delivered.

11 BACKGROUND PAPERS

11.1 The Hartlepool Local Plan (submission June 2012) – http://www.hartlepool.gov.uk/downloads/file/8681/cd2-submission_local_plan_indicating_changes_from_publication_version

11.2 The Planning Inspectors Letter Re: Suspension of the Local Plan - http://www.hartlepool.gov.uk/downloads/file/9526/inspectors_letter_regarding_suspension_of_examination

11.3 Consultation Documents:

- Gypsy and Traveller Site Assessment - Public Consultation Document
- Gypsy and Traveller Site Assessment - Public Consultation Document 3 Additional Sites
- Gypsy and Traveller Site Assessment - Methodology
- Gypsy and Traveller Site Assessment - Sustainability Appraisal
- Gypsy and Traveller Site Assessment - Habitats Regulations Assessment

http://www.hartlepool.gov.uk/info/1004/planning_policy/108/planning_policy/9

12. APPENDICES

1 – Selection Criteria used in Stage 3 (page 17)
2 – Sustainability Assessments for all sites (page 18)
3 – Consultation Feedback (page 82)
4 – Gypsy and Traveller Deliverability Risk Assessments (page 96)

13. CONTACT OFFICERS

13.1 Denise Ogden
Director of Regeneration and Neighbourhoods
Civic Centre
Victoria Road
Hartlepool
TS24 8AY
Email denise.ogden@hartlepool.gov.uk
Tel: 01429 523301

13.2 Chris Pipe
Planning Services Manager
Bryan Hanson House
Hanson Square
Hartlepool

Tel: 01429 523596
E-mail: christine.pipe@hartlepool.gov.uk

APPENDIX 1

GTS Criteria	Assessment Criteria	Assessor
Proximity to Services	1km of general practitioner	Council (Planning)
	1km of primary school	Council (Planning)
	2km of secondary school	Council (Planning)
	2km of retail centre	Council (Planning)
	2km of employment site	Council (Planning)
	Daytime bus service every 30mins	Council (Planning)
Sequential Approach	Land Type (PDL/GF)	Council (Planning)
	Within development limits	Council (Planning)
	Urban green infrastructure	Council (Planning)
	Urban edge	Council (Planning)
	Open countryside	Council (Planning)
Flooding	Flood zone 2	Environment Agency
	Flood zone 3	Environment Agency
Environmental	Archaeological significance	Tees Archaeology
	Ecological significance	Council (Planning) Natural England RSPB etc
	Geological significance	Council (Planning)
Historic	Historic environment	Council (Planning)
Hazardous Risks	HSE inner zone	Council (Engineers) HSE
	HSE middle zone	Council (Engineers) HSE
	HSE outer zone	Council (Engineers) HSE
	Incompatible neighbouring uses	Council (Env Health) HSE Environment Agency
Impact on Adjacent Users	Impact on existing and future users	Council (Planning)
Restrictive Users	Current restrictive uses	Council (Planning)
Abnormals	On site issues	Council (Planning)
Contamination	High contamination costs	Council (Engineers)
Transport Access	Satisfactory access to the site	Council (Highways)
	High transport infrastructure costs	Council (Highways)
Water Supply	Nearby water infrastructure	Hartlepool Water Northumbrian Water
	Infrastructure capacity	Hartlepool Water Northumbrian Water
Sewerage Supply	Nearby sewer infrastructure	Northumbrian Water
	Infrastructure capacity	Northumbrian Water
Strategic Highway Network	Existing capacity	Highways Agency
Local Highway Network	Existing Capacity	Council (Highways)
Land Ownership	Constraints on ownership	Council (Estates)
	Multiple ownership	Council (Estates)
	Site actively used	Council (Estates)

Sustainability Appraisals tables

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 348 - Land at West View Road (West of No 306)**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
1. Economy. To encourage strong, diverse and sustainable economic growth	a. will it encourage and support the establishment and development of inward investment companies? b. will it encourage new start business? c. will it provide a range of quality sustainable jobs? d. will it diversify the local economy? e. will it diversify or support the rural economy? f. will it diversify or support the local tourist industry? g. will it improve the viability and vitality of town and local centres? h. will it reduce levels of deprivation?	**0**	**0**	**0**	The families from the site would support the local centre. No effects of deprivation. Neutral effect overall due to the small nature of the proposals.
2. Education and skills. To enable all children, young people and adults to achieve their full potential and to maximise the education and skills levels of Hartlepool residents.	a. will it contribute to the development of new and improved education facilities? b. will it encourage lifelong learning and training to meet the workforce needs of local contractors and other major employers from local sources? c. will it increase the levels of attainment and participation in education? d. will it increase participation in community learning?	**0**	**0**	**0**	The site has good access to local schools which can encourage life long learning and education. Overall neutral.
3. Health. To improve the health and well-being of the Hartlepool community.	a. will it improve access to healthcare and health promoting facilities and services? b. will it provide opportunities to promote healthier lifestyles? c. will it provide local play provision, parks and quality green space and increase access to the countryside? d. will it promote the use of existing facilities and open-air recreation? e. will it provide opportunities to participate in sport and active recreation? f. will it reduce poverty and health inequalities? g. will it encourage walking and exercise as part of daily living? h. will it improve access to fresh whole foods including fruit and vegetables? i. will it improve access to goods and services which are health promoting?	**+**	**+**	**+**	Development would result in the loss of inaccessible incidental open space. The site has good access to recreational sport facilities nearby. The use of the sport and leisure facilities could reduce health inequalities and the site is within walking distance of all local amenities. Overall Positive.
4. Safety and security. To create safer and cleaner community, reducing crime and anti-social behaviour.	a. will it create safer and cleaner communities? b. will it reduce crime, violence, disorder and anti-social behaviour? c. will it help to ensure residents are kept safe in the event of a fire? d. will it contribute to maintaining and keeping clean public areas? e. will it reduce the perception of crime and allow communities to safely access all areas?	**0**	**0**	**0**	Likely to be perceived concern or fear of crime from the existing community. Careful management of the site is key to mitigate effects and to ensure a clean and safe environment. The site is highly visible from the main road and local centre which would help with natural surveillance.

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 348 - Land at West View Road (West of No 306)**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
5. Housing. To ensure Hartlepool residents have access to decent, good quality, affordable homes.	a. will it promote the re-use of previously developed land? b. will it help to ensure the balance of supply and demand in the housing stock is met in sustainable locations? c. will it help to ensure that Hartlepool residents have access to a choice of good quality housing in sustainable communities across tenures that meets their needs and aspirations d. will it encourage improvements in homes to meet and exceed the 'decent homes standard'? e. will it provide increased access to open space for residents within Hartlepool? f. will it meet the housing needs of vulnerable people? g. will it ensure new development is sustainably designed and constructed? h. will it encourage high quality design and sufficient open space in new developments? i. will it avoid inappropriate development in the floodplain? j. will it promote the use of sustainable drainage systems?	+	+	+	Greenfield land but it can help balance the housing stock by meeting this specialist need at a sustainable location. The development of the site would result in the loss of open space. With the provision of other policies in the Local Plan the site will be encouraged to be design and constructed with sustainability as a priority. The site is not located within the floodplain.
6. Transport. To help develop high quality, integrated, accessible and safe transport system.	a. will it reduce the transport barriers to accessing employment, education and training and health care? b. will it support the location of new development and provision of services that reduces the need to travel? c. will it reduce the incidence and severity of personal injury road crashes? d. will it increase personal safety and security whilst travelling? e. will it encourage more sustainable modes of travel, especially in urban areas? f. will it maintain, improve and make more efficient use of the existing transport network? g. will it control and maintain local air quality and seek to reduce transport emissions that contribute to climate change?	+	+	+	There is access to key amenities and employment within walking distance of the site and there is a good bus service to the town centre.
7. Built and natural environment. To protect and enhance the quality and local distinctiveness of Hartlepool's rural, urban and historic environment.	a. will it enhance the quality, character and local distinctiveness of the area's landscapes, open space, townscapes, streetscapes, countryside and coastline? b. will it prevent urban development expanding into the countryside. c. will it enhance the quality, character and setting of Hartlepool's designated conservation areas, listed buildings, historic parks, gardens, scheduled ancient monuments and areas of archaeological interest? d. will it enhance or increase access to these natural and cultural assets? e. will it help to ensure that the physical environment is attractive, responsive, flexible and sustainable? f. will it encourage high quality design? g. will it provide sufficient open space in new developments? h. will it promote sustainable coastal defence solutions? i. will it avoid inappropriate development in the floodplain?	0	0	0	Development would result in the loss of inaccessible green space. The site is located within the urban area. However, design and management is key to maintaining the quality of the environment. Landscaping can be achieved on the boundaries. Overall neutral.

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 348 - Land at West View Road (West of No 306)**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
8. Biodiversity and geodiversity. To protect and enhance the biodiversity and geodiversity of the natural environment.	a. will it preserve or enhance the quality of LNR, SSSI, SPA, SNCI and Ramsar sites within Hartlepool? b. will it improve access to these nature conservation sites without compromising their integrity through damage or disturbance? c. does it ensure that Hartlepool's rich biodiversity is protected and improved? d. does it enable the natural environment to be managed to maintain and improve its diversity and value? e. will it protect, restore and create habitats for priority species? f. does it increase the diversity of participation in nature conservation?	**0**	**0**	**0**	Access to the SSSI beach can be achieved through the adjacent tunnel, however it is unlikely there would be any negative impact on the SSSI.
9. Water, air and soil pollution. To improve and/or retain the quality of watercourses, air quality and soil quality and achieve sustainable use of water resources.	a. will it help to achieve sustainable use of water resources? b. will it protect or improve and monitor local air quality? c. will it minimise atmospheric, noise, land, soil and water pollution? d. will it protect or improve the quality of controlled waters?	**X**	**X**	**X**	No relationship.
10. Liveability and place. To create and sustain liveable places, promoting sustainable lifestyles and social cohesion.	a. will it improve accessibility and quality of key services and facilities and improve access to jobs? b. will it provide sufficient retail facilities for local people? c. will it improve access to culture, leisure and recreational activities? d. will it create and sustain a vibrant and diverse community and promote a sense of place? e. will it promote social cohesion?	**+**	**++**	**++**	Excellent access to key services and employment opportunities. Good access to leisure and recreation. Opportunity to increase diversity and over the longer term improve social cohesion and inclusion.
11. Equity, diversity, equality and participation. To promote strong and inclusive communities	a. will it promote social inclusion and tackle worklessness? b. will it help to reduce deprivation and ensure no group of people are disadvantaged? c. will it encourage stronger socially inclusive communities? d. will it increase community cohesion? e. will it create community ownership, participation and engagement?	**+**	**++**	**++**	It could promote social inclusion and community cohesion but would not necessarily tackle worklessness. As there is a small identified need for G&T plots but no existing sites the development of this site would help to ensure no group is disadvantaged. There would be a opportunity to create community participation and engagement eg through schools, church groups, community centre etc
12. Energy efficiency and natural resources. To minimise energy use and support renewable energy production and encourage the prudent use of natural resources.	a. will it minimise energy use through sustainable, efficient and effective use of buildings and land? b. will it support or promote the increasing use of renewable energy resources in sustainable locations? c. will it reduce demand for natural resources? d. will it encourage the prudent and efficient use of natural resources?	**0**	**0**	**0**	Energy efficiency will be dependent on the overall design and the materials used.
13. Waste. To minimise the production of waste and to maximise opportunities for recycling.	a. will it minimise the generation of household and commercial waste? b. will it ensure that waste is dealt with as close to the source as feasible? c. will it maximise the opportunities for recycling waste materials? d. will it ensure that waste is dealt with in a sustainable manner? e. does it make provision for an adequate supply of minerals?	**0**	**0**	**0**	Site management is important.

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 348 - Land at West View Road (West of No 306)**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
14. Climate change. To address the causes and effects of climate change and minimise emissions of greenhouse gasses.	a. will it encourage prudent use of natural resources? b. will it lead to a reduction in CO_2 emissions? c. will it assist in mitigation and/or adaptation to climate change including coastal squeeze? d. will it increase emphasis on the issue of climate change and global warming effects, such as rising sea levels and the impact of additional development? e. will it enable the natural and/or built environment to cope with the anticipated effects of climate change and sea level rise? f. will it ensure that flood management takes a sustainable approach? g. will it prevent and/or reduce the risk of flooding? h. will it tackle the risks associated with coastal erosion? i. will it tackle global sustainability issues?	**0**	**0**	**0**	Minimal impact due to the size of the proposals.
15. Futurity. To ensure that development that meets the needs of today should not restrict choices and opportunities for future generations	a. will its outcomes be beneficial to future generations? b. will it ensure that choices of future generations are not restricted?	**+**	**+**	**+**	Development will result in the loss of inaccessible incidental open space. This will meet an identified housing need in the Borough. It will help future generations to access appropriate facilities. Overall positive due to providing this specialist need for future generations.

Conclusions

Strong positive links with housing, health, liveability and equality criteria. A negative impact is the loss of the greenspace. However this area has sufficient open space provision and formal recreational facilities nearby. The site scores strongly with relation to close proximity (walking distance) to key services and employment opportunities. The site will be visible from the main road and will help with natural surveillance.

Recommendations

The site appears to be very sustainable. Site size is an issue and it is questioned as to whether the full provision could be met on this site. Site design and management are key to achieve harmony with the existing communities, especially given the prominent location on the roundabout.

- -	Move away significantly	**-**	Move away marginally	**+**	Move towards marginally	**++**	Move towards significantly	**0**	Neutral	**?**	Uncertain	**X**	No Relationship

Potential Gypsy and Traveller Site SA **Objective or action being appraised: Site Ref 363 - Land at Throston Grange (Land North of No 220)**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
1. Economy. To encourage strong, diverse and sustainable economic growth	a. will it encourage and support the establishment and development of inward investment companies? b. will it encourage new start business? c. will it provide a range of quality sustainable jobs? d. will it diversify the local economy? e. will it diversify or support the rural economy? f. will it diversify or support the local tourist industry? g. will it improve the viability and vitality of town and local centres? h. will it reduce levels of deprivation?	**0**	**0**	**0**	The site could have the potential to support approximately 10 families with the increased expenditure on retail. There will be a neutral impact on the nearby Throston local centre due to the small scale of the development.
2. Education and skills. To enable all children, young people and adults to achieve their full potential and to maximise the education and skills levels of Hartlepool residents.	a. will it contribute to the development of new and improved education facilities? b. will it encourage lifelong learning and training to meet the workforce needs of local contractors and other major employers from local sources? c. will it increase the levels of attainment and participation in education? d. will it increase participation in community learning?	**0**	**0**	**0**	The site has good access to local schools which can encourage life long learning and education. Overall likely to be a neutral impact.
3. Health. To improve the health and well-being of the Hartlepool community.	a. will it improve access to healthcare and health promoting facilities and services? b. will it provide opportunities to promote healthier lifestyles? c. will it provide local play provision, parks and quality green space and increase access to the countryside? d. will it promote the use of existing facilities and open-air recreation? e. will it provide opportunities to participate in sport and active recreation? f. will it reduce poverty and health inequalities? g. will it encourage walking and exercise as part of daily living? h. will it improve access to fresh whole foods including fruit and vegetables? i. will it improve access to goods and services which are health promoting?	**--**	**--**	**--**	The loss of all the green infrastructure on the site will have a significant impact on open air recreation, play and access to informal sports provision. This loss will have the potential to impact upon the health and wellbeing of the existing and future residents of the area; further exacerbating health inequalities. There are no useable large doorstep areas of informal green infrastructure in the immediate area, so the loss of this area of green infrastructure will have the potential have a significant impact on the local community.
4. Safety and security. To create safer and cleaner community, reducing crime and anti-social behaviour.	a. will it create safer and cleaner communities? b. will it reduce crime, violence, disorder and anti-social behaviour? c. will it help to ensure residents are kept safe in the event of a fire? d. will it contribute to maintaining and keeping clean public areas? e. will it reduce the perception of crime and allow communities to safely access all areas?	**0**	**0**	**0**	The site would be designed in line with the criteria within Policy ND4 and Hsg9 in the Local Plan which should take into account safety and security. However, it is possible (from previous comments received in relation to the Brenda Road Site) that existing residents perceive that crime and disorder would increase if a gypsy and traveller site is located near them.

Potential Gypsy and Traveller Site SA **Objective or action being appraised: Site Ref 363 - Land at Throston Grange (Land North of No 220)**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
5. Housing. To ensure Hartlepool residents have access to decent, good quality, affordable homes.	a. will it promote the re-use of previously developed land? b. will it help to ensure the balance of supply and demand in the housing stock is met in sustainable locations? c. will it help to ensure that Hartlepool residents have access to a choice of good quality housing in sustainable communities across tenures that meets their needs and aspirations? d. will it encourage improvements in homes to meet and exceed the 'decent homes standard'? e. will it provide increased access to open space for residents within Hartlepool? f. will it meet the housing needs of vulnerable people? g. will it ensure new development is sustainably designed and constructed? h. will it encourage high quality design and sufficient open space in new developments? i. will it avoid inappropriate development in the floodplain? j. will it promote the use of sustainable drainage systems?	+	+	+	The site is existing greenfield land and will result in the loss of open space. The site will meet the established housing need identified in the GTAA. The site has the potential to be sustainably designed and constructed and by its nature will avoid inappropriate development in the floodplain. Due to the location of the site there is no potential to incorporate sustainable urban drainage systems.
6. Transport. To help develop high quality, integrated, accessible and safe transport system.	a. will it reduce the transport barriers to accessing employment, education and training and health care? b. will it support the location of new development and provision of services that reduces the need to travel? c. will it reduce the incidence and severity of personal injury road crashes? d. will it increase personal safety and security whilst travelling? e. will it encourage more sustainable modes of travel, especially in urban areas? f. will it maintain, improve and make more efficient use of the existing transport network? g. will it control and maintain local air quality and seek to reduce transport emissions that contribute to climate change?	+	+	+	The site is in a sustainable location within walking distance of a local centre and in close proximity to a main bus route. There is a concern that the loss of existing parking provision for residents on St Davids Walk will be lost. However it is assumed that this risk can be mitigated against through traditional parking enforcement measures.
7. Built and natural environment. To protect and enhance the quality and local distinctiveness of Hartlepool's rural, urban and historic environment.	a. will it enhance the quality, character and local distinctiveness of the area's landscapes, open space, townscapes, streetscapes, countryside and coastline? b. will it prevent urban development expanding into the countryside. c. will it enhance the quality, character and setting of Hartlepool's designated conservation areas, listed buildings, historic parks, gardens, scheduled ancient monuments and areas of archaeological interest? d. will it enhance or increase access to these natural and cultural assets? e. will it help to ensure that the physical environment is attractive, responsive, flexible and sustainable? f. will it encourage high quality design? g. will it provide sufficient open space in new developments? h. will it promote sustainable coastal defence solutions? i. will it avoid inappropriate development in the floodplain?	--	--	-	The loss of open space and impact on the streetscene will have the potential to have a significant impact on the residential amenity of the existing residents overlooking the site. The immediate local area in general is characterised by bungalows, semi detached and terraced houses of a similar appearance. The provision of a Traveller site, notwithstanding landscaping and screening etc, is likely to strike a imbalance in the streetscene to the detriment of the amenity of the immediate and wider area. However of time it is assumed that as planting and landscaping becomes more established, the site will assimilate into the local character.

Potential Gypsy and Traveller Site SA **Objective or action being appraised: Site Ref 363 - Land at Throston Grange (Land North of No 220)**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
8. Biodiversity and geodiversity. To protect and enhance the biodiversity and geodiversity of the natural environment.	a. will it preserve or enhance the quality of LNR, SSSI, SPA, SNCI and Ramsar sites within Hartlepool? b. will it improve access to these nature conservation sites without compromising their integrity through damage or disturbance? c. does it ensure that Hartlepool's rich biodiversity is protected and improved? d. does it enable the natural environment to be managed to maintain and improve its diversity and value? e. will it protect, restore and create habitats for priority species? f. does it increase the diversity of participation in nature conservation?	x	x	x	No relationship.
9. Water, air and soil pollution. To improve and/or retain the quality of watercourses, air quality and soil quality and achieve sustainable use of water resources.	a. will it help to achieve sustainable use of water resources? b. will it protect or improve and monitor local air quality? c. will it minimise atmospheric, noise, land, soil and water pollution? d. will it protect or improve the quality of controlled waters?	x	x	x	No relationship.
10. Liveability and place. To create and sustain liveable places, promoting sustainable lifestyles and social cohesion.	a. will it improve accessibility and quality of key services and facilities and improve access to jobs? b. will it provide sufficient retail facilities for local people? c. will it improve access to culture, leisure and recreational activities? d. will it create and sustain a vibrant and diverse community and promote a sense of place? e. will it promote social cohesion?	--	--	-	The loss of all of the green infrastructure on the site will have a significant impact on open air recreation, play and access to informal sports provision. There are no useable large doorstep areas of informal green infrastructure in the immediate area, so the loss of this area of green infrastructure will have the potential have a significant impact on the local community. There is an opportunity to increase diversity and over the longer term to improve social cohesion and inclusion. However there are concerns that the local community's likely fear that the Travelling community will encourage crime and antisocial behaviour will prevail.
11. Equity, diversity, equality and participation. To promote strong and inclusive communities	a. will it promote social inclusion and tackle worklessness? b. will it help to reduce deprivation and ensure no group of people are disadvantaged? c. will it encourage stronger socially inclusive communities? d. will it increase community cohesion? e. will it create community ownership, participation and engagement?	+	++	++	It could promote social inclusion and community cohesion but would not necessarily tackle worklessness. As there is a small identified need for G&T plots but no existing sites the development of this site would help to ensure no group is disadvantaged. There would be a opportunity to create community participation and engagement eg through schools, church groups, community centre etc

12. Energy efficiency and natural resources. To minimise energy use and support renewable energy production and encourage the prudent use of natural resources.	e. will it minimise energy use through sustainable, efficient and effective use of buildings and land? f. will it support or promote the increasing use of renewable energy resources in sustainable locations? g. will it reduce demand for natural resources? h. will it encourage the prudent and efficient use of natural resources?	**0**	**0**	**0**	Energy efficiency will be dependant upon overall site design and the materials used. However it is assumed that there will be an overall neutral impact.
13. Waste. To minimise the production of waste and to maximise opportunities for recycling.	f. will it minimise the generation of household and commercial waste? g. will it ensure that waste is dealt with as close to the source as feasible? h. will it maximise the opportunities for recycling waste materials? i. will it ensure that waste is dealt with in a sustainable manner? j. does it make provision for an adequate supply of minerals?	**0**	**0**	**0**	The site will be designed so as to incorporate energy efficiency where possible and to deal with waste in a sustainable manner. Overall neutral impact.
14. Climate change. To address the causes and effects of climate change and minimise emissions of greenhouse gasses.	j. will it encourage prudent use of natural resources? k. will it lead to a reduction in CO_2 emissions? l. will it assist in mitigation and/or adaptation to climate change including coastal squeeze? m. will it increase emphasis on the issue of climate change and global warming effects, such as rising sea levels and the impact of additional development? n. will it enable the natural and/or built environment to cope with the anticipated effects of climate change and sea level rise? o. will it ensure that flood management takes a sustainable approach? p. will it prevent and/or reduce the risk of flooding? q. will it tackle the risks associated with coastal erosion? r. will it tackle global sustainability issues?	**0**	**0**	**0**	Due to the location and relative small scale of the site/proposals there will be a minimal impact on climate change. Overall neutral impact.
15. Futurity. To ensure that development that meets the needs of today should not restrict choices and opportunities for future generations	c. will its outcomes be beneficial to future generations? d. will it ensure that choices of future generations are not restricted?	**0**	**0**	**0**	The loss of open space and green infrastructure would result in a detrimental impact on the existing community. The provision of housing to meet a defined housing need. Overall neutral impact.

Conclusions

There are marginal positive impacts in relation to housing and transport objectives. However the marginal positive impacts are outweighed by the potential significant negative impacts with regard to health and the built and natural environment, there are further marginal negative impacts associated with safety and security. The significant negative impacts are primarily concerned with the loss of a valuable part of the local areas green infrastructure in an area where such provision is at a premium.

Recommendations

It is recommended that the site is not suitable due to the impact on the immediate local area with specific regard the loss of open space and green infrastructure.

- -	Move away significantly	**-**	Move away marginally	**+**	Move towards marginally	**++**	Move towards significantly	**0**	Neutral	**?**	Uncertain	**X**	No Relationship

Potential Gypsy and Traveller Site SA **Objective or action being appraised: Site Ref 370 – Land at Burbank Street (former Bridge Community Centre)**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
1. Economy. To encourage strong, diverse and sustainable economic growth	a. will it encourage and support the establishment and development of inward investment companies? b. will it encourage new start business? c. will it provide a range of quality sustainable jobs? d. will it diversify the local economy? e. will it diversify or support the rural economy? f. will it diversify or support the local tourist industry? g. will it improve the viability and vitality of town and local centres? h. will it reduce levels of deprivation?	**0**	**0**	**0**	Potential issue with introducing a residential use closer to employment/industrial uses. Due to small nature of the development, it is likely to have very little impact on economy.
2. Education and skills. To enable all children, young people and adults to achieve their full potential and to maximise the education and skills levels of Hartlepool residents.	a. will it contribute to the development of new and improved education facilities? b. will it encourage lifelong learning and training to meet the workforce needs of local contractors and other major employers from local sources? c. will it increase the levels of attainment and participation in education? d. will it increase participation in community learning?	**+**	**+**	**+**	Walking distance to two primary schools. Number of training and adult education providers within the town centre, and the site is in close proximity to HCFE.
3. Health. To improve the health and well-being of the Hartlepool community.	a. will it improve access to healthcare and health promoting facilities and services? b. will it provide opportunities to promote healthier lifestyles? c. will it provide local play provision, parks and quality green space and increase access to the countryside? d. will it promote the use of existing facilities and open-air recreation? e. will it provide opportunities to participate in sport and active recreation? f. will it reduce poverty and health inequalities? g. will it encourage walking and exercise as part of daily living? h. will it improve access to fresh whole foods including fruit and vegetables? i. will it improve access to goods and services which are health promoting?	**++**	**++**	**++**	Walking distance to the One Life Centre (Primary Care Centre). MUGA located on site, play area adjacent to the site. Walking distance of the Hartlepool Coastal Path. Good proximity to shops and amenities, meets all health criteria.
4. Safety and security. To create safer and cleaner community, reducing crime and anti-social behaviour.	a. will it create safer and cleaner communities? b. will it reduce crime, violence, disorder and anti-social behaviour? c. will it help to ensure residents are kept safe in the event of a fire? d. will it contribute to maintaining and keeping clean public areas? e. will it reduce the perception of crime and allow communities to safely access all areas?	**+**	**+**	**+**	Likely to be perceived concern or fear of crime from the existing community. Careful management of the site is key to mitigate effects and to ensure a clean and safe environment. The site does benefit from high levels of natural surveillance. CCTV on Burbank Street. Existing boundary treatments to the site.
5. Housing. To ensure Hartlepool residents have access to decent, good quality, affordable homes.	a. will it promote the re-use of previously developed land? b. will it help to ensure the balance of supply and demand in the housing stock is met in sustainable locations? c. will it help to ensure that Hartlepool residents have access to a choice of good quality housing in sustainable communities across tenures that meets their needs and aspirations? d. will it encourage improvements in homes to meet and exceed the 'decent homes standard'? e. will it provide increased access to open space for residents within Hartlepool? f. will it meet the housing needs of vulnerable people? g. will it ensure new development is sustainably designed and constructed? h. will it encourage high quality design and sufficient open space in new developments? i. will it avoid inappropriate development in the floodplain? j. will it promote the use of sustainable drainage systems?	**++**	**++**	**++**	Previously developed land and can meet the need. Access to open space and recreational facilities. With the provision of other policies in the Local Plan the site will be encouraged to be design and constructed with sustainability as a priority. The site is not located within the floodplain.

Potential Gypsy and Traveller Site SA **Objective or action being appraised: Site Ref 370 – Land at Burbank Street (former Bridge Community Centre)**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
6. Transport. To help develop high quality, integrated, accessible and safe transport system.	a. will it reduce the transport barriers to accessing employment, education and training and health care? b. will it support the location of new development and provision of services that reduces the need to travel? c. will it reduce the incidence and severity of personal injury road crashes? d. will it increase personal safety and security whilst travelling? e. will it encourage more sustainable modes of travel, especially in urban areas? f. will it maintain, improve and make more efficient use of the existing transport network? g. will it control and maintain local air quality and seek to reduce transport emissions that contribute to climate change?	+	+	+	Employment, education, training and health opportunities are easily accessible thus reducing the need to travel. Site too small to effect the transport network.
7. Built and natural environment. To protect and enhance the quality and local distinctiveness of Hartlepool's rural, urban and historic environment.	a. will it enhance the quality, character and local distinctiveness of the area's landscapes, open space, townscapes, streetscapes, countryside and coastline? b. will it prevent urban development expanding into the countryside. c. will it enhance the quality, character and setting of Hartlepool's designated conservation areas, listed buildings, historic parks, gardens, scheduled ancient monuments and areas of archaeological interest? d. will it enhance or increase access to these natural and cultural assets? e. will it help to ensure that the physical environment is attractive, responsive, flexible and sustainable? f. will it encourage high quality design? g. will it provide sufficient open space in new developments? h. will it promote sustainable coastal defence solutions? i. will it avoid inappropriate development in the floodplain?	+	+	+	Re-use a vacant site within the urban area. A well-designed scheme would improve the quality of the character of the area. The site is not located within proximity to heritage assets. Not within a flood plain.
8. Biodiversity and geodiversity. To protect and enhance the biodiversity and geodiversity of the natural environment.	a. will it preserve or enhance the quality of LNR, SSSI, SPA, SNCI and Ramsar sites within Hartlepool? b. will it improve access to these nature conservation sites without compromising their integrity through damage or disturbance? c. does it ensure that Hartlepool's rich biodiversity is protected and improved? d. does it enable the natural environment to be managed to maintain and improve its diversity and value? e. will it protect, restore and create habitats for priority species? f. does it increase the diversity of participation in nature conservation?	X	X	X	No relationship.
9. Water, air and soil pollution. To improve and/or retain the quality of watercourses, air quality and soil quality and achieve sustainable use of water resources.	a. will it help to achieve sustainable use of water resources? b. will it protect or improve and monitor local air quality? c. will it minimise atmospheric, noise, land, soil and water pollution? d. will it protect or improve the quality of controlled waters?	X	X	X	No relationship.
10. Liveability and place. To create and sustain liveable places, promoting sustainable lifestyles and social cohesion.	a. will it improve accessibility and quality of key services and facilities and improve access to jobs? b. will it provide sufficient retail facilities for local people? c. will it improve access to culture, leisure and recreational activities? d. will it create and sustain a vibrant and diverse community and promote a sense of place? e. will it promote social cohesion?	+	+	+	Well located to jobs and key services. Within walking distance of retail facilities. Good access to leisure and recreation. Opportunity to increase diversity and over the longer term improve social cohesion and inclusion.

Potential Gypsy and Traveller Site SA **Objective or action being appraised: Site Ref 370 – Land at Burbank Street (former Bridge Community Centre)**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
11. Equity, diversity, equality and participation. To promote strong and inclusive communities	a. will it promote social inclusion and tackle worklessness? b. will it help to reduce deprivation and ensure no group of people are disadvantaged? c. will it encourage stronger socially inclusive communities? d. will it increase community cohesion? e. will it create community ownership, participation and engagement?	+	++	++	The location meets the first three criteria. Opportunity to increase diversity and over the longer term improve social cohesion and inclusion. Central location so the residents have access to a variety of shared services and facilities which may potentially aid social inclusion, participation and engagement.
12. Energy efficiency and natural resources. To minimise energy use and support renewable energy production and encourage the prudent use of natural resources.	a. will it minimise energy use through sustainable, efficient and effective use of buildings and land? b. will it support or promote the increasing use of renewable energy resources in sustainable locations? c. will it reduce demand for natural resources? d. will it encourage the prudent and efficient use of natural resources?	0	0	0	Energy efficiency will be dependent on the overall design and the materials used.
13. Waste. To minimise the production of waste and to maximise opportunities for recycling.	a. will it minimise the generation of household and commercial waste? b. will it ensure that waste is dealt with as close to the source as feasible? c. will it maximise the opportunities for recycling waste materials? d. will it ensure that waste is dealt with in a sustainable manner? e. does it make provision for an adequate supply of minerals?	0	0	0	Site management is important to ensure waste is dealt with in an appropriate manner.
14. Climate change. To address the causes and effects of climate change and minimise emissions of greenhouse gasses.	a. will it encourage prudent use of natural resources? b. will it lead to a reduction in CO_2 emissions? c. will it assist in mitigation and/or adaptation to climate change including coastal squeeze? d. will it increase emphasis on the issue of climate change and global warming effects, such as rising sea levels and the impact of additional development? e. will it enable the natural and/or built environment to cope with the anticipated effects of climate change and sea level rise? f. will it ensure that flood management takes a sustainable approach? g. will it prevent and/or reduce the risk of flooding? h. will it tackle the risks associated with coastal erosion? i. will it tackle global sustainability issues?	0	0	0	Minimal impact due to the size of the proposals.
15. Futurity. To ensure that development that meets the needs of today should not restrict choices and opportunities for future generations	a. will its outcomes be beneficial to future generations? b. will it ensure that choices of future generations are not restricted?	+	+	+	This will meet an identified need in the Borough. It will help future generations to access appropriate facilities.
Conclusions Strongly positive in a number of key areas and due to its location the site has excellent access to all services and amenities. The site is currently vacant and has existing boundary treatments. There is a potential issue with a multi use games area on a portion of the site which will need to be factored into any design. Potential constraint given proximity to adjacent industrial estate and potential conflict with commercial uses. **Recommendations** The SA demonstrates that the site is a suitable and sustainable site, however, the relationship with commercial buildings to the south is a potential constraint which will need to be mitigated. The site could be used in conjunction with the site 391 which could be the priority, and this site could accommodate additional need in future years.					

- -	Move away significantly	-	Move away marginally	+	Move towards marginally	++	Move towards significantly	0	Neutral	?	Uncertain	X	No Relationship

Potential Gypsy and Traveller Site SA **Objective or action being appraised: Site Ref 391 – Land at Burbank Street (Former Lynn Street ATC)**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
1. Economy. To encourage strong, diverse and sustainable economic growth	i. will it encourage and support the establishment and development of inward investment companies? j. will it encourage new start business? k. will it provide a range of quality sustainable jobs? l. will it diversify the local economy? m. will it diversify or support the rural economy? n. will it diversify or support the local tourist industry? o. will it improve the viability and vitality of town and local centres? p. will it reduce levels of deprivation?	**0**	**0**	**0**	Potential issue with introducing a residential use closer to employment/industrial uses. Due to small nature of the development, it is likely to have very little impact on economy.
2. Education and skills. To enable all children, young people and adults to achieve their full potential and to maximise the education and skills levels of Hartlepool residents.	a. will it contribute to the development of new and improved education facilities? b. will it encourage lifelong learning and training to meet the workforce needs of local contractors and other major employers from local sources? c. will it increase the levels of attainment and participation in education? d. will it increase participation in community learning?	**+**	**+**	**+**	Walking distance to two primary schools. Number of training and adult education providers within the town centre, and the site is in close proximity to HCFE
3. Health. To improve the health and well-being of the Hartlepool community.	a. will it improve access to healthcare and health promoting facilities and services? b. will it provide opportunities to promote healthier lifestyles? c. will it provide local play provision, parks and quality green space and increase access to the countryside? d. will it promote the use of existing facilities and open-air recreation? e. will it provide opportunities to participate in sport and active recreation? f. will it reduce poverty and health inequalities? g. will it encourage walking and exercise as part of daily living? h. will it improve access to fresh whole foods including fruit and vegetables? i. will it improve access to goods and services which are health promoting?	**++**	**++**	**++**	Walking distance to the One Life Centre (Primary Care Centre). MUGA located on site, play area adjacent to the site. Walking distance of the Hartlepool Coastal Path. Good proximity to shops and amenities, meets all health criteria.
4. Safety and security. To create safer and cleaner community, reducing crime and anti-social behaviour.	a. will it create safer and cleaner communities? b. will it reduce crime, violence, disorder and anti-social behaviour? c. will it help to ensure residents are kept safe in the event of a fire? d. will it contribute to maintaining and keeping clean public areas? e. will it reduce the perception of crime and allow communities to safely access all areas?	**+**	**+**	**+**	Likely to be perceived concern or fear of crime from the existing community. Careful management of the site is key to mitigate effects and to ensure a clean and safe environment. The site does benefit from high levels of natural surveillance. CCTV on Burbank Street. Existing boundary treatments to the site in the form of a low level wall.
5. Housing. To ensure Hartlepool residents have access to decent, good quality, affordable homes.	a. will it promote the re-use of previously developed land? b. will it help to ensure the balance of supply and demand in the housing stock is met in sustainable locations? c. will it help to ensure that Hartlepool residents have access to a choice of good quality housing in sustainable communities across tenures that meets their needs and aspirations? d. will it encourage improvements in homes to meet and exceed the 'decent homes standard'? e. will it provide increased access to open space for residents within Hartlepool? f. will it meet the housing needs of vulnerable people? g. will it ensure new development is sustainably designed and constructed? h. will it encourage high quality design and sufficient open space in new developments? i. will it avoid inappropriate development in the floodplain? j. will it promote the use of sustainable drainage systems?	**++**	**++**	**++**	Previously developed land and can meet the need. Access to open space and recreational facilities. With the provision of other policies in the Local Plan the site will be encouraged to be design and constructed with sustainability as a priority. The site is not located within the floodplain.

Potential Gypsy and Traveller Site SA **Objective or action being appraised: Site Ref 391 – Land at Burbank Street (Former Lynn Street ATC)**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
6. Transport. To help develop high quality, integrated, accessible and safe transport system.	a. will it reduce the transport barriers to accessing employment, education and training and health care? b. will it support the location of new development and provision of services that reduces the need to travel? c. will it reduce the incidence and severity of personal injury road crashes? d. will it increase personal safety and security whilst travelling? e. will it encourage more sustainable modes of travel, especially in urban areas? f. will it maintain, improve and make more efficient use of the existing transport network? g. will it control and maintain local air quality and seek to reduce transport emissions that contribute to climate change?	+	+	+	Employment, education, training and health opportunities are easily accessible thus reducing the need to travel. Site too small to effect the transport network.
7. Built and natural environment. To protect and enhance the quality and local distinctiveness of Hartlepool's rural, urban and historic environment.	a. will it enhance the quality, character and local distinctiveness of the area's landscapes, open space, townscapes, streetscapes, countryside and coastline? b. will it prevent urban development expanding into the countryside. c. will it enhance the quality, character and setting of Hartlepool's designated conservation areas, listed buildings, historic parks, gardens, scheduled ancient monuments and areas of archaeological interest? d. will it enhance or increase access to these natural and cultural assets? e. will it help to ensure that the physical environment is attractive, responsive, flexible and sustainable? f. will it encourage high quality design? g. will it provide sufficient open space in new developments? h. will it promote sustainable coastal defence solutions? i. will it avoid inappropriate development in the floodplain?	+	+	+	Re-use a vacant site within the urban area. A well-designed scheme would improve the quality of the character of the area. The site is not located within proximity to heritage assets. Not within a flood plain. Consideration will need to be given to the relationship of any development with the adjacent Havelock day centre which currently exists on the site. A defined boundary would be required between the two sites.
8. Biodiversity and geodiversity. To protect and enhance the biodiversity and geodiversity of the natural environment.	a. will it preserve or enhance the quality of LNR, SSSI, SPA, SNCI and Ramsar sites within Hartlepool? b. will it improve access to these nature conservation sites without compromising their integrity through damage or disturbance? c. does it ensure that Hartlepool's rich biodiversity is protected and improved? d. does it enable the natural environment to be managed to maintain and improve its diversity and value? e. will it protect, restore and create habitats for priority species? f. does it increase the diversity of participation in nature conservation?	X	X	X	No relationship.
9. Water, air and soil pollution. To improve and/or retain the quality of watercourses, air quality and soil quality and achieve sustainable use of water resources.	a. will it help to achieve sustainable use of water resources? b. will it protect or improve and monitor local air quality? c. will it minimise atmospheric, noise, land, soil and water pollution? d. will it protect or improve the quality of controlled waters?	X	X	X	No relationship.
10. Liveability and place. To create and sustain liveable places, promoting sustainable lifestyles and social cohesion.	a. will it improve accessibility and quality of key services and facilities and improve access to jobs? b. will it provide sufficient retail facilities for local people? c. will it improve access to culture, leisure and recreational activities? d. will it create and sustain a vibrant and diverse community and promote a sense of place? e. will it promote social cohesion?	+	+	+	Well located to jobs and key services. Within walking distance of retail facilities. Good access to leisure and recreation. Opportunity to increase diversity and over the longer term improve social cohesion and inclusion.

Potential Gypsy and Traveller Site SA **Objective or action being appraised: Site Ref 391 – Land at Burbank Street (Former Lynn Street ATC)**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
11. Equity, diversity, equality and participation. To promote strong and inclusive communities	a. will it promote social inclusion and tackle worklessness? b. will it help to reduce deprivation and ensure no group of people are disadvantaged? c. will it encourage stronger socially inclusive communities? d. will it increase community cohesion? e. will it create community ownership, participation and engagement?	+	++	++	The location meets the first three criteria. Opportunity to increase diversity and over the longer term improve social cohesion and inclusion. Central location so the residents have access to a variety of shared services and facilities which may potentially aid social inclusion, participation and engagement.
12. Energy efficiency and natural resources. To minimise energy use and support renewable energy production and encourage the prudent use of natural resources.	a. will it minimise energy use through sustainable, efficient and effective use of buildings and land? b. will it support or promote the increasing use of renewable energy resources in sustainable locations? c. will it reduce demand for natural resources? d. will it encourage the prudent and efficient use of natural resources?	0	0	0	Energy efficiency will be dependent on the overall design and the materials used.
13. Waste. To minimise the production of waste and to maximise opportunities for recycling.	a. will it minimise the generation of household and commercial waste? b. will it ensure that waste is dealt with as close to the source as feasible? c. will it maximise the opportunities for recycling waste materials? d. will it ensure that waste is dealt with in a sustainable manner? e. does it make provision for an adequate supply of minerals?	0	0	0	Site management is important to ensure waste is dealt with in an appropriate and sustainable manner.
14. Climate change. To address the causes and effects of climate change and minimise emissions of greenhouse gasses.	a. will it encourage prudent use of natural resources? b. will it lead to a reduction in CO_2 emissions? c. will it assist in mitigation and/or adaptation to climate change including coastal squeeze? d. will it increase emphasis on the issue of climate change and global warming effects, such as rising sea levels and the impact of additional development? e. will it enable the natural and/or built environment to cope with the anticipated effects of climate change and sea level rise? f. will it ensure that flood management takes a sustainable approach? g. will it prevent and/or reduce the risk of flooding? h. will it tackle the risks associated with coastal erosion? i. will it tackle global sustainability issues?	0	0	0	Minimal impact due to the size of the proposals
15. Futurity. To ensure that development that meets the needs of today should not restrict choices and opportunities for future generations	a. will its outcomes be beneficial to future generations? b. will it ensure that choices of future generations are not restricted?	+	+	+	This will meet an identified need in the Borough. It will help future generations to access appropriate facilities.

Conclusions

Strongly positive in a number of key areas and due to its location the site has excellent access to all services and amenities. The site is currently vacant and has existing boundary treatments.

Recommendations

This scores as a very sustainable site. Potential constraint given proximity to adjacent industrial estate and potential conflict with commercial uses and the currently operating day care centre to the east. A defined boundary would be required between the two sites. The site could be used in conjunction with the Former Bridge site to the west (370) which could be the priority, and this site could accommodate additional need in future years.

- -	Move away significantly	-	Move away marginally	+	Move towards marginally	++	Move towards significantly	0	Neutral	?	Uncertain	X	No Relationship

Potential Gypsy and Traveller Site SA **Objective or action being appraised: Site Ref 430 - Land at West View Road (Rear of No 238 - 294)**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
1. Economy. To encourage strong, diverse and sustainable economic growth	a. will it encourage and support the establishment and development of inward investment companies? b. will it encourage new start business? c. will it provide a range of quality sustainable jobs? d. will it diversify the local economy? e. will it diversify or support the rural economy? f. will it diversify or support the local tourist industry? g. will it improve the viability and vitality of town and local centres? h. will it reduce levels of deprivation?	**0**	**0**	**0**	Families will support the local centre but numbers are small, very few other links. Neutral due to small-scale nature of the proposals.
2. Education and skills. To enable all children, young people and adults to achieve their full potential and to maximise the education and skills levels of Hartlepool residents.	a. will it contribute to the development of new and improved education facilities? b. will it encourage lifelong learning and training to meet the workforce needs of local contractors and other major employers from local sources? c. will it increase the levels of attainment and participation in education? d. will it increase participation in community learning?	**0**	**0**	**0**	The site has good access to local schools which can encourage life long learning and education. Overall neutral.
3. Health. To improve the health and well-being of the Hartlepool community.	a. will it improve access to healthcare and health promoting facilities and services? b. will it provide opportunities to promote healthier lifestyles? c. will it provide local play provision, parks and quality green space and increase access to the countryside? d. will it promote the use of existing facilities and open-air recreation? e. will it provide opportunities to participate in sport and active recreation? f. will it reduce poverty and health inequalities? g. will it encourage walking and exercise as part of daily living? h. will it improve access to fresh whole foods including fruit and vegetables? i. will it improve access to goods and services which are health promoting?	**+**	**+**	**+**	Loss of green space. The site has good access to recreational sport facilities nearby. The use of the sport and leisure facilities could reduce health inequalities and the site is within walking distance of all local amenities. Positive.
4. Safety and security. To create safer and cleaner community, reducing crime and anti-social behaviour.	a. will it create safer and cleaner communities? b. will it reduce crime, violence, disorder and anti-social behaviour? c. will it help to ensure residents are kept safe in the event of a fire? d. will it contribute to maintaining and keeping clean public areas? e. will it reduce the perception of crime and allow communities to safely access all areas?	**0**	**0**	**0**	Likely to be perceived concern or fear of crime from the existing community. Careful management of the site is key to mitigate effects and to ensure a clean and safe environment. The site is highly visible from the main road and local centre which would help with natural surveillance. Overall postive

Potential Gypsy and Traveller Site SA **Objective or action being appraised: Site Ref 430 - Land at West View Road (Rear of No 238 - 294)**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
5. Housing. To ensure Hartlepool residents have access to decent, good quality, affordable homes.	a. will it promote the re-use of previously developed land? b. will it help to ensure the balance of supply and demand in the housing stock is met in sustainable locations? c. will it help to ensure that Hartlepool residents have access to a choice of good quality housing in sustainable communities across tenures that meets their needs and aspirations? d. will it encourage improvements in homes to meet and exceed the 'decent homes standard'? e. will it provide increased access to open space for residents within Hartlepool? f. will it meet the housing needs of vulnerable people? g. will it ensure new development is sustainably designed and constructed? h. will it encourage high quality design and sufficient open space in new developments? i. will it avoid inappropriate development in the floodplain? j. will it promote the use of sustainable drainage systems?	+	+	+	Greenfield land but it can help balance the housing stock by meeting this specialist need at a sustainable location. The development of the site would result in the loss of open space, however, access to the site is currently restricted and use of the site is low. With the provision of other policies in the Local Plan the site will be encouraged to be design and constructed with sustainability as a priority. The site is not located within the floodplain.
6. Transport. To help develop high quality, integrated, accessible and safe transport system.	a. will it reduce the transport barriers to accessing employment, education and training and health care? b. will it support the location of new development and provision of services that reduces the need to travel? c. will it reduce the incidence and severity of personal injury road crashes? d. will it increase personal safety and security whilst travelling? e. will it encourage more sustainable modes of travel, especially in urban areas? f. will it maintain, improve and make more efficient use of the existing transport network? g. will it control and maintain local air quality and seek to reduce transport emissions that contribute to climate change?	+	+	+	All the listed amenities are within walking distance of the site and there is a good bus service to town centre available.
7. Built and natural environment. To protect and enhance the quality and local distinctiveness of Hartlepool's rural, urban and historic environment.	a. will it enhance the quality, character and local distinctiveness of the area's landscapes, open space, townscapes, streetscapes, countryside and coastline? b. will it prevent urban development expanding into the countryside. c. will it enhance the quality, character and setting of Hartlepool's designated conservation areas, listed buildings, historic parks, gardens, scheduled ancient monuments and areas of archaeological interest? d. will it enhance or increase access to these natural and cultural assets? e. will it help to ensure that the physical environment is attractive, responsive, flexible and sustainable? f. will it encourage high quality design? g. will it provide sufficient open space in new developments? h. will it promote sustainable coastal defence solutions? i. will it avoid inappropriate development in the floodplain?	+	+	+	Loss of green space albeit usage is low, access is limited and the site is not visually intrusive. Site is located within the urban area. There is sufficient room within the site to provide high quality landscaping. However, design and management is key to maintaining the quality of the environment. Development of the site would contribute to remedying problems with fly tipping which occurs on parts of the site.

Potential Gypsy and Traveller Site SA **Objective or action being appraised: Site Ref 430 - Land at West View Road (Rear of No 238 - 294)**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
8. Biodiversity and geodiversity. To protect and enhance the biodiversity and geodiversity of the natural environment.	a. will it preserve or enhance the quality of LNR, SSSI, SPA, SNCI and Ramsar sites within Hartlepool? b. will it improve access to these nature conservation sites without compromising their integrity through damage or disturbance? c. does it ensure that Hartlepool's rich biodiversity is protected and improved? d. does it enable the natural environment to be managed to maintain and improve its diversity and value? e. will it protect, restore and create habitats for priority species? f. does it increase the diversity of participation in nature conservation?	-	0	0	The site is identified as a potential Local Nature Reserve. Use of a portion of the site would encourage the uplift and re-use of the remainder of the site. In time this mitigation should help to neutralise the loss of the green infrastructure.
9. Water, air and soil pollution. To improve and/or retain the quality of watercourses, air quality and soil quality and achieve sustainable use of water resources.	a. will it help to achieve sustainable use of water resources? b. will it protect or improve and monitor local air quality? c. will it minimise atmospheric, noise, land, soil and water pollution? d. will it protect or improve the quality of controlled waters?	x	x	x	No relationship.
10. Liveability and place. To create and sustain liveable places, promoting sustainable lifestyles and social cohesion.	a. will it improve accessibility and quality of key services and facilities and improve access to jobs? b. will it provide sufficient retail facilities for local people? c. will it improve access to culture, leisure and recreational activities? d. will it create and sustain a vibrant and diverse community and promote a sense of place? e. will it promote social cohesion?	+	++	++	Excellent access to key services and employment opportunities. Good access to leisure and recreation. Opportunity to increase diversity and over the longer term improve social cohesion and inclusion.
11. Equity, diversity, equality and participation. To promote strong and inclusive communities	a. will it promote social inclusion and tackle worklessness? b. will it help to reduce deprivation and ensure no group of people are disadvantaged? c. will it encourage stronger socially inclusive communities? d. will it increase community cohesion? e. will it create community ownership, participation and engagement?	+	++	++	The location meets the first three criteria. Opportunity to increase diversity and over the longer term improve social cohesion and inclusion. Central location so the residents have access to a variety of shared services and facilities which may potentially aid social inclusion, participation and engagement.
12. Energy efficiency and natural resources. To minimise energy use and support renewable energy production and encourage the prudent use of natural resources.	a. will it minimise energy use through sustainable, efficient and effective use of buildings and land? b. will it support or promote the increasing use of renewable energy resources in sustainable locations? c. will it reduce demand for natural resources? d. will it encourage the prudent and efficient use of natural resources?	0	0	0	Energy efficiency will be dependent on the overall design and the materials used.
13. Waste. To minimise the production of waste and to maximise opportunities for recycling.	a. will it minimise the generation of household and commercial waste? b. will it ensure that waste is dealt with as close to the source as feasible? c. will it maximise the opportunities for recycling waste materials? d. will it ensure that waste is dealt with in a sustainable manner? e. does it make provision for an adequate supply of minerals?	0	0	0	Site management is important.

Potential Gypsy and Traveller Site SA **Objective or action being appraised: Site Ref 430 - Land at West View Road (Rear of No 238 - 294)**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
14. Climate change. To address the causes and effects of climate change and minimise emissions of greenhouse gasses.	a. will it encourage prudent use of natural resources? b. will it lead to a reduction in CO_2 emissions? c. will it assist in mitigation and/or adaptation to climate change including coastal squeeze? d. will it increase emphasis on the issue of climate change and global warming effects, such as rising sea levels and the impact of additional development? e. will it enable the natural and/or built environment to cope with the anticipated effects of climate change and sea level rise? f. will it ensure that flood management takes a sustainable approach? g. will it prevent and/or reduce the risk of flooding? h. will it tackle the risks associated with coastal erosion? i. will it tackle global sustainability issues?	**0**	**0**	**0**	Minimal impact due to the size of the proposals.
15. Futurity. To ensure that development that meets the needs of today should not restrict choices and opportunities for future generations	a. will its outcomes be beneficial to future generations? b. will it ensure that choices of future generations are not restricted?	**+**	**+**	**+**	This will meet an identified housing need in the Borough and help to tackle a problem site. It will help future generations to access appropriate facilities.
Conclusion The site is underused green space with limited access and is sited to the rear of properties and is not visually prominent. The size of the site would allow for a well designed and landscaped site. Bringing the site back into use could help reduce the existing crime/anti-social behaviour which the site experiences. The site has good access to key local facilities and employment opportunities. Strong positive links with housing, health, liveability and equality criteria. **Recommendations** The site appears to be very sustainable. If part of the site is used, development should seek to ensure that the remainder of the site is improved to benefit the natural environment. Site design and management are key to achieve harmony with the existing communities.					

- -	Move away significantly	**-**	Move away marginally	**+**	Move towards marginally	**++**	Move towards significantly	**0**	Neutral	**?**	Uncertain	**X**	No Relationship

Potential Gypsy and Traveller Site SA **Objective or action being appraised: Site Ref 439 Land at Catcote/ Macaulay Road**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
1. Economy. To encourage strong, diverse and sustainable economic growth	a. will it encourage and support the establishment and development of inward investment companies? b. will it encourage new start business? c. will it provide a range of quality sustainable jobs? d. will it diversify the local economy? e. will it diversify or support the rural economy? f. will it diversify or support the local tourist industry? g. will it improve the viability and vitality of town and local centres? h. will it reduce levels of deprivation?	**0**	**0**	**0**	The site could have the potential to support approximately 10 families with the increased expenditure on retail. There will be a positive impact on the nearby local centres on Catcote Road.
2. Education and skills. To enable all children, young people and adults to achieve their full potential and to maximise the education and skills levels of Hartlepool residents.	a. will it contribute to the development of new and improved education facilities? b. will it encourage lifelong learning and training to meet the workforce needs of local contractors and other major employers from local sources? c. will it increase the levels of attainment and participation in education? d. will it increase participation in community learning?	**0**	**0**	**0**	The site has good access to local schools which can encourage life long learning and education. Overall neutral impact.
3. Health. To improve the health and well-being of the Hartlepool community.	a. will it improve access to healthcare and health promoting facilities and services? b. will it provide opportunities to promote healthier lifestyles? c. will it provide local play provision, parks and quality green space and increase access to the countryside? d. will it promote the use of existing facilities and open-air recreation? e. will it provide opportunities to participate in sport and active recreation? f. will it reduce poverty and health inequalities? g. will it encourage walking and exercise as part of daily living? h. will it improve access to fresh whole foods including fruit and vegetables? i. will it improve access to goods and services which are health promoting?	-	-	-	The loss of green infrastructure will have a significant impact on open air recreation, play and access to informal sports provision. This loss will have the potential to impact upon the health and wellbeing of the existing and future residents of the area; further exacerbating health inequalities. However, not all of the site would be needed to deliver the site so the majority of the existing green infrastructure could be retained and where possible upgraded. Because only a small proportion of the overall site would be needed to deliver the Traveller site the negative impact would not be significant.
4. Safety and security. To create safer and cleaner community, reducing crime and anti-social behaviour.	a. will it create safer and cleaner communities? b. will it reduce crime, violence, disorder and anti-social behaviour? c. will it help to ensure residents are kept safe in the event of a fire? d. will it contribute to maintaining and keeping clean public areas? e. will it reduce the perception of crime and allow communities to safely access all areas?	**0**	**0**	**0**	The site would be designed in line with the criteria within Policy ND4 and Hsg9 in the Local Plan which should take into account safety and security. However, it is possible (from previous comments received in relation to the Brenda Road Site) that existing residents perceive that crime and disorder would increase if a gypsy and traveller site is located near them.

Potential Gypsy and Traveller Site SA **Objective or action being appraised: Site Ref 439 Land at Catcote/ Macaulay Road**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
5. Housing. To ensure Hartlepool residents have access to decent, good quality, affordable homes.	a. will it promote the re-use of previously developed land? b. will it help to ensure the balance of supply and demand in the housing stock is met in sustainable locations? c. will it help to ensure that Hartlepool residents have access to a choice of good quality housing in sustainable communities across tenures that meets their needs and aspirations? d. will it encourage improvements in homes to meet and exceed the 'decent homes standard'? e. will it provide increased access to open space for residents within Hartlepool? f. will it meet the housing needs of vulnerable people? g. will it ensure new development is sustainably designed and constructed? h. will it encourage high quality design and sufficient open space in new developments? i. will it avoid inappropriate development in the floodplain? j. will it promote the use of sustainable drainage systems?	+	+	+	The site is existing greenfield land and will result in the loss of open space. The site will meet the established housing need identified in the GTAA. The site has the potential to be sustainably designed and constructed and by its nature will avoid inappropriate development in the floodplain. Due to the location of the site there is no potential to incorporate sustainable urban drainage systems.
6. Transport. To help develop high quality, integrated, accessible and safe transport system.	a. will it reduce the transport barriers to accessing employment, education and training and health care? b. will it support the location of new development and provision of services that reduces the need to travel? c. will it reduce the incidence and severity of personal injury road crashes? d. will it increase personal safety and security whilst travelling? e. will it encourage more sustainable modes of travel, especially in urban areas? f. will it maintain, improve and make more efficient use of the existing transport network? g. will it control and maintain local air quality and seek to reduce transport emissions that contribute to climate change?	+	+	+	The site is in a sustainable location within walking distance of a local centre and other key services and in close proximity to a main bus route on Catcote Road; which is served by a number of bus services.
7. Built and natural environment. To protect and enhance the quality and local distinctiveness of Hartlepool's rural, urban and historic environment.	a. will it enhance the quality, character and local distinctiveness of the area's landscapes, open space, townscapes, streetscapes, countryside and coastline? b. will it prevent urban development expanding into the countryside. c. will it enhance the quality, character and setting of Hartlepool's designated conservation areas, listed buildings, historic parks, gardens, scheduled ancient monuments and areas of archaeological interest? d. will it enhance or increase access to these natural and cultural assets? e. will it help to ensure that the physical environment is attractive, responsive, flexible and sustainable? f. will it encourage high quality design? g. will it provide sufficient open space in new developments? h. will it promote sustainable coastal defence solutions? i. will it avoid inappropriate development in the floodplain?	--	--	-	The loss of open space and impact on the streetscene will have the potential to have a significant impact on the residential amenity of the existing residents overlooking the site. The immediate local area in general is characterised by bungalows, semi detached and terraced houses of a similar appearance. The provision of a Traveller site, notwithstanding landscaping and screening etc, is likely to strike a imbalance in the streetscene to the detriment of the amenity of the immediate and wider area. However of time it is assumed that as planting and landscaping becomes more established, the site will assimilate into the local character.

Potential Gypsy and Traveller Site SA **Objective or action being appraised: Site Ref 439 Land at Catcote/ Macaulay Road**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
8. Biodiversity and geodiversity. To protect and enhance the biodiversity and geodiversity of the natural environment.	a. will it preserve or enhance the quality of LNR, SSSI, SPA, SNCI and Ramsar sites within Hartlepool? b. will it improve access to these nature conservation sites without compromising their integrity through damage or disturbance? c. does it ensure that Hartlepool's rich biodiversity is protected and improved? d. does it enable the natural environment to be managed to maintain and improve its diversity and value? e. will it protect, restore and create habitats for priority species? f. does it increase the diversity of participation in nature conservation?	**x**	**x**	**x**	No relationship.
9. Water, air and soil pollution. To improve and/or retain the quality of watercourses, air quality and soil quality and achieve sustainable use of water resources.	a. will it help to achieve sustainable use of water resources? b. will it protect or improve and monitor local air quality? c. will it minimise atmospheric, noise, land, soil and water pollution? d. will it protect or improve the quality of controlled waters?	**x**	**x**	**x**	No relationship.
10. Liveability and place. To create and sustain liveable places, promoting sustainable lifestyles and social cohesion.	a. will it improve accessibility and quality of key services and facilities and improve access to jobs? b. will it provide sufficient retail facilities for local people? c. will it improve access to culture, leisure and recreational activities? d. will it create and sustain a vibrant and diverse community and promote a sense of place? e. will it promote social cohesion?	**-**	**-**	**-**	The loss of green infrastructure will have a negative impact on open air recreation, play and access to informal sports provision. There is an opportunity to increase diversity and over the longer term improve social cohesion and inclusion as the local community would become more tolerant and acceptant. However there are concerns that the local community's perception that the Travelling community will encourage crime and antisocial behaviour may continue.
11. Equity, diversity, equality and participation. To promote strong and inclusive communities	a. will it promote social inclusion and tackle worklessness? b. will it help to reduce deprivation and ensure no group of people are disadvantaged? c. will it encourage stronger socially inclusive communities? d. will it increase community cohesion? e. will it create community ownership, participation and engagement?	**+**	**++**	**++**	It could promote social inclusion and community cohesion but would not necessarily tackle worklessness. As there is a small identified need for G&T plots but no existing sites the development of this site would help to ensure no group is disadvantaged. There would be a opportunity to create community participation and engagement eg through schools, church groups, community centre etc
12. Energy efficiency and natural resources. To minimise energy use and support renewable energy production and encourage the prudent use of natural resources.	a. will it minimise energy use through sustainable, efficient and effective use of buildings and land? b. will it support or promote the increasing use of renewable energy resources in sustainable locations? c. will it reduce demand for natural resources? d. will it encourage the prudent and efficient use of natural resources?	**0**	**0**	**0**	Energy efficiency will be dependant upon overall site design and the materials used. However it is assumed that there will be an overall neutral impact.

Potential Gypsy and Traveller Site SA **Objective or action being appraised: Site Ref 439 Land at Catcote/ Macaulay Road**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
13. Waste. To minimise the production of waste and to maximise opportunities for recycling.	a. will it minimise the generation of household and commercial waste? b. will it ensure that waste is dealt with as close to the source as feasible? c. will it maximise the opportunities for recycling waste materials? d. will it ensure that waste is dealt with in a sustainable manner? e. does it make provision for an adequate supply of minerals?	**0**	**0**	**0**	The site will be designed so as to incorporate energy efficiency where possible and to deal with waste in a sustainable manner. Overall neutral impact.
14. Climate change. To address the causes and effects of climate change and minimise emissions of greenhouse gasses.	a. will it encourage prudent use of natural resources? b. will it lead to a reduction in CO_2 emissions? c. will it assist in mitigation and/or adaptation to climate change including coastal squeeze? d. will it increase emphasis on the issue of climate change and global warming effects, such as rising sea levels and the impact of additional development? e. will it enable the natural and/or built environment to cope with the anticipated effects of climate change and sea level rise? f. will it ensure that flood management takes a sustainable approach? g. will it prevent and/or reduce the risk of flooding? h. will it tackle the risks associated with coastal erosion? i. will it tackle global sustainability issues?	**0**	**0**	**0**	Due to the location and relative small scale of the site/proposals there will be a minimal impact on climate change. Overall neutral impact.
15. Futurity. To ensure that development that meets the needs of today should not restrict choices and opportunities for future generations	a. will its outcomes be beneficial to future generations? b. will it ensure that choices of future generations are not restricted?	**0**	**0**	**0**	The loss of open space and green infrastructure could be mitigated through the provision of housing to meet a defined housing need. Overall neutral impact.

Conclusions

There are marginal positive impacts in relation to economic, housing and transport objectives. However the marginal positive impacts could be outweighed by the potential significant negative impacts with regard to the built and natural environment. There are further marginal negative impacts associated with health, safety and security and liveability and place. The significant negative impacts are primarily concerned with the impact on the streetscene with regard to the loss of a part of the local area's green infrastructure.

Recommendations

It is recommended that the site should be considered further. However in order for the site to be appropriate the loss of green infrastructure / open space must be justified and loss mitigated against through the upgrading of the remaining green infrastructure that is not included as part of the development. Careful design, landscaping and siting is fundamental to the delivery. Any Traveller site developed on the site must be located and designed in such a way so as not to impact upon the visual and residential amenity of the existing dwellings overlooking the Traveller site.

- -	Move away significantly	**-**	Move away marginally	**+**	Move towards marginally	**++**	Move towards significantly	**0**	Neutral	**?**	Uncertain	**X**	No Relationship

Potential Gypsy and Traveller Site SA **Objective or action being appraised: Site Ref 440 Land at Wiltshire Way (North of the Allotments)**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
1. Economy. To encourage strong, diverse and sustainable economic growth	a. will it encourage and support the establishment and development of inward investment companies? b. will it encourage new start business? c. will it provide a range of quality sustainable jobs? d. will it diversify the local economy? e. will it diversify or support the rural economy? f. will it diversify or support the local tourist industry? g. will it improve the viability and vitality of town and local centres? h. will it reduce levels of deprivation?	**0**	**0**	**0**	The site could have the potential to support approximately 10 families with the increased expenditure on retail. There will be a neutral impact on the nearby Throston local centre due to the small scale of the proposals.
2. Education and skills. To enable all children, young people and adults to achieve their full potential and to maximise the education and skills levels of Hartlepool residents.	a. will it contribute to the development of new and improved education facilities? b. will it encourage lifelong learning and training to meet the workforce needs of local contractors and other major employers from local sources? c. will it increase the levels of attainment and participation in education? d. will it increase participation in community learning?	**0**	**0**	**0**	The site has good access to local schools which can encourage life long learning and education. Overall neutral impact.
3. Health. To improve the health and well-being of the Hartlepool community.	a. will it improve access to healthcare and health promoting facilities and services? b. will it provide opportunities to promote healthier lifestyles? c. will it provide local play provision, parks and quality green space and increase access to the countryside? d. will it promote the use of existing facilities and open-air recreation? e. will it provide opportunities to participate in sport and active recreation? f. will it reduce poverty and health inequalities? g. will it encourage walking and exercise as part of daily living? h. will it improve access to fresh whole foods including fruit and vegetables? i. will it improve access to goods and services which are health promoting?	**-**	**-**	**-**	The loss of green infrastructure will have a significant impact on open air recreation, play and access to informal sports provision. This loss will have the potential to impact upon the health and wellbeing of the existing and future residents of the area; further exacerbating health inequalities. However, not all of the site would be needed to deliver the site so the majority of the existing green infrastructure could be retained and where possible upgraded. Because only a small proportion of the overall site would be needed to deliver the Traveller site the negative impact would not be significant.
4. Safety and security. To create safer and cleaner community, reducing crime and anti-social behaviour.	a. will it create safer and cleaner communities? b. will it reduce crime, violence, disorder and anti-social behaviour? c. will it help to ensure residents are kept safe in the event of a fire? d. will it contribute to maintaining and keeping clean public areas? e. will it reduce the perception of crime and allow communities to safely access all areas?	**0**	**0**	**0**	The site would be designed in line with the criteria within Policy ND4 and Hsg9 in the Local Plan which should take into account safety and security. However, it is possible (from previous comments received in relation to the Brenda Road Site) that existing residents perceive that crime and disorder would increase if a gypsy and traveller site is located near them.

Potential Gypsy and Traveller Site SA **Objective or action being appraised: Site Ref 440 Land at Wiltshire Way (North of the Allotments)**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
5. Housing. To ensure Hartlepool residents have access to decent, good quality, affordable homes.	a. will it promote the re-use of previously developed land? b. will it help to ensure the balance of supply and demand in the housing stock is met in sustainable locations? c. will it help to ensure that Hartlepool residents have access to a choice of good quality housing in sustainable communities across tenures that meets their needs and aspirations? d. will it encourage improvements in homes to meet and exceed the 'decent homes standard'? e. will it provide increased access to open space for residents within Hartlepool? f. will it meet the housing needs of vulnerable people? g. will it ensure new development is sustainably designed and constructed? h. will it encourage high quality design and sufficient open space in new developments? i. will it avoid inappropriate development in the floodplain? j. will it promote the use of sustainable drainage systems?	+	+	+	The site is existing greenfield land and will result in the loss of open space. The site will meet the established housing need identified in the GTAA. The site has the potential to be sustainably designed and constructed and by its nature will avoid inappropriate development in the floodplain. Due to the location of the site there is no potential to incorporate sustainable urban drainage systems.
6. Transport. To help develop high quality, integrated, accessible and safe transport system.	a. will it reduce the transport barriers to accessing employment, education and training and health care? b. will it support the location of new development and provision of services that reduces the need to travel? c. will it reduce the incidence and severity of personal injury road crashes? d. will it increase personal safety and security whilst travelling? e. will it encourage more sustainable modes of travel, especially in urban areas? f. will it maintain, improve and make more efficient use of the existing transport network? g. will it control and maintain local air quality and seek to reduce transport emissions that contribute to climate change?	+	+	+	The site is in a sustainable location within walking distance of a local centre and in close proximity to a main bus route.
7. Built and natural environment. To protect and enhance the quality and local distinctiveness of Hartlepool's rural, urban and historic environment.	a. will it enhance the quality, character and local distinctiveness of the area's landscapes, open space, townscapes, streetscapes, countryside and coastline? b. will it prevent urban development expanding into the countryside. c. will it enhance the quality, character and setting of Hartlepool's designated conservation areas, listed buildings, historic parks, gardens, scheduled ancient monuments and areas of archaeological interest? d. will it enhance or increase access to these natural and cultural assets? e. will it help to ensure that the physical environment is attractive, responsive, flexible and sustainable? f. will it encourage high quality design? g. will it provide sufficient open space in new developments? h. will it promote sustainable coastal defence solutions? i. will it avoid inappropriate development in the floodplain?	-	0	0	The loss of open space and impact on the streetscene will have the potential to have a negative impact on the residential amenity of the existing residents overlooking the site. The immediate local area in general is characterised by bungalows, semi detached and terraced houses of a similar appearance. However, the view from principle elevations of the existing dwellings on Throston Grange Lane currently look onto the rear garden fences and allotments fences separated by green infrastructure. The provision of a Traveller site, notwithstanding landscaping and screening etc, is likely to strike an imbalance in the streetscene due to the loss of the existing buffering green infrastructure. However over time it is assumed that as planting and landscaping becomes more established, the site will assimilate into the local character.

Potential Gypsy and Traveller Site SA **Objective or action being appraised: Site Ref 440 Land at Wiltshire Way (North of the Allotments)**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
8. Biodiversity and geodiversity. To protect and enhance the biodiversity and geodiversity of the natural environment.	a. will it preserve or enhance the quality of LNR, SSSI, SPA, SNCI and Ramsar sites within Hartlepool? b. will it improve access to these nature conservation sites without compromising their integrity through damage or disturbance? c. does it ensure that Hartlepool's rich biodiversity is protected and improved? d. does it enable the natural environment to be managed to maintain and improve its diversity and value? e. will it protect, restore and create habitats for priority species? f. does it increase the diversity of participation in nature conservation?	x	x	x	No relationship.
9. Water, air and soil pollution. To improve and/or retain the quality of watercourses, air quality and soil quality and achieve sustainable use of water resources.	a. will it help to achieve sustainable use of water resources? b. will it protect or improve and monitor local air quality? c. will it minimise atmospheric, noise, land, soil and water pollution? d. will it protect or improve the quality of controlled waters?	x	x	x	No relationship.
10. Liveability and place. To create and sustain liveable places, promoting sustainable lifestyles and social cohesion.	a. will it improve accessibility and quality of key services and facilities and improve access to jobs? b. will it provide sufficient retail facilities for local people? c. will it improve access to culture, leisure and recreational activities? d. will it create and sustain a vibrant and diverse community and promote a sense of place? e. will it promote social cohesion?	--	-	-	The loss of green infrastructure will have a significant impact on open air recreation, play and access to informal sports provision so the loss of this area of green infrastructure will have the potential have a significant impact on the local community. There is an opportunity to increase diversity and over the longer term improve social cohesion and inclusion as the local community would become more tolerant and acceptant. However there are concerns that the local community's likely fear that the Travelling community will encourage crime and antisocial behaviour will prevail.
11. Equity, diversity, equality and participation. To promote strong and inclusive communities	a. will it promote social inclusion and tackle worklessness? b. will it help to reduce deprivation and ensure no group of people are disadvantaged? c. will it encourage stronger socially inclusive communities? d. will it increase community cohesion? e. will it create community ownership, participation and engagement?	+	++	++	It could promote social inclusion and community cohesion but would not necessarily tackle worklessness. As there is a small identified need for G&T plots but no existing sites the development of this site would help to ensure no group is disadvantaged. There would be a opportunity to create community participation and engagement eg through schools, church groups, community centre etc
12. Energy efficiency and natural resources. To minimise energy use and support renewable energy production and encourage the prudent use of natural resources.	a. will it minimise energy use through sustainable, efficient and effective use of buildings and land? b. will it support or promote the increasing use of renewable energy resources in sustainable locations? c. will it reduce demand for natural resources? d. will it encourage the prudent and efficient use of natural resources?	0	0	0	Energy efficiency will be dependant upon overall site design and the materials used. However it is assumed that there will be an overall neutral impact.

Potential Gypsy and Traveller Site SA **Objective or action being appraised: Site Ref 440 Land at Wiltshire Way (North of the Allotments)**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
13. Waste. To minimise the production of waste and to maximise opportunities for recycling.	a. will it minimise the generation of household and commercial waste? b. will it ensure that waste is dealt with as close to the source as feasible? c. will it maximise the opportunities for recycling waste materials? d. will it ensure that waste is dealt with in a sustainable manner? e. does it make provision for an adequate supply of minerals?	**0**	**0**	**0**	The site will be designed so as to incorporate energy efficiency where possible and to deal with waste in a sustainable manner. Overall neutral impact.
14. Climate change. To address the causes and effects of climate change and minimise emissions of greenhouse gasses.	a. will it encourage prudent use of natural resources? b. will it lead to a reduction in CO_2 emissions? c. will it assist in mitigation and/or adaptation to climate change including coastal squeeze? d. will it increase emphasis on the issue of climate change and global warming effects, such as rising sea levels and the impact of additional development? e. will it enable the natural and/or built environment to cope with the anticipated effects of climate change and sea level rise? f. will it ensure that flood management takes a sustainable approach? g. will it prevent and/or reduce the risk of flooding? h. will it tackle the risks associated with coastal erosion? i. will it tackle global sustainability issues?	**0**	**0**	**0**	Due to the location and relative small scale of the site/proposals there will be a minimal impact on climate change. Overall neutral impact.
15. Futurity. To ensure that development that meets the needs of today should not restrict choices and opportunities for future generations	a. will its outcomes be beneficial to future generations? b. will it ensure that choices of future generations are not restricted?	**0**	**0**	**0**	The loss of open space and green infrastructure could be mitigated through the provision of housing to meet a defined housing need. Overall neutral impact.
Conclusions There are marginal positive impacts in relation to housing and transport objectives. However the marginal positive impacts are potentially outweighed by the potential negative impacts with regard to liveability and place. There are further marginal negative impacts associated with health, safety and security and the built and natural environment. **Recommendations** It is recommended that the site should be considered further. However in order for the site to be appropriate the loss of green infrastructure / open space must be justified and loss mitigated against through the upgrading of the remaining green infrastructure that is not included as part of the development. Any Traveller site developed on the site must be located and designed in such a way so as not to impact upon the visual and residential amenity of the existing dwellings and allotments overlooking the Traveller site.					

- -	Move away significantly	**-**	Move away marginally	**+**	Move towards marginally	**++**	Move towards significantly	**0**	Neutral	**?**	Uncertain	**X**	No Relationship

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 446 Land at Old Cemetery Road**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
1. Economy. To encourage strong, diverse and sustainable economic growth	a. will it encourage and support the establishment and development of inward investment companies? b. will it encourage new start business? c. will it provide a range of quality sustainable jobs? d. will it diversify the local economy? e. will it diversify or support the rural economy? f. will it diversify or support the local tourist industry? g. will it improve the viability and vitality of town and local centres? h. will it reduce levels of deprivation?	-	0	0	The site must be carefully designed and consideration given to the relationship with the major regeneration proposals at the former Britmag site nearby. Notwithstanding the likely mitigation it is considered that the perception of crime and antisocial behaviour will prevail and this perception could have a negative impact on the delivery and viability of the Britmag site nearby which is earmarked for delivery over the next 15 years. It is assumed that in the medium to long term the local area will become more tolerant with regard to the perception of crime and antisocial behaviour.
2. Education and skills. To enable all children, young people and adults to achieve their full potential and to maximise the education and skills levels of Hartlepool residents.	a. will it contribute to the development of new and improved education facilities? b. will it encourage lifelong learning and training to meet the workforce needs of local contractors and other major employers from local sources? c. will it increase the levels of attainment and participation in education? d. will it increase participation in community learning?	0	0	0	The site has good access to local schools which can encourage life long learning and education. Overall neutral impact.
3. Health. To improve the health and well-being of the Hartlepool community.	a. will it improve access to healthcare and health promoting facilities and services? b. will it provide opportunities to promote healthier lifestyles? c. will it provide local play provision, parks and quality green space and increase access to the countryside? d. will it promote the use of existing facilities and open-air recreation? e. will it provide opportunities to participate in sport and active recreation? f. will it reduce poverty and health inequalities? g. will it encourage walking and exercise as part of daily living? h. will it improve access to fresh whole foods including fruit and vegetables? i. will it improve access to goods and services which are health promoting?	+	+	+	Development would result in the loss of green infrastructure. Good access to recreational space and the coastal path. However, the site is located in excess of 1km from the closest doctor's surgery. Could help reduce health inequalities given its proximity to sport facilities. Many of the local amenities are within walking distance which can promote healthy lifestyles.
4. Safety and security. To create safer and cleaner community, reducing crime and anti-social behaviour.	a. will it create safer and cleaner communities? b. will it reduce crime, violence, disorder and anti-social behaviour? c. will it help to ensure residents are kept safe in the event of a fire? d. will it contribute to maintaining and keeping clean public areas? e. will it reduce the perception of crime and allow communities to safely access all areas?	0	0	0	The site would be designed in line with the criteria within Policy ND4 and Hsg9 in the Local Plan which should take into account safety and security. However, it is possible (from previous comments received in relation to the Brenda Road Site) that existing residents perceive that crime and disorder would increase if a gypsy and traveller site is located near them.

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 446 Land at Old Cemetery Road**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
5. Housing. To ensure Hartlepool residents have access to decent, good quality, affordable homes.	a. will it promote the re-use of previously developed land? b. will it help to ensure the balance of supply and demand in the housing stock is met in sustainable locations? c. will it help to ensure that Hartlepool residents have access to a choice of good quality housing in sustainable communities across tenures that meets their needs and aspirations? d. will it encourage improvements in homes to meet and exceed the 'decent homes standard'? e. will it provide increased access to open space for residents within Hartlepool? f. will it meet the housing needs of vulnerable people? g. will it ensure new development is sustainably designed and constructed? h. will it encourage high quality design and sufficient open space in new developments? i. will it avoid inappropriate development in the floodplain? j. will it promote the use of sustainable drainage systems?	+	+	+	Greenfield land but it can help balance the housing stock. The development of the site would result in the loss of open space. With the provision of other policies in the Local Plan the site will be encouraged to be design and constructed with sustainability as a priority. The site is not located within the floodplain.
6. Transport. To help develop high quality, integrated, accessible and safe transport system.	a. will it reduce the transport barriers to accessing employment, education and training and health care? b. will it support the location of new development and provision of services that reduces the need to travel? c. will it reduce the incidence and severity of personal injury road crashes? d. will it increase personal safety and security whilst travelling? e. will it encourage more sustainable modes of travel, especially in urban areas? f. will it maintain, improve and make more efficient use of the existing transport network? g. will it control and maintain local air quality and seek to reduce transport emissions that contribute to climate change?	0	0	0	Most services are within walking distance. Bus services are a ten minute walk from the site, however, are infrequent.
7. Built and natural environment. To protect and enhance the quality and local distinctiveness of Hartlepool's rural, urban and historic environment.	a. will it enhance the quality, character and local distinctiveness of the area's landscapes, open space, townscapes, streetscapes, countryside and coastline? b. will it prevent urban development expanding into the countryside. c. will it enhance the quality, character and setting of Hartlepool's designated conservation areas, listed buildings, historic parks, gardens, scheduled ancient monuments and areas of archaeological interest? d. will it enhance or increase access to these natural and cultural assets? e. will it help to ensure that the physical environment is attractive, responsive, flexible and sustainable? f. will it encourage high quality design? g. will it provide sufficient open space in new developments? h. will it promote sustainable coastal defence solutions? i. will it avoid inappropriate development in the floodplain?	-	-	-	The physical environment is exposed in elements. It is difficult to improve the site in landscape terms given it's proximity to the coast line and the exposure of the site. There will be the loss of green space which will be hard to mitigate. It is likely that footpaths will need to be re-routed as they currently cross the site. However, re-routing the footpath could provide an uplift in the quality of the paths.

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 446 Land at Old Cemetery Road**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
8. Biodiversity and geodiversity. To protect and enhance the biodiversity and geodiversity of the natural environment.	a. will it preserve or enhance the quality of LNR, SSSI, SPA, SNCI and Ramsar sites within Hartlepool? b. will it improve access to these nature conservation sites without compromising their integrity through damage or disturbance? c. does it ensure that Hartlepool's rich biodiversity is protected and improved? d. does it enable the natural environment to be managed to maintain and improve its diversity and value? e. will it protect, restore and create habitats for priority species? f. does it increase the diversity of participation in nature conservation?	-	-	-	This site is immediately adjacent to Teesmouth & Cleveland Coast SPA. A full appropriate assessment would be required for any proposal in this location.
9. Water, air and soil pollution. To improve and/or retain the quality of watercourses, air quality and soil quality and achieve sustainable use of water resources.	a. will it help to achieve sustainable use of water resources? b. will it protect or improve and monitor local air quality? c. will it minimise atmospheric, noise, land, soil and water pollution? d. will it protect or improve the quality of controlled waters?	X	X	X	No relationship.
10. Liveability and place. To create and sustain liveable places, promoting sustainable lifestyles and social cohesion.	a. will it improve accessibility and quality of key services and facilities and improve access to jobs? b. will it provide sufficient retail facilities for local people? c. will it improve access to culture, leisure and recreational activities? d. will it create and sustain a vibrant and diverse community and promote a sense of place? e. will it promote social cohesion?	+	+	+	Good access to most local services. Good access to leisure and recreation. Opportunity to increase diversity and over the longer term improve social cohesion and inclusion.
11. Equity, diversity, equality and participation. To promote strong and inclusive communities	a. will it promote social inclusion and tackle worklessness? b. will it help to reduce deprivation and ensure no group of people are disadvantaged? c. will it encourage stronger socially inclusive communities? d. will it increase community cohesion? e. will it create community ownership, participation and engagement?	+	++	++	It could promote social inclusion and community cohesion but would not necessarily tackle worklessness. As there is a small identified need for G&T plots but no existing sites the development of this site would help to ensure no group is disadvantaged. There would be a opportunity to create community participation and engagement eg through schools, church groups, community centre etc
12. Energy efficiency and natural resources. To minimise energy use and support renewable energy production and encourage the prudent use of natural resources.	a. will it minimise energy use through sustainable, efficient and effective use of buildings and land? b. will it support or promote the increasing use of renewable energy resources in sustainable locations? c. will it reduce demand for natural resources? d. will it encourage the prudent and efficient use of natural resources?	0	0	0	Energy efficiency will be dependent on the overall design and the materials used.
13. Waste. To minimise the production of waste and to maximise opportunities for recycling.	a. will it minimise the generation of household and commercial waste? b. will it ensure that waste is dealt with as close to the source as feasible? c. will it maximise the opportunities for recycling waste materials? d. will it ensure that waste is dealt with in a sustainable manner? e. does it make provision for an adequate supply of minerals?	0	0	0	Site management is important to ensure waste is dealt with in an appropriate and sustainable manner.

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 446 Land at Old Cemetery Road**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
14. Climate change. To address the causes and effects of climate change and minimise emissions of greenhouse gasses.	a. will it encourage prudent use of natural resources? b. will it lead to a reduction in CO_2 emissions? c. will it assist in mitigation and/or adaptation to climate change including coastal squeeze? d. will it increase emphasis on the issue of climate change and global warming effects, such as rising sea levels and the impact of additional development? e. will it enable the natural and/or built environment to cope with the anticipated effects of climate change and sea level rise? f. will it ensure that flood management takes a sustainable approach? g. will it prevent and/or reduce the risk of flooding? h. will it tackle the risks associated with coastal erosion? i. will it tackle global sustainability issues?	**0**	**0**	**0**	Coastal erosion and coastal squeeze could be an issue with regard to the development. However there would be a minimal risk due to the size of the proposals.
15. Futurity. To ensure that development that meets the needs of today should not restrict choices and opportunities for future generations	a. will its outcomes be beneficial to future generations? b. will it ensure that choices of future generations are not restricted?	**+**	**+**	**+**	This will meet an identified need in the Borough. It will help future generations to access appropriate facilities.
Conclusion The location of this site would make landscaping of the site difficult given the proximity to the coast and the exposed climate. Footpaths on the site may require diversion but improvements can be achieved. The site has good access to most services other than health provision. **Recommendations** The site's proximity to the SSSI and SPA would require Appropriate Assessment. Site design and management are key to achieve harmony with the existing communities. With this in mind the site can be considered further.					

- -	Move away significantly	**-**	Move away marginally	**+**	Move towards marginally	**++**	Move towards significantly	**0**	Neutral	**?**	Uncertain	**X**	No Relationship

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 448 – Land at Lennox Walk / Owton Manor Lane**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
1. Economy. To encourage strong, diverse and sustainable economic growth	a. will it encourage and support the establishment and development of inward investment companies? b. will it encourage new start business? c. will it provide a range of quality sustainable jobs? d. will it diversify the local economy? e. will it diversify or support the rural economy? f. will it diversify or support the local tourist industry? g. will it improve the viability and vitality of town and local centres? h. will it reduce levels of deprivation?	--	-	0	In the short term there will be the potential to have a significant impact on investment in the South West Extension (SWE) housing allocation. The Macrae Road area will act as the sole a vehicular/pedestrian access to the central housing market area of the SWE before the main road links up Brierton Lane and the A689. Careful management of the site is key to mitigate effects and to ensure a clean and safe environment. The site is visible from Macrae Road which would help with natural surveillance. Notwithstanding the likely mitigation it is considered that the perception of crime and antisocial behaviour will prevail and this perception could have a significant impact on the delivery and viability of the SWE. It is assumed that in the medium to long term the local area will become more tolerant with regard to the perception of crime and antisocial behaviour. The site could have the potential to support approximately 10 families with the increased expenditure on retail. There will be a positive impact on the nearby Brierton local centre.
2. Education and skills. To enable all children, young people and adults to achieve their full potential and to maximise the education and skills levels of Hartlepool residents.	a. will it contribute to the development of new and improved education facilities? b. will it encourage lifelong learning and training to meet the workforce needs of local contractors and other major employers from local sources? c. will it increase the levels of attainment and participation in education? d. will it increase participation in community learning?	0	0	0	The site has good access to local schools which can encourage life long learning and education. Overall neutral impact.

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 448 – Land at Lennox Walk / Owton Manor Lane**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
3. Health. To improve the health and well-being of the Hartlepool community.	a. will it improve access to healthcare and health promoting facilities and services? b. will it provide opportunities to promote healthier lifestyles? c. will it provide local play provision, parks and quality green space and increase access to the countryside? d. will it promote the use of existing facilities and open-air recreation? e. will it provide opportunities to participate in sport and active recreation? f. will it reduce poverty and health inequalities? g. will it encourage walking and exercise as part of daily living? h. will it improve access to fresh whole foods including fruit and vegetables? i. will it improve access to goods and services which are health promoting?	-	-	-	The site has good access to recreational sport facilities nearby. The use of the sport and leisure facilities could reduce health inequalities and the site is within walking distance of all local amenities. The loss of green infrastructure will have a negative impact on open air recreation, play and access to informal sports provision. This loss will have the potential to impact upon the health and wellbeing of the existing and future residents of the area; further exacerbating health inequalities. Whilst the loss of green infrastructure will have a negative impact there are other useable large doorstep areas of informal green infrastructure in the immediate area; including the Owton Manor green wedge which still provide open space amenity.
4. Safety and security. To create safer and cleaner community, reducing crime and anti-social behaviour.	a. will it create safer and cleaner communities? b. will it reduce crime, violence, disorder and anti-social behaviour? c. will it help to ensure residents are kept safe in the event of a fire? d. will it contribute to maintaining and keeping clean public areas? e. will it reduce the perception of crime and allow communities to safely access all areas?	**0**	**0**	**0**	The site would be designed in line with the criteria within Policy ND4 and Hsg9 in the Local Plan which should take into account safety and security. However, it is possible (from previous comments received in relation to the Brenda Road Site) that existing residents perceive that crime and disorder would increase if a gypsy and traveller site is located near them.
5. Housing. To ensure Hartlepool residents have access to decent, good quality, affordable homes.	a. will it promote the re-use of previously developed land? b. will it help to ensure the balance of supply and demand in the housing stock is met in sustainable locations? c. will it help to ensure that Hartlepool residents have access to a choice of good quality housing in sustainable communities across tenures that meets their needs and aspirations? d. will it encourage improvements in homes to meet and exceed the 'decent homes standard'? e. will it provide increased access to open space for residents within Hartlepool? f. will it meet the housing needs of vulnerable people? g. will it ensure new development is sustainably designed and constructed? h. will it encourage high quality design and sufficient open space in new developments? i. will it avoid inappropriate development in the floodplain? j. will it promote the use of sustainable drainage systems?	**+**	**+**	**+**	The site is existing greenfield land and will result in the loss of open space. The site will meet the established housing need identified in the GTAA. The site has the potential to be sustainably designed and constructed and by its nature will avoid inappropriate development in the floodplain. Due to the location of the site there is no potential to incorporate sustainable urban drainage systems.

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 448 – Land at Lennox Walk / Owton Manor Lane**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
6. Transport. To help develop high quality, integrated, accessible and safe transport system.	a. will it reduce the transport barriers to accessing employment, education and training and health care? b. will it support the location of new development and provision of services that reduces the need to travel? c. will it reduce the incidence and severity of personal injury road crashes? d. will it increase personal safety and security whilst travelling? e. will it encourage more sustainable modes of travel, especially in urban areas? f. will it maintain, improve and make more efficient use of the existing transport network? g. will it control and maintain local air quality and seek to reduce transport emissions that contribute to climate change?	+	+	+	The site is in a sustainable location within walking distance of a local centre and in close proximity to a main bus route.
7. Built and natural environment. To protect and enhance the quality and local distinctiveness of Hartlepool's rural, urban and historic environment.	a. will it enhance the quality, character and local distinctiveness of the area's landscapes, open space, townscapes, streetscapes, countryside and coastline? b. will it prevent urban development expanding into the countryside. c. will it enhance the quality, character and setting of Hartlepool's designated conservation areas, listed buildings, historic parks, gardens, scheduled ancient monuments and areas of archaeological interest? d. will it enhance or increase access to these natural and cultural assets? e. will it help to ensure that the physical environment is attractive, responsive, flexible and sustainable? f. will it encourage high quality design? g. will it provide sufficient open space in new developments? h. will it promote sustainable coastal defence solutions? i. will it avoid inappropriate development in the floodplain?	-	0	0	The loss of open space and impact on the streetscene will have the potential to have a negative impact on the residential amenity of the existing residents overlooking the site. However the site is not directly visible from the wider existing community due to its location in the green wedge. The immediate local area in general is characterised by bungalows, semi detached and terraced houses of a similar appearance. The provision of a Traveller site, notwithstanding landscaping and screening etc, is likely to strike a imbalance in the streetscene to the detriment of the amenity of the immediate and wider area. However of time it is assumed that as planting and landscaping becomes more established, the site will assimilate into the local character.
8. Biodiversity and geodiversity. To protect and enhance the biodiversity and geodiversity of the natural environment.	a. will it preserve or enhance the quality of LNR, SSSI, SPA, SNCI and Ramsar sites within Hartlepool? b. will it improve access to these nature conservation sites without compromising their integrity through damage or disturbance? c. does it ensure that Hartlepool's rich biodiversity is protected and improved? d. does it enable the natural environment to be managed to maintain and improve its diversity and value? e. will it protect, restore and create habitats for priority species? f. does it increase the diversity of participation in nature conservation?	x	x	x	No relationship.
9. Water, air and soil pollution. To improve and/or retain the quality of watercourses, air quality and soil quality and achieve sustainable use of water resources.	a. will it help to achieve sustainable use of water resources? b. will it protect or improve and monitor local air quality? c. will it minimise atmospheric, noise, land, soil and water pollution? d. will it protect or improve the quality of controlled waters?	x	x	x	No relationship.

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 448 – Land at Lennox Walk / Owton Manor Lane**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
10. Liveability and place. To create and sustain liveable places, promoting sustainable lifestyles and social cohesion.	a. will it improve accessibility and quality of key services and facilities and improve access to jobs? b. will it provide sufficient retail facilities for local people? c. will it improve access to culture, leisure and recreational activities? d. will it create and sustain a vibrant and diverse community and promote a sense of place? e. will it promote social cohesion?	-	0	0	The loss of green infrastructure will have a negative impact on open air recreation, play and access to informal sports provision. Whilst the loss of green infrastructure will have a negative impact there are other useable large doorstep areas of informal green infrastructure in the immediate area; including the Owton Manor green wedge which still provide open space amenity. There is an opportunity to increase diversity and over the longer term to improve social cohesion and inclusion. However there are concerns that the local community's likely fear that the Travelling community will encourage crime and antisocial behaviour will prevail.
11. Equity, diversity, equality and participation. To promote strong and inclusive communities	a. will it promote social inclusion and tackle worklessness? b. will it help to reduce deprivation and ensure no group of people are disadvantaged? c. will it encourage stronger socially inclusive communities? d. will it increase community cohesion? e. will it create community ownership, participation and engagement?	+	++	++	It could promote social inclusion and community cohesion but would not necessarily tackle worklessness. As there is a small identified need for G&T plots but no existing sites the development of this site would help to ensure no group is disadvantaged. There would be a opportunity to create community participation and engagement eg through schools, church groups, community centre etc
12. Energy efficiency and natural resources. To minimise energy use and support renewable energy production and encourage the prudent use of natural resources.	a. will it minimise energy use through sustainable, efficient and effective use of buildings and land? b. will it support or promote the increasing use of renewable energy resources in sustainable locations? c. will it reduce demand for natural resources? d. will it encourage the prudent and efficient use of natural resources?	0	0	0	Energy efficiency will be dependant upon overall site design and the materials used. However it is assumed that there will be an overall neutral impact.
13. Waste. To minimise the production of waste and to maximise opportunities for recycling.	a. will it minimise the generation of household and commercial waste? b. will it ensure that waste is dealt with as close to the source as feasible? c. will it maximise the opportunities for recycling waste materials? d. will it ensure that waste is dealt with in a sustainable manner? e. does it make provision for an adequate supply of minerals?	0	0	0	The site will be designed so as to incorporate energy efficiency where possible and to deal with waste in a sustainable manner. Overall neutral impact.

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 448 – Land at Lennox Walk / Owton Manor Lane**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
14. Climate change. To address the causes and effects of climate change and minimise emissions of greenhouse gasses.	a. will it encourage prudent use of natural resources? b. will it lead to a reduction in CO_2 emissions? c. will it assist in mitigation and/or adaptation to climate change including coastal squeeze? d. will it increase emphasis on the issue of climate change and global warming effects, such as rising sea levels and the impact of additional development? e. will it enable the natural and/or built environment to cope with the anticipated effects of climate change and sea level rise? f. will it ensure that flood management takes a sustainable approach? g. will it prevent and/or reduce the risk of flooding? h. will it tackle the risks associated with coastal erosion? i. will it tackle global sustainability issues?	**0**	**0**	**0**	Due to the location and relative small scale of the site/proposals there will be a minimal impact on climate change. Overall neutral impact.
15. Futurity. To ensure that development that meets the needs of today should not restrict choices and opportunities for future generations	a. will its outcomes be beneficial to future generations? b. will it ensure that choices of future generations are not restricted?	**+**	**+**	**+**	This will meet an identified need in the Borough. It will help future generations to access appropriate facilities. The loss of open space and green infrastructure could be mitigated through the provision of housing to meet a defined housing need. Overall neutral impact.

Conclusions

There are marginal positive impacts in relation to housing and transport objectives. However the marginal positive impacts are outweighed by the potential significant negative impacts with regard to the economy, there are further marginal negative impacts associated with health, safety and security, built and natural environment and liveability and place. The negative impacts are primarily concerned with the potential significant negative impact of the delivery and viability of the South West Extension housing allocation, along with the loss of green infrastructure.

Recommendations

It is recommended that the site is not suitable due to the potential impact on the deliverability and viability of the South West Extension housing allocation and the impact on the immediate local area with specific regard the loss of open space and green infrastructure.

- -	Move away significantly	**-**	Move away marginally	**+**	Move towards marginally	**++**	Move towards significantly	**0**	Neutral	**?**	Uncertain	**X**	No Relationship

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 454 Land at Masefield Road / Gulliver Road**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
1. Economy. To encourage strong, diverse and sustainable economic growth	a. will it encourage and support the establishment and development of inward investment companies? b. will it encourage new start business? c. will it provide a range of quality sustainable jobs? d. will it diversify the local economy? e. will it diversify or support the rural economy? f. will it diversify or support the local tourist industry? g. will it improve the viability and vitality of town and local centres? h. will it reduce levels of deprivation?	**0**	**0**	**0**	Due to the small scale of the proposals there would be a neutral impact.
2. Education and skills. To enable all children, young people and adults to achieve their full potential and to maximise the education and skills levels of Hartlepool residents.	a. will it contribute to the development of new and improved education facilities? b. will it encourage lifelong learning and training to meet the workforce needs of local contractors and other major employers from local sources? c. will it increase the levels of attainment and participation in education? d. will it increase participation in community learning?	**0**	**0**	**0**	The site has good access to local schools which can encourage life long learning and education. Overall neutral impact.
3. Health. To improve the health and well-being of the Hartlepool community.	a. will it improve access to healthcare and health promoting facilities and services? b. will it provide opportunities to promote healthier lifestyles? c. will it provide local play provision, parks and quality green space and increase access to the countryside? d. will it promote the use of existing facilities and open-air recreation? e. will it provide opportunities to participate in sport and active recreation? f. will it reduce poverty and health inequalities? g. will it encourage walking and exercise as part of daily living? h. will it improve access to fresh whole foods including fruit and vegetables? i. will it improve access to goods and services which are health promoting?	**-**	**-**	**-**	The site was previously used as a sports pitch although it is currently open green space used for informal recreation. Although not part of Summerhill Country Park it lies adjacent to it and the footpaths in the west of the site form a critical link into the country park. The loss of existing green space would have a detrimental impact on the criteria (g).
4. Safety and security. To create safer and cleaner community, reducing crime and anti-social behaviour.	a. will it create safer and cleaner communities? b. will it reduce crime, violence, disorder and anti-social behaviour? c. will it help to ensure residents are kept safe in the event of a fire? d. will it contribute to maintaining and keeping clean public areas? e. will it reduce the perception of crime and allow communities to safely access all areas?	**0**	**0**	**0**	The site would be designed in line with the criteria within Policy ND4 and Hsg9 in the Local Plan which should take into account safety and security. However, it is possible (from previous comments received in relation to the Brenda Road Site) that existing residents perceive that crime and disorder would increase if a gypsy and traveller site is located near them.

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 454 Land at Masefield Road / Gulliver Road**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
5. Housing. To ensure Hartlepool residents have access to decent, good quality, affordable homes.	a. will it promote the re-use of previously developed land? b. will it help to ensure the balance of supply and demand in the housing stock is met in sustainable locations? c. will it help to ensure that Hartlepool residents have access to a choice of good quality housing in sustainable communities across tenures that meets their needs and aspirations? d. will it encourage improvements in homes to meet and exceed the 'decent homes standard'? e. will it provide increased access to open space for residents within Hartlepool? f. will it meet the housing needs of vulnerable people? g. will it ensure new development is sustainably designed and constructed? h. will it encourage high quality design and sufficient open space in new developments? i. will it avoid inappropriate development in the floodplain? j. will it promote the use of sustainable drainage systems?	**0**	**+**	**+**	This site would help to ensure a balance of supply and demand in the housing stock and would meet an identified need for 6 plots. The land is greenfield and would not help in utilising brownfield land. This site is considered relatively sustainable as it is less than 10 minutes walk to the nearby shops and services at the Catcote Road along with the nearby schools. The development would result in a loss of open space for local residents. The development would be designed in line with criteria in a number of Local Plan policies including ND4 and Hsg9 which would ensure it is sustainably designed and constructed for example heat pumps in utilities buildings. This site is not in an area of floodrisk. In the medium to long term as mitigation measures become more established the impact will be reduced.
6. Transport. To help develop high quality, integrated, accessible and safe transport system.	a. will it reduce the transport barriers to accessing employment, education and training and health care? b. will it support the location of new development and provision of services that reduces the need to travel? c. will it reduce the incidence and severity of personal injury road crashes? d. will it increase personal safety and security whilst travelling? e. will it encourage more sustainable modes of travel, especially in urban areas? f. will it maintain, improve and make more efficient use of the existing transport network? g. will it control and maintain local air quality and seek to reduce transport emissions that contribute to climate change?	**+**	**+**	**+**	The site adjoins the urban area of Hartlepool and public transport can be accessed easily. Given this would lead to a number of new residences it is likely that there will be an increase in car trips especially to access employment.

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 454 Land at Masefield Road / Gulliver Road**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
7. Built and natural environment. To protect and enhance the quality and local distinctiveness of Hartlepool's rural, urban and historic environment.	a. will it enhance the quality, character and local distinctiveness of the area's landscapes, open space, townscapes, streetscapes, countryside and coastline? b. will it prevent urban development expanding into the countryside. c. will it enhance the quality, character and setting of Hartlepool's designated conservation areas, listed buildings, historic parks, gardens, scheduled ancient monuments and areas of archaeological interest? d. will it enhance or increase access to these natural and cultural assets? e. will it help to ensure that the physical environment is attractive, responsive, flexible and sustainable? f. will it encourage high quality design? g. will it provide sufficient open space in new developments? h. will it promote sustainable coastal defence solutions? i. will it avoid inappropriate development in the floodplain?	--	--	--	Residential development in the countryside is likely to have a negative impact on the quality, character and local distinctiveness of this rural location. This site lies adjacent to the Romano-British settlement at Catcote and has a high archaeological potential. It is also the site of a former anti-aircraft battery. An archaeological field evaluation would be required to support any planning application (NPPF para. 128). If significant archaeological remains were found then they might be considered of national importance and might preclude development of the site It would result in urban development in the countryside and as it is a key access point into the Country Park at Summerhill it would have a detrimental impact on its setting. Depending on how the site was developed it could result in the loss of mature trees in the area.
8. Biodiversity and geodiversity. To protect and enhance the biodiversity and geodiversity of the natural environment.	a. will it preserve or enhance the quality of LNR, SSSI, SPA, SNCI and Ramsar sites within Hartlepool? b. will it improve access to these nature conservation sites without compromising their integrity through damage or disturbance? c. does it ensure that Hartlepool's rich biodiversity is protected and improved? d. does it enable the natural environment to be managed to maintain and improve its diversity and value? e. will it protect, restore and create habitats for priority species? f. does it increase the diversity of participation in nature conservation?	--	--	--	As the site lies adjacent to the Local Nature Reserve at Summerhill it is possible that there could be a detrimental impact on the LNR through disturbance to increased activity in an natural area and loss of habitat. There have been great crested newts recorded within 500m of the site.
9. Water, air and soil pollution. To improve and/or retain the quality of watercourses, air quality and soil quality and achieve sustainable use of water resources.	a. will it help to achieve sustainable use of water resources? b. will it protect or improve and monitor local air quality? c. will it minimise atmospheric, noise, land, soil and water pollution? d. will it protect or improve the quality of controlled waters?	**0**	**0**	**0**	Any new residential development in the urban edge/countryside is likely only to be minor with regard to noise. Overall neutral impact.
10. Liveability and place. To create and sustain liveable places, promoting sustainable lifestyles and social cohesion.	a. will it improve accessibility and quality of key services and facilities and improve access to jobs? b. will it provide sufficient retail facilities for local people? c. will it improve access to culture, leisure and recreational activities? d. will it create and sustain a vibrant and diverse community and promote a sense of place? e. will it promote social cohesion?	**0**	**0**	**0**	There are opportunities for further engagement and social cohesion with the neighbouring communities. It will have a detrimental impact on access to leisure as it would result in the loss of open space currently used for informal recreation.

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 454 Land at Masefield Road / Gulliver Road**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
11. Equity, diversity, equality and participation. To promote strong and inclusive communities	a. will it promote social inclusion and tackle worklessness? b. will it help to reduce deprivation and ensure no group of people are disadvantaged? c. will it encourage stronger socially inclusive communities? d. will it increase community cohesion? e. will it create community ownership, participation and engagement?	+	++	++	It could promote social inclusion and community cohesion but would not necessarily tackle worklessness. As there is a small identified need for G&T plots but no existing sites the development of this site would help to ensure no group is disadvantaged. There would be a opportunity to create community participation and engagement eg through schools, church groups, community centre etc
12. Energy efficiency and natural resources. To minimise energy use and support renewable energy production and encourage the prudent use of natural resources.	a. will it minimise energy use through sustainable, efficient and effective use of buildings and land? b. will it support or promote the increasing use of renewable energy resources in sustainable locations? c. will it reduce demand for natural resources? d. will it encourage the prudent and efficient use of natural resources?	0	0	0	There may be an opportunity to install renewable energy generating facilities within the development. This site is currently a greenfield site and could result in the loss of trees however trees could be replanted as part of the development given such a large overall site.
13. Waste. To minimise the production of waste and to maximise opportunities for recycling.	a. will it minimise the generation of household and commercial waste? b. will it ensure that waste is dealt with as close to the source as feasible? c. will it maximise the opportunities for recycling waste materials? d. will it ensure that waste is dealt with in a sustainable manner? e. does it make provision for an adequate supply of minerals?	x	x	x	A residential development will inevitably lead to an increase in waste however there are ways to ensure that this can be dealt with as sustainably as possible through recycling etc.
14. Climate change. To address the causes and effects of climate change and minimise emissions of greenhouse gasses.	a. will it encourage prudent use of natural resources? b. will it lead to a reduction in CO_2 emissions? c. will it assist in mitigation and/or adaptation to climate change including coastal squeeze? d. will it increase emphasis on the issue of climate change and global warming effects, such as rising sea levels and the impact of additional development? e. will it enable the natural and/or built environment to cope with the anticipated effects of climate change and sea level rise? f. will it ensure that flood management takes a sustainable approach? g. will it prevent and/or reduce the risk of flooding? h. will it tackle the risks associated with coastal erosion? i. will it tackle global sustainability issues?	-	-	-	On greenfield land which is currently used for informal recreation. Could lead to an increase in CO_2 due to increased car trips. Development of this countryside could result in surface water flood risk increasing due the creation of hardstanding, however this would mainly impact on the new development rather than existing developments as the land is lower than the adjacent land. The scheme would need to be designed to incorporate the necessary drainage to deal with this.

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 454 Land at Masefield Road / Gulliver Road**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
15. Futurity. To ensure that development that meets the needs of today should not restrict choices and opportunities for future generations	a. will its outcomes be beneficial to future generations? b. will it ensure that choices of future generations are not restricted?	+	+	+	The development of this site would be beneficial to the G&T community due to meeting a indentified need but also because it could link with the nearby community and infrastructure, allowing for social interaction and community cohesion. Development at this site could hinder any development plans that Summerhill may have and thus restrict future options. There would be a loss of recreational land but this loss could be outweighed by the social benefits which could be gained by linking into the existing community.

Conclusions

This site would result in a loss of greenfield land and brownfield would be more appropriate. There is likely to be an increase in car trips to access employment. It is currently open green space used for informal recreation, adjacent to Summerhill Country Park and the footpaths in the west of the site form a critical link into the country park. The development of the site could have a detrimental impact on archaeology in the area and should development be proposed there would be a need for investigations which could ultimately preclude the site from being developed. There are also great crested newts within 500m of the site at Summerhill Country Park.
The site does have good links to the adjacent communities with a number of community activities and services including a local centre, school and community centre with good opportunities for social cohesion and interaction.

Recommendations

It appears that a brownfield site within the urban limits may offer a more sustainable option particularly in terms of loss of open space yet this site scores well in terms of potential for social cohesion and interaction. Should this site come forward the impact on the nearby Great Crested Newts would have to be taken into consideration and the development should be designed and landscaped to a high standard and should not compromise the access and setting of the Country Park. The loss of the open space would need to be compensated for in line with Policy NE1 in the emerging Local Plan.

- -	Move away significantly	-	Move away marginally	+	Move towards marginally	++	Move towards significantly	0	Neutral	?	Uncertain	X	No Relationship

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 462 Hart Small Holding 1 East**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
1. Economy. To encourage strong, diverse and sustainable economic growth	a. will it encourage and support the establishment and development of inward investment companies? b. will it encourage new start business? c. will it provide a range of quality sustainable jobs? d. will it diversify the local economy? e. will it diversify or support the rural economy? f. will it diversify or support the local tourist industry? g. will it improve the viability and vitality of town and local centres? h. will it reduce levels of deprivation?	-	0	0	May be some benefit on the rural economy in the terms of the local public houses. Within Hart there are no shops. There may be a very small positive impact on the Local Centre facilities at Middle Warren. The site must be carefully designed and consideration given to the relationship with the village. Notwithstanding the likely mitigation it is considered that the perception of crime and antisocial behaviour will prevail and this perception could have a slight negative impact on the delivery and viability of the Hart village site nearby which is earmarked for delivery over the next 15 years. It is assumed that in the medium to long term the local area will become more tolerant with regard to the perception of crime and antisocial behaviour.
2. Education and skills. To enable all children, young people and adults to achieve their full potential and to maximise the education and skills levels of Hartlepool residents.	a. will it contribute to the development of new and improved education facilities? b. will it encourage lifelong learning and training to meet the workforce needs of local contractors and other major employers from local sources? c. will it increase the levels of attainment and participation in education? d. will it increase participation in community learning?	0	0	0	The site has good access to the local village school which can encourage life long learning and education. Overall neutral impact.
3. Health. To improve the health and well-being of the Hartlepool community.	a. will it improve access to healthcare and health promoting facilities and services? b. will it provide opportunities to promote healthier lifestyles? c. will it provide local play provision, parks and quality green space and increase access to the countryside? d. will it promote the use of existing facilities and open-air recreation? e. will it provide opportunities to participate in sport and active recreation? f. will it reduce poverty and health inequalities? g. will it encourage walking and exercise as part of daily living? h. will it improve access to fresh whole foods including fruit and vegetables? i. will it improve access to goods and services which are health promoting?	x	x	x	No relationship
4. Safety and security. To create safer and cleaner community, reducing crime and anti-social behaviour.	a. will it create safer and cleaner communities? b. will it reduce crime, violence, disorder and anti-social behaviour? c. will it help to ensure residents are kept safe in the event of a fire? d. will it contribute to maintaining and keeping clean public areas? e. will it reduce the perception of crime and allow communities to safely access all areas?	0	0	0	The site would be designed in line with the criteria within policies ND4 and Hsg9 in the Local Plan which should take into account safety and security. However, it is possible (from previous comments received in relation to the Brenda Road Site) that existing residents perceive that crime and disorder would increase if a gypsy and traveller site is located near them.

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 462 Hart Small Holding 1 East**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
5. Housing. To ensure Hartlepool residents have access to decent, good quality, affordable homes.	a. will it promote the re-use of previously developed land? b. will it help to ensure the balance of supply and demand in the housing stock is met in sustainable locations? c. will it help to ensure that Hartlepool residents have access to a choice of good quality housing in sustainable communities across tenures that meets their needs and aspirations? d. will it encourage improvements in homes to meet and exceed the 'decent homes standard'? e. will it provide increased access to open space for residents within Hartlepool? f. will it meet the housing needs of vulnerable people? g. will it ensure new development is sustainably designed and constructed? h. will it encourage high quality design and sufficient open space in new developments? i. will it avoid inappropriate development in the floodplain? j. will it promote the use of sustainable drainage systems?	+	+	+	This site would help to ensure a balance of supply and demand in the housing stock and would meet an identified need for 6 plots. The land is greenfield and would not help in utilising brownfield land. This site is considered relatively sustainable as it is less than 10 minutes walk (if located next to the footpath in the south of the site) to the nearby shops and services at the Middle Warren Local Centre and less than 5 minutes walk to Hart Village where there is two public houses, a church, a school and a community centre. However, the existing footpath is not lit and therefore on a night time there may be concerns over safety. Would lighting in this location appropriate given its rural location? Because of the size of the site there are no physical constraints with regard to the provision of open space and providing a high quality environment. The development would be designed in line with criteria in a number of Local Plan policies including ND4 which would ensure it is sustainably designed and constructed for example heat pumps in utilities buildings. This site is not in an area of floodrisk.
6. Transport. To help develop high quality, integrated, accessible and safe transport system.	a. will it reduce the transport barriers to accessing employment, education and training and health care? b. will it support the location of new development and provision of services that reduces the need to travel? c. will it reduce the incidence and severity of personal injury road crashes? d. will it increase personal safety and security whilst travelling? e. will it encourage more sustainable modes of travel, especially in urban areas? f. will it maintain, improve and make more efficient use of the existing transport network? g. will it control and maintain local air quality and seek to reduce transport emissions that contribute to climate change?	-	-	-	Given this would lead to a number of new residences it is likely that there will be an increase in car trips to access employment, services and facilities.

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 462 Hart Small Holding 1 East**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
7. Built and natural environment. To protect and enhance the quality and local distinctiveness of Hartlepool's rural, urban and historic environment.	a. will it enhance the quality, character and local distinctiveness of the area's landscapes, open space, townscapes, streetscapes, countryside and coastline? b. will it prevent urban development expanding into the countryside. c. will it enhance the quality, character and setting of Hartlepool's designated conservation areas, listed buildings, historic parks, gardens, scheduled ancient monuments and areas of archaeological interest? d. will it enhance or increase access to these natural and cultural assets? e. will it help to ensure that the physical environment is attractive, responsive, flexible and sustainable? f. will it encourage high quality design? g. will it provide sufficient open space in new developments? h. will it promote sustainable coastal defence solutions? i. will it avoid inappropriate development in the floodplain?	--	--	-	Residential development in the countryside is likely to have a negative impact on the quality, character and local distinctiveness of this rural location. If it were located in the north western element of the site it could also have a negative impact of the setting of the grade 1 listed church and fish ponds (SAM). It would result in urban development in the countryside and would impact on the strategic gap between the urban area and Hart Village. Because of the size of the site there are no physical constraints with regard to the provision of open space and providing a high quality environment. However of time it is assumed that as planting and landscaping becomes more established, the site will assimilate into the local character.
8. Biodiversity and geodiversity. To protect and enhance the biodiversity and geodiversity of the natural environment.	a. will it preserve or enhance the quality of LNR, SSSI, SPA, SNCI and Ramsar sites within Hartlepool? b. will it improve access to these nature conservation sites without compromising their integrity through damage or disturbance? c. does it ensure that Hartlepool's rich biodiversity is protected and improved? d. does it enable the natural environment to be managed to maintain and improve its diversity and value? e. will it protect, restore and create habitats for priority species? f. does it increase the diversity of participation in nature conservation?	x	x	x	No relationship
9. Water, air and soil pollution. To improve and/or retain the quality of watercourses, air quality and soil quality and achieve sustainable use of water resources.	a. will it help to achieve sustainable use of water resources? b. will it protect or improve and monitor local air quality? c. will it minimise atmospheric, noise, land, soil and water pollution? d. will it protect or improve the quality of controlled waters?	-	-	-	Any new residential development in the countryside is likely to increase noise which could result in a slight negative impact.
10. Liveability and place. To create and sustain liveable places, promoting sustainable lifestyles and social cohesion.	a. will it improve accessibility and quality of key services and facilities and improve access to jobs? b. will it provide sufficient retail facilities for local people? c. will it improve access to culture, leisure and recreational activities? d. will it create and sustain a vibrant and diverse community and promote a sense of place? e. will it promote social cohesion?	+	+	+	Depending on the exact location of the development there are physical links to the existing community at Hart and therefore opportunities for further engagement and social cohesion.

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 462 Hart Small Holding 1 East**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
11. Equity, diversity, equality and participation. To promote strong and inclusive communities	a. will it promote social inclusion and tackle worklessness? b. will it help to reduce deprivation and ensure no group of people are disadvantaged? c. will it encourage stronger socially inclusive communities? d. will it increase community cohesion? e. will it create community ownership, participation and engagement?	+	++	++	It could promote social inclusion and community cohesion but would not necessarily tackle worklessness. As there is a small identified need for G&T plots but no existing sites the development of this site would help to ensure no group is disadvantaged. There would be a opportunity to create community participation and engagement eg through schools, church groups, community centre etc
12. Energy efficiency and natural resources. To minimise energy use and support renewable energy production and encourage the prudent use of natural resources.	a. will it minimise energy use through sustainable, efficient and effective use of buildings and land? b. will it support or promote the increasing use of renewable energy resources in sustainable locations? c. will it reduce demand for natural resources? d. will it encourage the prudent and efficient use of natural resources?	-	-	-	There would be a negative impact on natural resources as is greenfield land which is currently farmed. A brownfield site would result in a lesser impact on the natural environment. There may be an opportunity to install renewable energy generating facilities within the development however this is a far less benefit than the loss of the natural land.
13. Waste. To minimise the production of waste and to maximise opportunities for recycling.	a. will it minimise the generation of household and commercial waste? b. will it ensure that waste is dealt with as close to the source as feasible? c. will it maximise the opportunities for recycling waste materials? d. will it ensure that waste is dealt with in a sustainable manner? e. does it make provision for an adequate supply of minerals?	0	0	0	A residential development will inevitably lead to an increase in waste however there are ways to ensure that this can be dealt with as sustainably as possible through recycling etc.
14. Climate change. To address the causes and effects of climate change and minimise emissions of greenhouse gasses.	a. will it encourage prudent use of natural resources? b. will it lead to a reduction in CO_2 emissions? c. will it assist in mitigation and/or adaptation to climate change including coastal squeeze? d. will it increase emphasis on the issue of climate change and global warming effects, such as rising sea levels and the impact of additional development? e. will it enable the natural and/or built environment to cope with the anticipated effects of climate change and sea level rise? f. will it ensure that flood management takes a sustainable approach? g. will it prevent and/or reduce the risk of flooding? h. will it tackle the risks associated with coastal erosion? i. will it tackle global sustainability issues?	-	-	-	On greenfield land which is currently farmed. Could lead to an increase in CO_2 due to increased car trips. Development of this countryside could result in surface water flood risk increasing due the creation of hardstanding, but this relatively minor.
15. Futurity. To ensure that development that meets the needs of today should not restrict choices and opportunities for future generations	a. will its outcomes be beneficial to future generations? b. will it ensure that choices of future generations are not restricted?	+	+	+	The development of this site would be beneficial to the G&T community due to meeting a indentified need but also because it could link with the nearby community and infrastructure, allowing for social interaction and community cohesion. There would be a loss of greenfield farming land but this loss would be outweighed by the social benefits which could be gained.

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 462 Hart Small Holding 1 East**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	

Conclusions

This site would result in a loss of greenfield land and brownfield would be more appropriate. There is likely to be an increase in car trips to access employment and health services and a site within the urban limits which has better connections ie more frequent bus service would be more appropriate. Although there is a public footpath/cyclepath in the south of this site which would allow for sustainable journeys to be made it is not lit and on an evening there may be safety concerns. Part of the site is also very close to a Scheduled Ancient Monument and a Grade 1 listed Church in Hart and development in the vicinity of these would have a detrimental impact on their setting.

The site does have good links to a thriving community at Hart and within walking distance of Middle Warren and Clavering with a number of community activities and services including a school and community centre with good opportunities for social cohesion and interaction.

Recommendations

It appears that sites within the urban limits may offer a more sustainable option in terms of transport and loss of natural resources yet this site scores well in terms of potential for social cohesion and interaction. Should this site come forward any development should be located in the south east of the site so it is closer to the shops at Middle Warren and should not be located close to the existing heritage assets in the north west of the site.

- -	Move away significantly	**-**	Move away marginally	**+**	Move towards marginally	**++**	Move towards significantly	**0**	Neutral	**?**	Uncertain	**X**	No Relationship

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 464 – Summerhill, Off Catcote Road**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
1. Economy. To encourage strong, diverse and sustainable economic growth	a. will it encourage and support the establishment and development of inward investment companies? b. will it encourage new start business? c. will it provide a range of quality sustainable jobs? d. will it diversify the local economy? e. will it diversify or support the rural economy? f. will it diversify or support the local tourist industry? g. will it improve the viability and vitality of town and local centres? h. will it reduce levels of deprivation?	-	-	-	Potential for minor negative impact upon the tourist industry given the proximity to Summerhill, however, design will be key to mitigation of impacts. Due to the small number of families, the impacts upon viability and vitality of town and local centres is likely to be neutral.
2. Education and skills. To enable all children, young people and adults to achieve their full potential and to maximise the education and skills levels of Hartlepool residents.	a. will it contribute to the development of new and improved education facilities? b. will it encourage lifelong learning and training to meet the workforce needs of local contractors and other major employers from local sources? c. will it increase the levels of attainment and participation in education? d. will it increase participation in community learning?	+	+	+	The site has good access to local schools and Summerhill which can encourage life long learning and education.
3. Health. To improve the health and well-being of the Hartlepool community.	a. will it improve access to healthcare and health promoting facilities and services? b. will it provide opportunities to promote healthier lifestyles? c. will it provide local play provision, parks and quality green space and increase access to the countryside? d. will it promote the use of existing facilities and open-air recreation? e. will it provide opportunities to participate in sport and active recreation? f. will it reduce poverty and health inequalities? g. will it encourage walking and exercise as part of daily living? h. will it improve access to fresh whole foods including fruit and vegetables? i. will it improve access to goods and services which are health promoting?	0	0	0	The site will improve access to facilities for the gypsy community. It will provide access and opportunities to the open countryside and sport and activities within the gypsy community but there will be a loss of green space and potential negative effect on the wider community. Site isn't in good walking distance of local facilities. Several of the appraisal criteria score positively and several score negatively.
4. Safety and security. To create safer and cleaner community, reducing crime and anti-social behaviour.	a. will it create safer and cleaner communities? b. will it reduce crime, violence, disorder and anti-social behaviour? c. will it help to ensure residents are kept safe in the event of a fire? d. will it contribute to maintaining and keeping clean public areas? e. will it reduce the perception of crime and allow communities to safely access all areas?	0	0	0	The site would be designed in line with the criteria within Policy ND4 and Hsg9 in the Local Plan which should take into account safety and security. However, it is possible (from previous comments received in relation to the Brenda Road Site) that existing residents perceive that crime and disorder would increase if a gypsy and traveller site is located near them.

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 464 – Summerhill, Off Catcote Road**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
5. Housing. To ensure Hartlepool residents have access to decent, good quality, affordable homes.	a. will it promote the re-use of previously developed land? b. will it help to ensure the balance of supply and demand in the housing stock is met in sustainable locations? c. will it help to ensure that Hartlepool residents have access to a choice of good quality housing in sustainable communities across tenures that meets their needs and aspirations? d. will it encourage improvements in homes to meet and exceed the 'decent homes standard'? e. will it provide increased access to open space for residents within Hartlepool? f. will it meet the housing needs of vulnerable people? g. will it ensure new development is sustainably designed and constructed? h. will it encourage high quality design and sufficient open space in new developments? i. will it avoid inappropriate development in the floodplain? j. will it promote the use of sustainable drainage systems?	+	+	+	The site is Greenfield land. It will meet the defined housing need. It will help residents access to a housing which meets the need. The development of the site would result in the loss of open space. With the provision of other policies in the Local Plan the site will be encouraged to be designed and constructed with sustainability as a priority. The site is not located within a flood plain.
6. Transport. To help develop high quality, integrated, accessible and safe transport system.	a. will it reduce the transport barriers to accessing employment, education and training and health care? b. will it support the location of new development and provision of services that reduces the need to travel? c. will it reduce the incidence and severity of personal injury road crashes? d. will it increase personal safety and security whilst travelling? e. will it encourage more sustainable modes of travel, especially in urban areas? f. will it maintain, improve and make more efficient use of the existing transport network? g. will it control and maintain local air quality and seek to reduce transport emissions that contribute to climate change?	-	-	-	The site is not located within close proximity of local services, employment or public transport. The closest bus service is located to the east on Catcote Road which provides access to the town centre. The location will encourage the use of private transport.
7. Built and natural environment. To protect and enhance the quality and local distinctiveness of Hartlepool's rural, urban and historic environment.	a. will it enhance the quality, character and local distinctiveness of the area's landscapes, open space, townscapes, streetscapes, countryside and coastline? b. will it prevent urban development expanding into the countryside. c. will it enhance the quality, character and setting of Hartlepool's designated conservation areas, listed buildings, historic parks, gardens, scheduled ancient monuments and areas of archaeological interest? d. will it enhance or increase access to these natural and cultural assets? e. will it help to ensure that the physical environment is attractive, responsive, flexible and sustainable? f. will it encourage high quality design? g. will it provide sufficient open space in new developments? h. will it promote sustainable coastal defence solutions? i. will it avoid inappropriate development in the floodplain?	--	--	--	It will have a negative impact as it will result in a loss of open space and it will constitute urban development within the open countryside. The site is of archaeological significance and an archaeological field evaluation would be required. Design and management will be key to maintaining the quality of the environment. The site is not located within proximity to coast and will avoid inappropriate development in the floodplain.

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 464 – Summerhill, Off Catcote Road**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
8. Biodiversity and geodiversity. To protect and enhance the biodiversity and geodiversity of the natural environment.	a. will it preserve or enhance the quality of LNR, SSSI, SPA, SNCI and Ramsar sites within Hartlepool? b. will it improve access to these nature conservation sites without compromising their integrity through damage or disturbance? c. does it ensure that Hartlepool's rich biodiversity is protected and improved? d. does it enable the natural environment to be managed to maintain and improve its diversity and value? e. will it protect, restore and create habitats for priority species? f. does it increase the diversity of participation in nature conservation?	-	-	-	The site is identified as a Local Nature Reserve and a Local Wildlife Site. The latter designation is due to the presence of great crested newts within the local nature reserve. This part of the site is low quality in respect of wildlife. The site is a managed, artificial wildflower meadow. The loss would need to be compensated for elsewhere.
9. Water, air and soil pollution. To improve and/or retain the quality of watercourses, air quality and soil quality and achieve sustainable use of water resources.	a. will it help to achieve sustainable use of water resources? b. will it protect or improve and monitor local air quality? c. will it minimise atmospheric, noise, land, soil and water pollution? d. will it protect or improve the quality of controlled waters?	X	X	X	No relationship.
10. Liveability and place. To create and sustain liveable places, promoting sustainable lifestyles and social cohesion.	a. will it improve accessibility and quality of key services and facilities and improve access to jobs? b. will it provide sufficient retail facilities for local people? c. will it improve access to culture, leisure and recreational activities? d. will it create and sustain a vibrant and diverse community and promote a sense of place? e. will it promote social cohesion?	0	0	0	The site doesn't provide particularly good accessibility to key services, facilities, jobs and retail. There could be the opportunity to increase diversity and over the longer term improve social cohesion and inclusion. Overall neutral impact.
11. Equity, diversity, equality and participation. To promote strong and inclusive communities	a. will it promote social inclusion and tackle worklessness? b. will it help to reduce deprivation and ensure no group of people are disadvantaged? c. will it encourage stronger socially inclusive communities? d. will it increase community cohesion? e. will it create community ownership, participation and engagement?	+	++	++	It could promote social inclusion and community cohesion but would not necessarily tackle worklessness. As there is a small identified need for G&T plots but no existing sites the development of this site would help to ensure no group is disadvantaged. There would be a opportunity to create community participation and engagement eg through schools, church groups, community centre etc
12. Energy efficiency and natural resources. To minimise energy use and support renewable energy production and encourage the prudent use of natural resources.	a. will it minimise energy use through sustainable, efficient and effective use of buildings and land? b. will it support or promote the increasing use of renewable energy resources in sustainable locations? c. will it reduce demand for natural resources? d. will it encourage the prudent and efficient use of natural resources?	0	0	0	Energy efficiency will be dependant upon overall site design and the materials used. However it is assumed that there will be an overall neutral impact.
13. Waste. To minimise the production of waste and to maximise opportunities for recycling.	a. will it minimise the generation of household and commercial waste? b. will it ensure that waste is dealt with as close to the source as feasible? c. will it maximise the opportunities for recycling waste materials? d. will it ensure that waste is dealt with in a sustainable manner? e. does it make provision for an adequate supply of minerals?	0	0	0	Site management is important.

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 464 – Summerhill, Off Catcote Road**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
14. Climate change. To address the causes and effects of climate change and minimise emissions of greenhouse gasses.	a. will it encourage prudent use of natural resources? b. will it lead to a reduction in CO_2 emissions? c. will it assist in mitigation and/or adaptation to climate change including coastal squeeze? d. will it increase emphasis on the issue of climate change and global warming effects, such as rising sea levels and the impact of additional development? e. will it enable the natural and/or built environment to cope with the anticipated effects of climate change and sea level rise? f. will it ensure that flood management takes a sustainable approach? g. will it prevent and/or reduce the risk of flooding? h. will it tackle the risks associated with coastal erosion? i. will it tackle global sustainability issues?	**0**	**0**	**0**	Minimal impact due to the size of the proposals.
15. Futurity. To ensure that development that meets the needs of today should not restrict choices and opportunities for future generations	a. will its outcomes be beneficial to future generations? b. will it ensure that choices of future generations are not restricted?	**+**	**+**	**+**	This will meet an identified need in the Borough. It will help future generations to access appropriate facilities.

Conclusions

The development of this site will result in the loss of green space which is currently a local nature reserve and local wildlife site. However, only a small proportion of the wider Summerhill site is proposed and it forms the part of least ecological value. Currently the site is well screened on three sides and the location and setting is favourable in terms of screening and providing landscaping. The site provides strong learning opportunities for cultural and leisure facilities given the proximity to Summerhill and will increase access via walking. The site is not particularly accessible for key services such as health, retail and employment opportunities. The site will make provision for an identified need.

Recommendations

Development of the site will require compensation for the loss of the meadow elsewhere within the site. The site is used for events related to Summerhill and another part of the wider site will need to be provided to compensate for the loss of the site. Good design and management of the site is key to ensure the site is acceptable.

- -	Move away significantly	**-**	Move away marginally	**+**	Move towards marginally	**++**	Move towards significantly	**0**	Neutral	**?**	Uncertain	**X**	No Relationship

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 465 Hart Small Holdings West**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
1. Economy. To encourage strong, diverse and sustainable economic growth	a. will it encourage and support the establishment and development of inward investment companies? b. will it encourage new start business? c. will it provide a range of quality sustainable jobs? d. will it diversify the local economy? e. will it diversify or support the rural economy? f. will it diversify or support the local tourist industry? g. will it improve the viability and vitality of town and local centres? h. will it reduce levels of deprivation?	**x**	**x**	**x**	May be some benefit on the rural economy in the terms of the local public houses. Within Hart there are no shops. There may be a very small positive impact on the Local Centre facilities at Middle Warren.
2. Education and skills. To enable all children, young people and adults to achieve their full potential and to maximise the education and skills levels of Hartlepool residents.	a. will it contribute to the development of new and improved education facilities? b. will it encourage lifelong learning and training to meet the workforce needs of local contractors and other major employers from local sources? c. will it increase the levels of attainment and participation in education? d. will it increase participation in community learning?	**0**	**0**	**0**	The site has good access to the local village school which can encourage life long learning and education. Overall neutral impact.
3. Health. To improve the health and well-being of the Hartlepool community.	a. will it improve access to healthcare and health promoting facilities and services? b. will it provide opportunities to promote healthier lifestyles? c. will it provide local play provision, parks and quality green space and increase access to the countryside? d. will it promote the use of existing facilities and open-air recreation? e. will it provide opportunities to participate in sport and active recreation? f. will it reduce poverty and health inequalities? g. will it encourage walking and exercise as part of daily living? h. will it improve access to fresh whole foods including fruit and vegetables? i. will it improve access to goods and services which are health promoting?	**x**	**x**	**x**	No relationship
4. Safety and security. To create safer and cleaner community, reducing crime and anti-social behaviour.	a. will it create safer and cleaner communities? b. will it reduce crime, violence, disorder and anti-social behaviour? c. will it help to ensure residents are kept safe in the event of a fire? d. will it contribute to maintaining and keeping clean public areas? e. will it reduce the perception of crime and allow communities to safely access all areas?	**0**	**0**	**0**	The site would be designed in line with the criteria within Policy ND4 and Hsg9 in the Local Plan which should take into account safety and security. However, it is possible (from previous comments received in relation to the Brenda Road Site) that existing residents perceive that crime and disorder would increase if a gypsy and traveller site is located near them.

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 465 Hart Small Holdings West**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
5. Housing. To ensure Hartlepool residents have access to decent, good quality, affordable homes.	a. will it promote the re-use of previously developed land? b. will it help to ensure the balance of supply and demand in the housing stock is met in sustainable locations? c. will it help to ensure that Hartlepool residents have access to a choice of good quality housing in sustainable communities across tenures that meets their needs and aspirations? d. will it encourage improvements in homes to meet and exceed the 'decent homes standard'? e. will it provide increased access to open space for residents within Hartlepool? f. will it meet the housing needs of vulnerable people? g. will it ensure new development is sustainably designed and constructed? h. will it encourage high quality design and sufficient open space in new developments? i. will it avoid inappropriate development in the floodplain? j. will it promote the use of sustainable drainage systems?	+	+	+	This site would help to ensure a balance of supply and demand in the housing stock and would meet an identified need for 6 plots. The land is greenfield and would not help in utilising brownfield land. This site is a 20/25 minute walk to the shops and services at the Middle Warren Local Centre and less than 5 minutes walk to Hart Village where there is two public houses, a church, a school and a community centre. The existing footpath which leads to the local centre at Middle Warren is not lit and therefore on a night time there may be concerns over safety. Would lighting in this location appropriate given its rural location? Because of the size of the site there are no physical constraints with regard to the provision of open space and providing a high quality environment. The development would be designed in line with criteria in a number of Local Plan policies including ND4 and Hsg9 which would ensure it is sustainably designed and constructed for example heat pumps in utilities buildings. This site is not in an area of floodrisk.
6. Transport. To help develop high quality, integrated, accessible and safe transport system.	a. will it reduce the transport barriers to accessing employment, education and training and health care? b. will it support the location of new development and provision of services that reduces the need to travel? c. will it reduce the incidence and severity of personal injury road crashes? d. will it increase personal safety and security whilst travelling? e. will it encourage more sustainable modes of travel, especially in urban areas? f. will it maintain, improve and make more efficient use of the existing transport network? g. will it control and maintain local air quality and seek to reduce transport emissions that contribute to climate change?	-	-	-	Public transport provision is limited. Given this development would lead to a number of new residences it is likely that there will be an increase in car trips to access employment, services and facilities.

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 465 Hart Small Holdings West**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
7. Built and natural environment. To protect and enhance the quality and local distinctiveness of Hartlepool's rural, urban and historic environment.	a. will it enhance the quality, character and local distinctiveness of the area's landscapes, open space, townscapes, streetscapes, countryside and coastline? b. will it prevent urban development expanding into the countryside. c. will it enhance the quality, character and setting of Hartlepool's designated conservation areas, listed buildings, historic parks, gardens, scheduled ancient monuments and areas of archaeological interest? d. will it enhance or increase access to these natural and cultural assets? e. will it help to ensure that the physical environment is attractive, responsive, flexible and sustainable? f. will it encourage high quality design? g. will it provide sufficient open space in new developments? h. will it promote sustainable coastal defence solutions? i. will it avoid inappropriate development in the floodplain?	--	--	-	Residential development in the countryside is likely to have a negative impact on the quality, character and local distinctiveness of this rural location. If it were located in the north eastern element of the site it could also have a negative impact of the setting of the grade 1 listed church and fish ponds (SAM). It would result in urban development in the countryside. Because of the size of the site there are no physical constraints with regard to the provision of open space and providing a high quality environment. However of time it is assumed that as planting and landscaping becomes more established, the site will assimilate into the local character.
8. Biodiversity and geodiversity. To protect and enhance the biodiversity and geodiversity of the natural environment.	a. will it preserve or enhance the quality of LNR, SSSI, SPA, SNCI and Ramsar sites within Hartlepool? b. will it improve access to these nature conservation sites without compromising their integrity through damage or disturbance? c. does it ensure that Hartlepool's rich biodiversity is protected and improved? d. does it enable the natural environment to be managed to maintain and improve its diversity and value? e. will it protect, restore and create habitats for priority species? f. does it increase the diversity of participation in nature conservation?	x	x	x	No relationship.
9. Water, air and soil pollution. To improve and/or retain the quality of watercourses, air quality and soil quality and achieve sustainable use of water resources.	a. will it help to achieve sustainable use of water resources? b. will it protect or improve and monitor local air quality? c. will it minimise atmospheric, noise, land, soil and water pollution? d. will it protect or improve the quality of controlled waters?	-	-	-	Any new residential development in the countryside is likely to increase noise which could result in a slight negative impact.
10. Liveability and place. To create and sustain liveable places, promoting sustainable lifestyles and social cohesion.	a. will it improve accessibility and quality of key services and facilities and improve access to jobs? b. will it provide sufficient retail facilities for local people? c. will it improve access to culture, leisure and recreational activities? d. will it create and sustain a vibrant and diverse community and promote a sense of place? e. will it promote social cohesion?	+	+	+	Depending on the exact location of the development there are physical links to the existing community at Hart and therefore opportunities for further engagement and social cohesion.

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 465 Hart Small Holdings West**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
11. Equity, diversity, equality and participation. To promote strong and inclusive communities	a. will it promote social inclusion and tackle worklessness? b. will it help to reduce deprivation and ensure no group of people are disadvantaged? c. will it encourage stronger socially inclusive communities? d. will it increase community cohesion? e. will it create community ownership, participation and engagement?	+	++	++	It could promote social inclusion and community cohesion but would not necessarily tackle worklessness. As there is an small identified need for G&T plots but no existing sites the development of this site would help to ensure no group is disadvantaged. There would be a opportunity to create community participation and engagement eg through schools, church groups, community centre etc
12. Energy efficiency and natural resources. To minimise energy use and support renewable energy production and encourage the prudent use of natural resources.	a. will it minimise energy use through sustainable, efficient and effective use of buildings and land? b. will it support or promote the increasing use of renewable energy resources in sustainable locations? c. will it reduce demand for natural resources? d. will it encourage the prudent and efficient use of natural resources?	--	--	--	There would be a negative impact on natural resources as is greenfield land which is currently farmed and is some of the best and most versatile agricultural land across the Tees Valley. This loss is a very important factor and must be considered as a finite resource for the Borough and the region. A brownfield site would result in a lesser impact on the natural environment. There may be an opportunity to install renewable energy generating facilities within the development however this is a far less benefit than the loss of the natural land.
13. Waste. To minimise the production of waste and to maximise opportunities for recycling.	a. will it minimise the generation of household and commercial waste? b. will it ensure that waste is dealt with as close to the source as feasible? c. will it maximise the opportunities for recycling waste materials? d. will it ensure that waste is dealt with in a sustainable manner? e. does it make provision for an adequate supply of minerals?	0	0	0	The site will be designed so as to incorporate energy efficiency where possible and to deal with waste in a sustainable manner. Overall neutral impact.
14. Climate change. To address the causes and effects of climate change and minimise emissions of greenhouse gasses.	a. will it encourage prudent use of natural resources? b. will it lead to a reduction in CO_2 emissions? c. will it assist in mitigation and/or adaptation to climate change including coastal squeeze? d. will it increase emphasis on the issue of climate change and global warming effects, such as rising sea levels and the impact of additional development? e. will it enable the natural and/or built environment to cope with the anticipated effects of climate change and sea level rise? f. will it ensure that flood management takes a sustainable approach? g. will it prevent and/or reduce the risk of flooding? h. will it tackle the risks associated with coastal erosion? i. will it tackle global sustainability issues?	-	-	-	On greenfield land which is currently farmed and is the best and most versatile agricultural land across the Tees Valley. Could lead to an increase in CO_2 due to increased car trips. Development of this countryside could result in surface water flood risk increasing due the creation of hardstanding, but this relatively minor.

Potential Gypsy and Traveller Sites SA **Objective or action being appraised: Site Ref 465 Hart Small Holdings West**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
15. Futurity. To ensure that development that meets the needs of today should not restrict choices and opportunities for future generations	a. will its outcomes be beneficial to future generations? b. will it ensure that choices of future generations are not restricted?	-	-	-	The development of this site would be beneficial to the G&T community due to meeting a indentified need but also because it could link with the nearby community and infrastructure, allowing for social interaction and community cohesion. There would be a loss of high quality farming land which is at a premium within the Tees Valley and the north east.

Conclusions

This site would result in a loss of the best and most versatile agricultural land which is already in limited supply in the north east. A brownfield site would be more appropriate. There is likely to be an increase in car trips to access employment and services and a site within the urban limits which has better connections ie more frequent bus service would be more appropriate. Although there is a public footpath leading from Hart Village to the urban area it is not lit and on an evening there may be safety concerns. Depending on the location of the site within the wider site new footpaths and roads may need to be created. Part of the site is also very close to a Scheduled Ancient Monument and a Grade 1 listed Church in Hart and development in the vicinity of these would have a detrimental impact on their setting.

The site does have good links to a thriving community at Hart with a number of community activities and services including a school and community centre with good opportunities for social cohesion and interaction, however it does lack access to shops, health facilities and employment.

Recommendations

It appears that sites within the urban limits may offer a more sustainable option in terms of transport. The loss of this best and most versatile agricultural land is a major concern in relation to the development of this site. The site scores well in terms of potential for social cohesion and interaction. Should this site come forward any development should not be located in the north east of the site close to the existing heritage assets.

The assessment of the two sites near Hart Village would suggest that the site to the east of the village would be more suitable than this site due to the proximity to the local centre and footpath but also because the site to the east would not lead to the loss of the best and most versatile agricultural land.

- -	Move away significantly	**-**	Move away marginally	**+**	Move towards marginally	**++**	Move towards significantly	**0**	Neutral	**?**	Uncertain	**X**	No Relationship

(Name of plan/strategy being appraised) **Objective or action being appraised: Site Ref 437 Briarfields Field, Elwick Road**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
1. Economy. To encourage strong, diverse and sustainable economic growth	q. will it encourage and support the establishment and development of inward investment companies? r. will it encourage new start business? s. will it provide a range of quality sustainable jobs? t. will it diversify the local economy? u. will it diversify or support the rural economy? v. will it diversify or support the local tourist industry? w. will it improve the viability and vitality of town and local centres? x. will it reduce levels of deprivation?	-	-	-	Site is included within the housing numbers in the Local Plan for 10 dwellings in the "identified urban area portfolio". These dwellings would be executive housing and investment/jobs would be lost to the Borough.
2. Education and skills. To enable all children, young people and adults to achieve their full potential and to maximise the education and skills levels of Hartlepool residents.	e. will it contribute to the development of new and improved education facilities? f. will it encourage lifelong learning and training to meet the workforce needs of local contractors and other major employers from local sources? g. will it increase the levels of attainment and participation in education? h. will it increase participation in community learning?	+	+	+	Walking distance to local schools and sixth form college. No dedicated adult or lifelong learner training providers within close proximity.
3. Health. To improve the health and well-being of the Hartlepool community.	a. will it improve access to healthcare and health promoting facilities and services? b. will it provide opportunities to promote healthier lifestyles? c. will it provide local play provision, parks and quality green space and increase access to the countryside? d. will it promote the use of existing facilities and open-air recreation? e. will it provide opportunities to participate in sport and active recreation? f. will it reduce poverty and health inequalities? g. will it encourage walking and exercise as part of daily living? h. will it improve access to fresh whole foods including fruit and vegetables? i. will it improve access to goods and services which are health promoting?	+	+	+	Walking distance to Summerhill and Ward Jackson Park and quality green open spaces. Public footpath runs through the site which could be retained. Also in close proximity to the allotments.
4. Safety and security. To create safer and cleaner community, reducing crime and anti-social behaviour.	f. will it create safer and cleaner communities? g. will it reduce crime, violence, disorder and anti-social behaviour? h. will it help to ensure residents are kept safe in the event of a fire? i. will it contribute to maintaining and keeping clean public areas? j. will it reduce the perception of crime and allow communities to safely access all areas?	--	--	--	Poor natural surveillance. The site is not overlooked due its strong boundary screening. Likely to be perceived concern or fear of crime from the existing community.

(Name of plan/strategy being appraised) **Objective or action being appraised: Site Ref 437 Briarfields Field, Elwick Road**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
5. Housing. To ensure Hartlepool residents have access to decent, good quality, affordable homes.	k. will it promote the re-use of previously developed land? l. will it help to ensure the balance of supply and demand in the housing stock is met in sustainable locations? m. will it help to ensure that Hartlepool residents have access to a choice of good quality housing in sustainable communities across tenures that meets their needs and aspirations? n. will it encourage improvements in homes to meet and exceed the 'decent homes standard'? o. will it provide increased access to open space for residents within Hartlepool? p. will it meet the housing needs of vulnerable people? q. will it ensure new development is sustainably designed and constructed? r. will it encourage high quality design and sufficient open space in new developments? s. will it avoid inappropriate development in the floodplain? t. will it promote the use of sustainable drainage systems?	**0**	**0**	**0**	Loss of Greenfield land which is identified for high quality executive housing. It will help to meet an identified housing need and ensure that residents will have access to choice. However, if developed it would result in the loss of a housing site for executive homes which is also an identified housing need in short supply. It will give good access to the surrounding countryside and nearby park. Potentially meet the housing needs of vulnerable people. With the provision of other policies in the Local Plan the site will be encouraged to be designed and constructed with sustainability as a priority. The site is not located within the floodplain. The size of the site could support sustainable drainage systems.
6. Transport. To help develop high quality, integrated, accessible and safe transport system.	h. will it reduce the transport barriers to accessing employment, education and training and health care? i. will it support the location of new development and provision of services that reduces the need to travel? j. will it reduce the incidence and severity of personal injury road crashes? k. will it increase personal safety and security whilst travelling? l. will it encourage more sustainable modes of travel, especially in urban areas? m. will it maintain, improve and make more efficient use of the existing transport network? n. will it control and maintain local air quality and seek to reduce transport emissions that contribute to climate change?	**0**	**0**	**0**	Walking distance to bus stop with access to key facilities and amenities. Site too small to affect the transport network.
7. Built and natural environment. To protect and enhance the quality and local distinctiveness of Hartlepool's rural, urban and historic environment.	j. will it enhance the quality, character and local distinctiveness of the area's landscapes, open space, townscapes, streetscapes, countryside and coastline? k. will it prevent urban development expanding into the countryside? l. will it enhance the quality, character and setting of Hartlepool's designated conservation areas, listed buildings, historic parks, gardens, scheduled ancient monuments and areas of archaeological interest? m. will it enhance or increase access to these natural and cultural assets? n. will it help to ensure that the physical environment is attractive, responsive, flexible and sustainable? o. will it encourage high quality design? p. will it provide sufficient open space in new developments? q. will it promote sustainable coastal defence solutions? r. will it avoid inappropriate development in the floodplain?	--	--	--	Re-use a vacant site within the urban area. The site is located within the grounds of Briarfields house which is a major feature of the Park Conservation Area. A residential gypsy and traveller site would be uncharacteristic of the Park Conservation Area. It would avoid inappropriate development within the flood plain.

(Name of plan/strategy being appraised) **Objective or action being appraised: Site Ref 437 Briarfields Field, Elwick Road**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
8. Biodiversity and geodiversity. To protect and enhance the biodiversity and geodiversity of the natural environment.	g. will it preserve or enhance the quality of LNR, SSSI, SPA, SNCI and Ramsar sites within Hartlepool? h. will it improve access to these nature conservation sites without compromising their integrity through damage or disturbance? i. does it ensure that Hartlepool's rich biodiversity is protected and improved? j. does it enable the natural environment to be managed to maintain and improve its diversity and value? k. will it protect, restore and create habitats for priority species? l. does it increase the diversity of participation in nature conservation?	**0**	**0**	**0**	If works are required to the Ambulance Station then a bat survey would be required. As a vacant Greenfield site this provides a level of biodiversity value in its current form which could be negatively impacted on.
9. Water, air and soil pollution. To improve and/or retain the quality of watercourses, air quality and soil quality and achieve sustainable use of water resources.	e. will it help to achieve sustainable use of water resources? f. will it protect or improve and monitor local air quality? g. will it minimise atmospheric, noise, land, and soil and water pollution? h. will it protect or improve the quality of controlled waters?	**X**	**X**	**X**	No relationship.
10. Liveability and place. To create and sustain liveable places, promoting sustainable lifestyles and social cohesion.	f. will it improve accessibility and quality of key services and facilities and improve access to jobs? g. will it provide sufficient retail facilities for local people? h. will it improve access to culture, leisure and recreational activities? i. will it create and sustain a vibrant and diverse community and promote a sense of place? j. will it promote social cohesion?	**0**	**0**	**0**	Not well located to jobs and key services but well located to leisure facilities and schools. Potential to increase social cohesion over long term.
11. Equity, diversity, equality and participation. To promote strong and inclusive communities	f. will it promote social inclusion and tackle worklessness? g. will it help to reduce deprivation and ensure no group of people are disadvantaged? h. will it encourage stronger socially inclusive communities? i. will it increase community cohesion? j. will it create community ownership, participation and engagement?	**0**	**+**	**+**	The location meets the first three criteria. Opportunity to increase diversity and over the longer term improve social cohesion and inclusion. The location doesn't allow for significant interaction with the local community.
12. Energy efficiency and natural resources. To minimise energy use and support renewable energy production and encourage the prudent use of natural resources.	i. will it minimise energy use through sustainable, efficient and effective use of buildings and land? j. will it support or promote the increasing use of renewable energy resources in sustainable locations? k. will it reduce demand for natural resources? l. will it encourage the prudent and efficient use of natural resources?	**0**	**0**	**0**	Energy efficiency will be dependent on the overall design and the materials used.
13. Waste. To minimise the production of waste and to maximise opportunities for recycling.	k. will it minimise the generation of household and commercial waste? l. will it ensure that waste is dealt with as close to the source as feasible? m. will it maximise the opportunities for recycling waste materials? n. will it ensure that waste is dealt with in a sustainable manner? o. does it make provision for an adequate supply of minerals?	**0**	**0**	**0**	Site management is important to ensure waste is dealt with in an appropriate manner.

(Name of plan/strategy being appraised) **Objective or action being appraised: Site Ref 437 Briarfields Field, Elwick Road**					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
14. Climate change. To address the causes and effects of climate change and minimise emissions of greenhouse gasses.	s. will it encourage prudent use of natural resources? t. will it lead to a reduction in CO_2 emissions? u. will it assist in mitigation and/or adaptation to climate change including coastal squeeze? v. will it increase emphasis on the issue of climate change and global warming effects, such as rising sea levels and the impact of additional development? w. will it enable the natural and/or built environment to cope with the anticipated effects of climate change and sea level rise? x. will it ensure that flood management takes a sustainable approach? y. will it prevent and/or reduce the risk of flooding? z. will it tackle the risks associated with coastal erosion? aa. will it tackle global sustainability issues?	**0**	**0**	**0**	Minimal impact due to the size of the proposals.
15. Futurity. To ensure that development that meets the needs of today should not restrict choices and opportunities for future generations	e. will its outcomes be beneficial to future generations? f. will it ensure that choices of future generations are not restricted?	**+**	**+**	**+**	This will meet an identified need in the Borough. It will help future generations to access appropriate facilities.

Conclusions
Overall there are mixed conclusions with the site scoring positively on some aspects such as health and education. It scores negatively on others such as the economy, built environment and safety. The site is largely neutral in terms of other criteria. There are concerns with regard to the loss of a site (identified in the Local Plan as a housing site) earmarked for executive housing which contributes to meeting an established housing need. The site is located within the Park Conservation Area and development will need adhere to strict design criteria. This could be in conflict with the basic design of a gypsy and traveller site which is characterised by hard standing and single storey utility buildings.

Recommendations
There are clear issues with regard to economic impact, housing and the built environment. If the site is chosen final design would be key due to the site's historic importance. The public footpath will need to be retained as will vehicular access to the allotments.

Objective or action being appraised: Site Ref 403 Land at Clarence Road (North of Victoria Football Ground)					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
1. Economy. To encourage strong, diverse and sustainable economic growth	a. will it encourage and support the establishment and development of inward investment companies? b. will it encourage new start business? c. will it provide a range of quality sustainable jobs? d. will it diversify the local economy? e. will it diversify or support the rural economy? f. will it diversify or support the local tourist industry? g. will it improve the viability and vitality of town and local centres? h. will it reduce levels of deprivation?	**0**	**0**	**0**	The site is located within the town centre in the emerging Local Plan. Adjacent to the Big Local Area Dyke House Regeneration Area boundary. Minimal impact on the criteria due to the site's size.
2. Education and skills. To enable all children, young people and adults to achieve their full potential and to maximise the education and skills levels of Hartlepool residents.	a. will it contribute to the development of new and improved education facilities? b. will it encourage lifelong learning and training to meet the workforce needs of local contractors and other major employers from local sources? c. will it increase the levels of attainment and participation in education? d. will it increase participation in community learning?	**+**	**+**	**+**	Walking distance to schools. Number of training and adult education providers within the town centre. Central location gives access many education and life long learning opportunities.
3. Health. To improve the health and well-being of the Hartlepool community.	a. will it improve access to healthcare and health promoting facilities and services? b. will it provide opportunities to promote healthier lifestyles? c. will it provide local play provision, parks and quality green space and increase access to the countryside? d. will it promote the use of existing facilities and open-air recreation? e. will it provide opportunities to participate in sport and active recreation? f. will it reduce poverty and health inequalities? g. will it encourage walking and exercise as part of daily living? h. will it improve access to fresh whole foods including fruit and vegetables? i. will it improve access to goods and services which are health promoting?	**++**	**++**	**++**	Walking distance to the One Life Centre (Primary Care Centre). Skate park located at Mill House and Mill House Leisure Centre adjacent. Play facilities site close by on Middleton Road. Good proximity to shops and amenities, meets all health criteria. Development would result in the loss of usable incidental open space.
4. Safety and security. To create safer and cleaner community, reducing crime and anti-social behaviour.	a. will it create safer and cleaner communities? b. will it reduce crime, violence, disorder and anti-social behaviour? c. will it help to ensure residents are kept safe in the event of a fire? d. will it contribute to maintaining and keeping clean public areas? e. will it reduce the perception of crime and allow communities to safely access all areas?	**0**	**0**	**0**	Likely to be perceived concern or fear of crime from the existing community and local businesses. Careful management of the site is key to mitigate effects and to ensure a clean and safe environment.
5. Housing. To ensure Hartlepool residents have access to decent, good quality, affordable homes.	a. will it promote the re-use of previously developed land? b. will it help to ensure the balance of supply and demand in the housing stock is met in sustainable locations? c. will it help to ensure that Hartlepool residents have access to a choice of good quality housing in sustainable communities across tenures that meets their needs and aspirations? d. will it encourage improvements in homes to meet and exceed the 'decent homes standard'? e. will it provide increased access to open space for residents within Hartlepool? f. will it meet the housing needs of vulnerable people? g. will it ensure new development is sustainably designed and constructed? h. will it encourage high quality design and sufficient open space in new developments? i. will it avoid inappropriate development in the floodplain? j. will it promote the use of sustainable drainage systems?	**+**	**+**	**+**	Will result in a loss of greenfield land but can meet an identified housing need. Has access to open space and recreational facilities. With the provision of other policies in the Local Plan the site will be encouraged to be design and constructed with sustainability as a priority. The site is not located within the floodplain.

Objective or action being appraised: Site Ref 403 Land at Clarence Road (North of Victoria Football Ground)					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
6. Transport. To help develop high quality, integrated, accessible and safe transport system.	a. will it reduce the transport barriers to accessing employment, education and training and health care? b. will it support the location of new development and provision of services that reduces the need to travel? c. will it reduce the incidence and severity of personal injury road crashes? d. will it increase personal safety and security whilst travelling? e. will it encourage more sustainable modes of travel, especially in urban areas? f. will it maintain, improve and make more efficient use of the existing transport network? g. will it control and maintain local air quality and seek to reduce transport emissions that contribute to climate change?	+	+	+	Employment, education, training and health opportunities are easily accessible thus reducing the need to travel. Site too small to affect the transport network and good public transport links within walking distance of the transport interchange.
7. Built and natural environment. To protect and enhance the quality and local distinctiveness of Hartlepool's rural, urban and historic environment.	a. will it enhance the quality, character and local distinctiveness of the area's landscapes, open space, townscapes, streetscapes, countryside and coastline? b. will it prevent urban development expanding into the countryside. c. will it enhance the quality, character and setting of Hartlepool's designated conservation areas, listed buildings, historic parks, gardens, scheduled ancient monuments and areas of archaeological interest? d. will it enhance or increase access to these natural and cultural assets? e. will it help to ensure that the physical environment is attractive, responsive, flexible and sustainable? f. will it encourage high quality design? g. will it provide sufficient open space in new developments? h. will it promote sustainable coastal defence solutions? i. will it avoid inappropriate development in the floodplain?	-	-	-	Loss of incidental open space within the town centre area. Mitigation could be provided in the form of landscaping. The site is not located within proximity to heritage assets. Not within a flood plain
8. Biodiversity and geodiversity. To protect and enhance the biodiversity and geodiversity of the natural environment.	a. will it preserve or enhance the quality of LNR, SSSI, SPA, SNCI and Ramsar sites within Hartlepool? b. will it improve access to these nature conservation sites without compromising their integrity through damage or disturbance? c. does it ensure that Hartlepool's rich biodiversity is protected and improved? d. does it enable the natural environment to be managed to maintain and improve its diversity and value? e. will it protect, restore and create habitats for priority species? f. does it increase the diversity of participation in nature conservation?	X	X	X	No relationship.
9. Water, air and soil pollution. To improve and/or retain the quality of watercourses, air quality and soil quality and achieve sustainable use of water resources.	a. will it help to achieve sustainable use of water resources? b. will it protect or improve and monitor local air quality? c. will it minimise atmospheric, noise, land, soil and water pollution? d. will it protect or improve the quality of controlled waters?	X	X	X	No relationship.
10. Liveability and place. To create and sustain liveable places, promoting sustainable lifestyles and social cohesion.	a. will it improve accessibility and quality of key services and facilities and improve access to jobs? b. will it provide sufficient retail facilities for local people? c. will it improve access to culture, leisure and recreational activities? d. will it create and sustain a vibrant and diverse community and promote a sense of place? e. will it promote social cohesion?	+	++	++	Well located to jobs and key services. Within walking distance of all facilities contained within the Town Centre. Good access to leisure and recreation. Opportunity to increase diversity and over the longer term improve social cohesion and inclusion.

Objective or action being appraised: Site Ref 403 Land at Clarence Road (North of Victoria Football Ground)					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
11. Equity, diversity, equality and participation. To promote strong and inclusive communities	a. will it promote social inclusion and tackle worklessness? b. will it help to reduce deprivation and ensure no group of people are disadvantaged? c. will it encourage stronger socially inclusive communities? d. will it increase community cohesion? e. will it create community ownership, participation and engagement?	+	++	++	The location meets the first three criteria. Opportunity to increase diversity and over the longer term improve social cohesion and inclusion. Central location so the residents have access to a variety of shared services and facilities which may potentially aid social inclusion, participation and engagement.
12. Energy efficiency and natural resources. To minimise energy use and support renewable energy production and encourage the prudent use of natural resources.	a. will it minimise energy use through sustainable, efficient and effective use of buildings and land? b. will it support or promote the increasing use of renewable energy resources in sustainable locations? c. will it reduce demand for natural resources? d. will it encourage the prudent and efficient use of natural resources?	0	0	0	Energy efficiency will be dependent on the overall design and the materials used.
13. Waste. To minimise the production of waste and to maximise opportunities for recycling.	a. will it minimise the generation of household and commercial waste? b. will it ensure that waste is dealt with as close to the source as feasible? c. will it maximise the opportunities for recycling waste materials? d. will it ensure that waste is dealt with in a sustainable manner? e. does it make provision for an adequate supply of minerals?	0	0	0	Site management is important to ensure waste is dealt with in an appropriate manner.
14. Climate change. To address the causes and effects of climate change and minimise emissions of greenhouse gasses.	a. will it encourage prudent use of natural resources? b. will it lead to a reduction in CO_2 emissions? c. will it assist in mitigation and/or adaptation to climate change including coastal squeeze? d. will it increase emphasis on the issue of climate change and global warming effects, such as rising sea levels and the impact of additional development? e. will it enable the natural and/or built environment to cope with the anticipated effects of climate change and sea level rise? f. will it ensure that flood management takes a sustainable approach? g. will it prevent and/or reduce the risk of flooding? h. will it tackle the risks associated with coastal erosion? i. will it tackle global sustainability issues?	0	0	0	Minimal impact due to the size of the proposals.
15. Futurity. To ensure that development that meets the needs of today should not restrict choices and opportunities for future generations	a. will its outcomes be beneficial to future generations? b. will it ensure that choices of future generations are not restricted?	+	+	+	This will meet an identified need in the Borough. It will help future generations to access appropriate facilities.

Conclusions
Positive and strongly positive in a number of key areas due to its town centre location which gives it excellent access to all services and amenities. Development of this site would result in the loss of a green open space. Possible constraint given the proximity to the football ground to the south, however, the site has been considered for housing as part of the Mill House Masterplan.

Recommendations
The SA demonstrates that the site is a suitable and sustainable site, however, mitigation would required to off-set the loss of green open space.

Objective or action being appraised: Site Ref 331 Land at Huckelhoven Way / Reed Street					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
1. Economy. To encourage strong, diverse and sustainable economic growth	a. will it encourage and support the establishment and development of inward investment companies? b. will it encourage new start business? c. will it provide a range of quality sustainable jobs? d. will it diversify the local economy? e. will it diversify or support the rural economy? f. will it diversify or support the local tourist industry? g. will it improve the viability and vitality of town and local centres? h. will it reduce levels of deprivation?	**0**	**0**	**0**	Potential issue with introducing a residential use closer to employment/commercial uses. Due to small nature of the development, it is likely to have very little impact on economy
2. Education and skills. To enable all children, young people and adults to achieve their full potential and to maximise the education and skills levels of Hartlepool residents.	a. will it contribute to the development of new and improved education facilities? b. will it encourage lifelong learning and training to meet the workforce needs of local contractors and other major employers from local sources? c. will it increase the levels of attainment and participation in education? d. will it increase participation in community learning?	**+**	**+**	**+**	Walking distance to two primary schools. Number of training and adult education providers within the town centre, and the site is in close proximity to HCFE.
3. Health. To improve the health and well-being of the Hartlepool community.	a. will it improve access to healthcare and health promoting facilities and services? b. will it provide opportunities to promote healthier lifestyles? c. will it provide local play provision, parks and quality green space and increase access to the countryside? d. will it promote the use of existing facilities and open-air recreation? e. will it provide opportunities to participate in sport and active recreation? f. will it reduce poverty and health inequalities? g. will it encourage walking and exercise as part of daily living? h. will it improve access to fresh whole foods including fruit and vegetables? i. will it improve access to goods and services which are health promoting?	**+**	**+**	**+**	Walking distance to the One Life Centre (Primary Care Centre). Walking distance of the Hartlepool Coastal Path. Good proximity to shops and amenities, meets all health criteria.
4. Safety and security. To create safer and cleaner community, reducing crime and anti-social behaviour.	a. will it create safer and cleaner communities? b. will it reduce crime, violence, disorder and anti-social behaviour? c. will it help to ensure residents are kept safe in the event of a fire? d. will it contribute to maintaining and keeping clean public areas? e. will it reduce the perception of crime and allow communities to safely access all areas?	**0**	**0**	**0**	Likely to be perceived concern or fear of crime from the existing community and from local businesses. Careful management of the site is key to mitigate effects and to ensure a clean and safe environment. Natural surveillance is limited from housing to the south.
5. Housing. To ensure Hartlepool residents have access to decent, good quality, affordable homes.	a. will it promote the re-use of previously developed land? b. will it help to ensure the balance of supply and demand in the housing stock is met in sustainable locations? c. will it help to ensure that Hartlepool residents have access to a choice of good quality housing in sustainable communities across tenures that meets their needs and aspirations? d. will it encourage improvements in homes to meet and exceed the 'decent homes standard'? e. will it provide increased access to open space for residents within Hartlepool? f. will it meet the housing needs of vulnerable people? g. will it ensure new development is sustainably designed and constructed? h. will it encourage high quality design and sufficient open space in new developments? i. will it avoid inappropriate development in the floodplain? j. will it promote the use of sustainable drainage systems?	**+**	**+**	**+**	Predominately greenfield site with areas of hard standing. Meets identified housing need. With the provision of other policies in the Local Plan the site will be encouraged to be design and constructed with sustainability as a priority. The site is not located within the floodplain.

Objective or action being appraised: Site Ref 331 Land at Huckelhoven Way / Reed Street					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
6. Transport. To help develop high quality, integrated, accessible and safe transport system.	a. will it reduce the transport barriers to accessing employment, education and training and health care? b. will it support the location of new development and provision of services that reduces the need to travel? c. will it reduce the incidence and severity of personal injury road crashes? d. will it increase personal safety and security whilst travelling? e. will it encourage more sustainable modes of travel, especially in urban areas? f. will it maintain, improve and make more efficient use of the existing transport network? g. will it control and maintain local air quality and seek to reduce transport emissions that contribute to climate change?	+	+	+	Employment, education, training and health opportunities are easily accessible thus reducing the need to travel. Site too small to affect the transport network.
7. Built and natural environment. To protect and enhance the quality and local distinctiveness of Hartlepool's rural, urban and historic environment.	a. will it enhance the quality, character and local distinctiveness of the area's landscapes, open space, townscapes, streetscapes, countryside and coastline? b. will it prevent urban development expanding into the countryside. c. will it enhance the quality, character and setting of Hartlepool's designated conservation areas, listed buildings, historic parks, gardens, scheduled ancient monuments and areas of archaeological interest? d. will it enhance or increase access to these natural and cultural assets? e. will it help to ensure that the physical environment is attractive, responsive, flexible and sustainable? f. will it encourage high quality design? g. will it provide sufficient open space in new developments? h. will it promote sustainable coastal defence solutions? i. will it avoid inappropriate development in the floodplain?	+	+	+	Re-use a vacant site within the urban area which has limited visual and amenity value. A well-designed scheme would improve the quality of the character of the area. The site is not located within proximity to heritage assets. Not within a flood plain.
8. Biodiversity and geodiversity. To protect and enhance the biodiversity and geodiversity of the natural environment.	a. will it preserve or enhance the quality of LNR, SSSI, SPA, SNCI and Ramsar sites within Hartlepool? b. will it improve access to these nature conservation sites without compromising their integrity through damage or disturbance? c. does it ensure that Hartlepool's rich biodiversity is protected and improved? d. does it enable the natural environment to be managed to maintain and improve its diversity and value? e. will it protect, restore and create habitats for priority species? f. does it increase the diversity of participation in nature conservation?	X	X	X	No relationship.
9. Water, air and soil pollution. To improve and/or retain the quality of watercourses, air quality and soil quality and achieve sustainable use of water resources.	a. will it help to achieve sustainable use of water resources? b. will it protect or improve and monitor local air quality? c. will it minimise atmospheric, noise, land, soil and water pollution? d. will it protect or improve the quality of controlled waters?	X	X	X	No relationship.
10. Liveability and place. To create and sustain liveable places, promoting sustainable lifestyles and social cohesion.	a. will it improve accessibility and quality of key services and facilities and improve access to jobs? b. will it provide sufficient retail facilities for local people? c. will it improve access to culture, leisure and recreational activities? d. will it create and sustain a vibrant and diverse community and promote a sense of place? e. will it promote social cohesion?	+	+	+	Well located to jobs and key services. Within walking distance of retail facilities. Good access to leisure and recreation. Opportunity to increase diversity and over the longer term improve social cohesion and inclusion.
11. Equity, diversity, equality and participation. To promote strong	a. will it promote social inclusion and tackle worklessness? b. will it help to reduce deprivation and ensure no group of people are disadvantaged?	+	++	++	The location meets the first three criteria. Opportunity to increase diversity and over the longer term improve social cohesion and

Objective or action being appraised: Site Ref 331 Land at Huckelhoven Way / Reed Street					
Sustainability appraisal objectives	**Appraisal criteria**	**Timescale**			**Commentary/ explanation**
		ST	**MT**	**LT**	
and inclusive communities	c. will it encourage stronger socially inclusive communities? d. will it increase community cohesion? e. will it create community ownership, participation and engagement?				inclusion. Central location so the residents have access to a variety of shared services and facilities which may potentially aid social inclusion, participation and engagement.
12. Energy efficiency and natural resources. To minimise energy use and support renewable energy production and encourage the prudent use of natural resources.	a. will it minimise energy use through sustainable, efficient and effective use of buildings and land? b. will it support or promote the increasing use of renewable energy resources in sustainable locations? c. will it reduce demand for natural resources? d. will it encourage the prudent and efficient use of natural resources?	**0**	**0**	**0**	Energy efficiency will be dependent on the overall design and the materials used.
13. Waste. To minimise the production of waste and to maximise opportunities for recycling.	a. will it minimise the generation of household and commercial waste? b. will it ensure that waste is dealt with as close to the source as feasible? c. will it maximise the opportunities for recycling waste materials? d. will it ensure that waste is dealt with in a sustainable manner? e. does it make provision for an adequate supply of minerals?	**0**	**0**	**0**	Site management is important to ensure waste is dealt with in an appropriate manner.
14. Climate change. To address the causes and effects of climate change and minimise emissions of greenhouse gasses.	a. will it encourage prudent use of natural resources? b. will it lead to a reduction in CO_2 emissions? c. will it assist in mitigation and/or adaptation to climate change including coastal squeeze? d. will it increase emphasis on the issue of climate change and global warming effects, such as rising sea levels and the impact of additional development? e. will it enable the natural and/or built environment to cope with the anticipated effects of climate change and sea level rise? f. will it ensure that flood management takes a sustainable approach? g. will it prevent and/or reduce the risk of flooding? h. will it tackle the risks associated with coastal erosion? i. will it tackle global sustainability issues?	**0**	**0**	**0**	Minimal impact due to the size of the proposals.
15. Futurity. To ensure that development that meets the needs of today should not restrict choices and opportunities for future generations	a. will its outcomes be beneficial to future generations? b. will it ensure that choices of future generations are not restricted?	**+**	**+**	**+**	This will meet an identified need in the Borough. It will help future generations to access appropriate facilities.

Conclusions

Positive in a number of key areas and due to its location the site has excellent access to all services and amenities. The site is currently vacant but has a change in levels and ground works would need to be undertaken. Potential issues given the proximity to commercial uses and their operational needs. The size of the site would only provide a maximum of 2 pitches.

Recommendations
The SA demonstrates that the site is suitable and sustainable. However, the relationship with commercial buildings is a potential issue which will need to be given consideration regarding design and layout. The site would not meet the whole need and would need to be developed in conjunction with another site in order to provide for sufficient pitches.

Consultation Summary

1 Introduction

There is a total of 1783 individual responses received during the consultation process. Sites 1-13 were consulted on between 2nd May 2013 – 27th June 2013, and sites 14 – 16 were consulted on between 31st May 2013 – 26 July 2013. The breakdown of the responses by site is demonstrated in the table below. Many of the individual responses objected to more than one site.

	Objections	Objection Rank by numbers	Support
Site 1-Land at West View Road (West of No 306) (Site Ref: 348)	51	11	0
Site 2- Land at Throston Grange (North of No 220) (Site Ref: 363)	77	10	0
Site 3- Land at Burbank street (Former Brigde Street Community Centre)(Site Ref: 370)	41	13	3
Site 4- Land at Burbank Street (Former Lynn Street ATC) (Site Ref: 391)	40	14	3
Site 5- Land at West View Road (Rear of No 238-294) (Site Ref: 430)	50	11	0
Site 6- Land at Catcote Macaulay Road (Site Ref: 439)	242	3	0
Site 7- Land at Wiltshire Way (North of Allotments) (Site Ref: 440)	762	1	0
Site 8- Land at Old Cemetery Road (Site ref: 446)	328	2	1
Site 9- Site at Lennox Walk and Owton Manor Lane (Site Ref: 448)	97	9	0
Site 10- Land at Masefield Road Gulliver Road (Site Ref: 454)	231	4	0
Site 11- Hart Small Holding (East) (Site Ref: 462)	123	6	0
Site 12- Land at Summerhill Lane (Site Ref: 464)	205	5	0
Site 13- Hart Smallholdings (West) (Site Ref: 465)	99	8	0
Site 14- Land at Briarfields (Site Ref: 437)	109	7	0
Site 15- Land at Clarence Road (Site Ref: 403)	43	12	0
Site 16- Land at Reed Street/Huckelhoven Way (Site Ref: 331)	35	15	0
General Comments	5		
No Comments	9		
Not Clear	5		

Petitions
29 signatures objecting to Site 6 (Catcote Macaulay) and 10 (Masefield Road Gulliver Road)
238 signatures objecting to Site 10 (Masefield Road Gulliver Road)
75 signature objecting to Site 6 (Catcote Macaulay)

2 Summary of the general non site specific comments raised by the responses include:

1. Dispute that there is a need for a gypsy and traveller site
2. Residents should have been asked if we want a gypsy site
3. This situation is forced upon us
4. Gypsies already have houses so why do they need a site
5. Gypsies have different values and cultural beliefs to the majority
6. Council have a responsibility to cater to existing residents and provide jobs etc for us, theses sites are not what the public want
7. Consider there is a lack of consideration for all town residents
8. Living conditions are already dense and this would make things worse

9. The residents were not informed of all the other 450 sites residents complained that they did not receive a letter
10. The times of the consultation meetings were too early
11. There should be a site in Seaton Carew
12 Wynyard does not appear to have a site
13 Compulsory purchase powers should be used so that a private site can be found
14 Disagree with the amount of money being spent on this exercise
15 Why should we pay for these travelling families?
16 Provision of a site is a waste of tax payers money
17 Money would be better spent on local heath care, education or even supporting the local economy
18 The plan should be to provide very basic amenities in an area where the travellers would not want to return in a hurry
19 This process has been a waste of officer time
20 Is it not possible to move them out of Britain?
21 B and Q site would be more appropriate
22 Areas on the outskirts of Hartlepool would be more appropriate
23 A site that can hold a minimum of six and maximum of 10 should be chosen to prevent any expansion
24 Location of the site out of town would be suitable as travellers have access to vehicles anyway and would be unlikely to use public transport
25 It is detrimental that staff in the planning department do not reside in the town
26 Concerns that the process is flawed and residents seek starting the process again

3 Summary of the issues raised by the responses received per site include:

3.1 Site 1 348 West View Road (West of no 306)

51 letters of objection were received, with the following issues raised:

1 Security of our site and subsequent ability to secure investment from our parent company. (company is within 2 miles of this proposed site).
2 Busy main road goes past the site and adjacent to the railway line, this type of development will give people the wrong impression of Hartlepool on these approaches.
3 House prices affected.
4 Fear of crime and crime is already a problem in the area.
5 Far to close to residential properties and will make residents never feel safe.
6 People will not be able to sell their house in the future.
7 Problems with rubbish and litter could occur.
8 Access to the site will be a problem and provision for parking, turning and servicing. Also if the gypsies use large vehicles.
9 Could affect the free flow of traffic on the dual carriageway and the functioning of the roundabout
10 Noise from the main road and railway.
11 Late night noise from adjacent shops.
12 Loss of a valuable piece of open space.
13 Site would not comply with the DCLG good practice guide regarding visual privacy and noise.
14 Visual Impact caused by the site.
15 Smell.
16 This is a deprived area and the proposals will not improve things.
17 It could set the area back after years of improvement and investment.
18 Previously had subsidence on the site, how can this be suitable for a gypsy and traveller site?
19 Flooding has been a problem at this site.
20 2 pitches could lead to more in the future.
21 How can there be proper site management for such a small site.
22 Tourism at the Headland could be affected as this is the main road to the Headland.

3.2 Site 2 363 Land at Throston Grange Lane

77 letters of objection were received, with the following issues raised:

1 Far to close to residential properties and will make residents never feel safe.

2 Already limited green space.
3 Could cause social unrest.
4 The green spaces should be for the benefit of local residents.
5 This development would look out of place surrounded by brick built residential properties.
6 Due to history and traditions integration with the existing community is unlikely to happen.
7 House prices affected.
8 Fear of crime, especially for elderly residents.
9 The smell if horses are kept on the paddock areas would be horrendous for local residents.
10 Local businesses may suffer as a result, theft, vandalism and intimidation of customers.
11 Local School is full, could be a issue if the Gypsy children are given priority.
12 Noise could be a problem.
13 The site be overbearing to adjacent homes and effect privacy.
14 Effect ecology by the loss of the green space.
15 Increased traffic on Throston Grange Lane.
16 The Throston area is prone to localised flooding in wet weather.
17 Poor access that could be a problem for large vehicles that Gypsies use.
18 Litter
19 There would be disruption during construction.
20 The site is on a walking route for children on the way to school.
21 Trees on site.
22 Green space is used for leisure purposes.
23 It would be more cost effective to have one site for all the pitches. This site can only provide 2.
24 Will invite vermin and Rats to the area.
25 Could take up existing parking areas/loss of parking.
26 More green space could be lost to unauthorised pitches.
27 Would lead to property de-valuation.
28 Should use a brownfield site rather than this greenfield one.
29 The Sustainability Assessment for site shows only very minor positive scores.
30 The proposed screening could create blindspots increasing the risk of road accidents.
31 Drainage is a problem and the assessment concludes there is no scope for sustainable urban drainage.
32 If chosen people will stop investing in their homes.
33 Will not be of any benefit to the neighbourhood.
34 The idea the travellers will integrate is absolute fallacy.
35 Concern about providing 6 pitches on the basis of interviewing 10 housed families claiming a gypsy/traveller connection. That's like asking 10 non gypsy families whether in the coming years their children will need houses and then making provision for them.
36 Likely to increase un-authorised encampments in the vicinity

3.3 Site 3 Site 370 Land at Burbank Road (Former Bridge Street Community Centre

41 letters of objection were received, with the following issues raised:

1 Needs money to be spend on giving children a better future first/ land used as a facility for children.
2 More facilities for residents first.
3 Traffic a problem being so close to an industrial estate.
4 Noise is already a problem. This could make things worse.
5 Council use Burbank as a dumping ground.
6 Crime already a problem and crime and fear of crime will increase.
7 There is developer interest to use the land as a Care Home which would include a community facility which is welcomed by the community.
8 A Gypsy site could deter Local Housing Associations from further investment in the Burbank area.
9 Visual impact not in line with the Neighbourhood Agreement and plans put forward in this area under the "Love the area you live in" intiative.
10 Health and safey a problem for the Gypsies given the close proximity to an industrial area.
11 Traffic flow with HGV is already heavy and with the site this could increase the likelihood of accidents near the schools and community garden.
12 The ecology of the community garden could be effected by increased litter, garbage and dog and horse fouling.
13 Not suitable adjacent to an employment area that has recycling and general manufacturing uses.
14 The image of the industrial estate would suffer with an allocated gypsy site.

15 Deter investment in the industrial area.
16 Will negatively effect property values.
17 Loss of privacy for residents.
18 Smell
19 A more suitable use for these sites would be affordable housing.
20 Too near to the Town Centre.
21 The last time gypsy staying in the area the residents had things stolen.
22 Real concern from local adjacent businesses.

3 letter of support were received, with the following issues raised:

1 Support for this site as least intrusive for neighbours.
2 Support for the site due to proximity of the town centre.
3 Support the site as away from residential areas.
4 Support the site as they have no Local Plan policies attached to them.
5 Support the site as the appraisal criteria show it is strongly positive in several key areas.
6 In favour of site 3, 4 and 8 as the least intrusive for householders as the sites would not be "in your face".

3.4 Site 4 Site 391 Land at Burkbank Street (Former Adult Training Centre)

40 letters of objection were received, with the following issues raised:

1 Needs money to be spend on giving children a better future first/ land used as a facility for children.
2 More facilities for residents first.
3 Traffic a problem being so close to an industrial estate.
4 Noise is already a problem. This could make things worse.
5 Council use Burbank as a dumping ground.
6 Crime already a problem and crime and fear of crime will increase.
7 There is developer interest to use the land as a Care Home which would include a community facility which is welcomed by the community.
8 A Gypsy site could deter Local Housing Associations from further investment in the Burbank area.
9 Visual impact not in line with the Neighbourhood Agreement and plans put forward in this area under the "Love the area you live in" initiative.
10 Health and safey a problem for the Gypsies given the close proximity to an industrial area.
11 Traffic flow with HGV is already heavy and with the site this could increase the likelihood
12 The ecology of the community garden could be effected by increased litter, garbage and dog and horse fouling.
13 Not suitable adjacent to an employment area that has recycling and general manufacturing uses.
14 The image of the industrial estate would suffer with an allocated gypsy site.
15 Deter investment in the industrial area.
16 Will negatively effect property values.
17 Loss of privacy for residents.
18 Smell
19 A more suitable use for these sites would be affordable housing.
20 Too near to the Town Centre.
21 The last time gypsy staying in the area the residents had things stolen.
22 Real concern from local adjacent businesses.

3 letters of support with the following issues raised:

1 Support for this site as least intrusive for neighbours.
2 Support for the site due to proximity of the town centre.
3 Support the site as away from residential areas.
4 Support the site as they have no Local Plan policies attached to them.
5 Support the site as the apprisal criteria show it is strongly positive in several key areas.
6 In favour of site 3, 4 and 8 as the least intrusive for householders as the sites would not be "in your face"

3.5 Site 5 430 Land at West View Road (Rear of 238-294)

50 letters of objection were received, with the following issues raised:

1 This is a greenfield site – NPPF para 111 notes that Planning Policies should encourage the effective reuse of brownfield land – other sites are therefore preferable and this site is contrary to the NPPF
2 The site is adjacent to a railway
3 This area of land has been identified as a potential Local Nature Reserve, however the ecologist has suggested it is due to its potential rather than current wildlife interest.
4 Birds nest on this site.
5 The Ramblers Association noted that amenity grassland should be excluded from the search
6 The land is prone to flooding
7 The assessment should have commented on the impact on the regeneration development at the former Britmag site
8 Can you confirm there is no risk of land slip from the railway embankment?
9 Saica Pack (business on Oakesway) has objected over concern regarding security of their site. One instance of damage or loss of goods would mean investment being directed to one of 9 other sites in the UK and put at risk the long term future of the Hartlepool operation.
10 The vehicle turning point is near the play space – poor health and safety. Is this acceptable?
11 Access/Egress onto a busy dual carriageway – poor health and safety. 12 Are traffic bylaws observed?
13 Blind exit due to tree planting
14 Best practice says there should be a 3m separation between perimeter and pitches. This doesn't seem to be met.
15 The new pub would lose business
16 Noise and smells caused by the development are a concern
17 The area already has enough anti-social behaviour and crime
18 Concerns over the resources needed to manage the site correctly
19 The one in Middlesbrough is a good example (on industrial land) – it is some distance from other residential and in no way effects anyone.
20 Covenant on purchase of property said nothing should be done to the neighbourhood which "depreciates the value of neighbouring lands of the Corporation" – therefore you cannot do anything to the land which devalues property.
21 House prices will be lowered
22 There will be riots.
23 We will have trouble with horse and traps
24 Why is only part of the site utilised?
25 This area needs regenerating, not dragging down
26 The lane which leads to the fields at the back of West View Road is full of pot holes
27 Will the residents be police checked

3.6 Site 6 Site 439 Land at Catcote Road/Macauley Road

242 letters of objections, 2 named petitions one with 29 signatures and one with 75 signatures were received, with the following issues raised:

1 The approval of this site would cause a great deal of upset and distress for elderly people, many of whom live in the area. An old people's home is adjacent to the site.
2 Once gypsies arrive we would be housebound and afraid to leave our homes or answer the door. Fear of burglary and crime. People would fear going on holiday.
3 We would fear going to the nearby shops which would have an economic impact on the shops
4 The land is prone to flooding. There would be sewerage issues as well.
On a main road and will look unsightly to people passing
5 Site 444 in methodology is 2.15ha and is discounted as adequate screening cannot be achieved. How can you think therefore you can screen the Catcote site which is one of the main arterial routes in the town?
6 Catcote is the 2nd busiest road in the town – development could cause delays and safety issues – there has already been a serious accident involving school children
7 Catcote Road connects with the A689 at numerous points and is a main "in" road into the town – a G&T site on such a major road would create a very bad impression of the town
8 Access would require a road to be constructed – where?
9 Parking on Macauley Road is already an issue and this will make it worse.

10 Cars, vans etc will be parked all over the Catcote, Marlowe and Macauley roads
11 The nearby schools cause traffic jams on mornings and afternoons
12 Site access as shown on plan at event is not deliverable as it is land owned by the church
13 In report on 450 sites many, for example 125 & 130, are classed as not suitable because "incidental open space directly looked upon on 3 sides by the principle elevation of houses" – how are these any different to Catcote Road site which is overlooked on 3 sides?
14 This site is contrary to planning policies with regard to loss of open space
15 Why is better use of brownfield land not mentioned in the SA for this site?
16 If this space is lost the children will have nowhere safe to play
17 Loss of green space will result in a reduced quality of life. Brierton fields are not accessible.
18 Children would be forced to play closer to the roads as limited green space is left – this is a health and safety concern
19 SA Comments:
Item 3 should be red to be consistent with site 363 on the basis that the site as indicated uses all of the land
Item 4 – Safety and Security – we believe crime and disorder would increase
Item 5 – Housing – no opportunity for SuDS – given criteria this should not be green.
Item 6 – Catcote & Macauley are very busy – won't increase safety or the transport network, nor will it reduce incidence and severity of injury – should be red.
Item 7 – Natural & Built Environment should be red – cannot assimilate a site with the existing surrounding residential use. Report is far too positive and should be changed.
Item 10 – Liveability & Place – The loss of all Green Infrastructure will have a significant negative impact on open air recreation, play and access to sports provision. This should be red.
Item 11 – Will it increase community cohesion, ownership, participation and engagement? No, or seriously unlikely. This should be red.
Item 13 – Residents have not seen a waste management plan therefore cannot quantify the impact of the development.
Item 14 – Climate Change – There would be more impact from this larger site than other smaller sites.
20 Question the quality of the initial assessment – how you can assess over 400 sites and left this one – main arterial route and surrounded by houses is truly beyond belief.
21 We would be prisoners in our own homes
22 Our privacy would be encroached upon
23 Our view will be ruined
24 We have never been allowed to keep a horse, why should they?
If they want to live in a caravan, there are plenty of caravan sites.
25 The smell created by horses and bonfires
26 If we need to sell our house to move into a care home we will not be able to as no one would want to live next to a gypsy site
27 When I bought my house I was informed the land opposite would not be developed on – Yuills gifted the area to the people
28 The exit road to Marlow Road will cause pensioners distress as it will be used at all hours by vans, horses, traps etc
29 Visual impact and deterioration of site over time would be detrimental to the area.
30 G&T have no respect for the law or other peoples feelings
31 More problems for the police
32 Site should be in the countryside
33 What right does the Council have to make a decision which will have no impact on them, but will be detrimental to the local community
34 How can the Council justify building a gypsy site with all the cutbacks which are currently occurring
35 Too close to the church
36 As a tax payer, I strongly object to my money being used to pay for these sites. Do they pay Council tax?
37 House prices will fall. Will we be compensated? Insurances will go up. 38We won't be able to sell our houses.
39 Who will be paying for all these caravans? It seems obvious to me that tax payers will foot the bill
40 Dogs will be a problem
41 Are the planner's in their right minds – what would this do to the image of the town
42 We need to look at what is best for the community and not for the travellers.
43 Area of land per pitch is far more than housing tenants get.
44 Allotments at Stranton will see an increase in crime
45 The site is used for the summer fayre.
46 I have carers and would worry for their safety

47 Best practice says there should be a 3m separation between perimeter and pitches. This doesn't seem to be met.
48 New trees for screening would take a number of years to mature – given no trees currently on site this could be an issue
49 New children attending the local schools may not be vaccinated and will cause epidemics
50 Most gypsies are catholic and the church next to site is another religion
51 I suffer severe depression and am under the care of the mental health team – this will make it worse
52 Why are there no sites in Seaton Carew?
53 We have 2 young adopted children and believe the loss of the green space would impact on their growth and development
54 The Ramblers Association noted that amenity grassland should be excluded from the search
55 There is a bus stop opposite the entrance
56 If road noise frightens the horses and they run onto Catcote Road this could cause a serious accident
57 Laurel Garden Residents (extra care facility) objected
58 Rubbish will become a problem
59 Local business concern over crime
60 I do not want my children watching bare knuckle boxing
61 Where are our rights
62 At a planning application meeting regarding the building of what is now know as Laurel Gardens it was questioned why it couldn't be built on this site. We were told by the planners it was not suitable for residential development

3.7 Site 7 Site 440 Land at Wiltshire Way

762 letters of objection were received, with the following issues raised:

1 Environment Agency notes it is a Principal Aquifer and source protection zone and noted the site had previously been a tip
2 The site is subsiding gradually over time as it used to be a tip. More land investigations needed
3 Concern over providing 6 pitches on the basis of interviewing 10 housed families
4 The requirement to provide sites is based, amongst other things, on the need to reduce unauthorised encampments. The provision of a site is likely to lead to unauthorised encampments in their vicinity – the ability to prevent this needs to be taken into account in making a final decision on site provision and design.
5 If Brenda Road was rejected due to "concerns regarding the potential for landscaping and the ability to successfully assimilate the site into the surrounding area" then this site is totally inappropriate – on this site the houses are closer in comparison to Brenda Road and because it is on a bend there will be an issue with effectively screening the site without causing a road safety issue.
6 Due to size of site it is economically not practicable
7 Use of site for recreation would be severely impacted – children would no longer be able to play football as the green space would be cut in two. Impact on health in the SA should be greater.
8 Area well used for leisure, especially by children, for football, cricket etc
9 Built and Natural Environment – I would argue the impacts on residents at Wiltshire Way would be equally as bad as on those at Throston Grange – Throston Grange comes out worse in SA.
10 Green space is currently a safe area for children to play on – accessible green space in the area is very limited. Area used for dog walking
11 The Ramblers Association noted that amenity grassland should be excluded from the search
12 The caravans and screening will mean this becomes a blind spot on the road
13 Too close to Newquay Close – rules stipulate it should be at least 20 metres away
14 Privacy of housing on Wiltshire Way will be affected
15 Access from Wiltshire Way will be a problem, especially for larger vans towing caravans and Council vehicles needing to access site
16 There is already a problem with traffic and speeding vehicles
17 The Government has been promoting local decisions by local people with respect to planning issues. The imposition therefore of this proposal on the people of Hartlepool goes totally against this concept
18 A site there would impact on the balance of the local community
19 If this site was in private ownership and someone proposed to build a caravan on the site would it be given permission – the answer would likely be no.
20 Already some issues of anti-social behaviour including some damage to allotments. Police currently contain this well.
21 The green space enables families to raise healthy, happy, well balanced children
22 The offer to buy our home is now on hold until this issue is resolved

23 Emphatically do not want the sites this side of town
24 Could become a festering sore of a problem and lead to conflict with existing residents.
25 Put them on a reservation somewhere remote such as the Pennines or better a remote Scottish Island
26 For about 9 months of the year the site has standing water on it.
27 Will not feel safe in our properties
28 Throston Grange Primary is nearby and the proposal would impact on road safety. Safety of children is vital.
29 The school places are already at a premium and local children and having to walk to other schools.
30 Elderly and vulnerable residents would be impacted on.
31 The site will become a mess with rubbish.
32 No mention of greenfield sites such as Brenda Road, Coronation Drive, Wynyard, West Park, Tees Road, A689/Stockton Road, A1086/Easington Road, Hart Station and Hart Road, Clavering areas to name just a few.
33 This is an extremely political, sensitive issue which the Council has got wrong. These are ridiculous options.
34 You are put in jobs to serve us and consider our best interests, not just the interests of Gypsies
35 Believe in equality and diversity but this can only be achieved when all parties are in agreement – this situation is forced on us and not a voluntary decision and this causes major concern.
36 A more rural setting would be more suitable.
37 Where is the nearest fire point and why isn't it marked on drawings?
38 Straw polls in the area indicate a number of people were not consulted, including allotment owners
39 Will recently planted trees be relocated?
40 Concern over accessibility for caravans and the layout of the turning circle
41 My partner suffers from Severe anxiety and depression and has only recently returned home – this would set back her recovery severely
42 Disruption during construction
43 Will impact on the local economy – people will not pay others to do works to their houses if this site is chosen
44 Local shopping precinct is likely to be impacted on
45 Will they be vetted?

3.8 Site 8 Site 446 Land at Old Cemetery Road

328 letters of objection with the following issues raised:

1 This site is contaminated
2 Will the G&T have to provide membrane floors – the area is contaminated from previous uses
3 The cliff face is crumbling
4 Due to location next to SPA a full appropriate assessment would be needed
5 This is a greenfield site – NPPF para 111 notes that Planning Policies should encourage the effective reuse of brownfield land – other sites are therefore preferable and this site is contrary to the NPPF
6 The Parish is putting a Neighbourhood Plan together for the area. A Linnear Park is proposed for that area
7 A G&T site would blight the natural beauty of the site. This area is a bird sanctuary and is also part of the coastal walkway
8 The Ramblers Association noted that amenity grassland should be excluded from the search
9 Visitors currently park on Old Cemetery Road and use the national coastal walkway – it is unlikely they would if the G&T site was located here. Therefore it would impact on tourism.
10 Close to Spion Cop cemetery – could cause issues
11 The land is very near to a proposed housing site – this development would surely put people off buying the new properties
12 Development of this site would jeopardise the regeneration plans for this area for 484 new homes and other amenities. The housing scheme will help to regenerate the area and we do not wish to jeopardise this opportunity.
13 Para 100 of the NPPF notes development in flood risk areas should be avoided. This site is in flood zone 3 and therefore there are other more preferable sites. (NB – This has been checked and the site is not in flood zone 3 area)
14 The area has a rich heritage and this proposal would be contrary to that
15 Saica Pack (business on Oakesway) has objected over concern regarding security of their site. One instance of damage or loss of goods would mean investment being directed to one of 9 other sites in the UK and put at risk the long term future of the Hartlepool operation.

16 Why were 32 pitches shown on plans?
17 Will impact on traders in the Headland and at West View
18 If businesses close, jobs will be lost creating a more run down area
19 Crime is likely to increase. Information on crimes in two areas (both of the same size) of Darlington provided from April 2013 – one of these areas included Honeypot lane G&T site and the crime rate was double that of the other site without a G&T site
20 There will be cohesion problems caused by placing a transient community next to a close knit and somewhat insular community. This could lead to clashes. There is already some evidence of this when the show comes to the Headland each year.
21 My bedroom windows will look directly into the proposed site, impact on privacy
22 Noise and smells will impact on neighbouring properties
23 Should have been a meeting in the Parish – not just at the Rugby Club which, although near the site, is outside the Parish.

1 letter of support with the following issue raised:

1 In favour of site 3, 4 and 8 as the least intrusive for householders as the sites would not be "in your face".

3.9 Site 9 at Lennox Walk and Owton Manor Lane (448)

97 letters of objection were received, with the following issues raised:

1 Loss of green space that is used by children, walkers etc
2 The site provides a key link and access into Summerhill
3 Health and safety concerns
4 Noise and smell pollution
5 Traffic problems, congestion and safety concerns
6 Great crested newts are present on the land
7 Loss of privacy, separation distances can only just be met
8 Unwanted attention as they come door to door
9 Increase in crime
10 Fear of crime
11 Impact upon the delivery of the South West extension (Yuill Homes)
12 Concerns that the site can not accommodate more than 10 pitches so the design may be amended to allow for more.

3.10 Site 10 land at Masefield Road/Gulliver Road (454)

231 letters of objection and two named petitions one with 29 signatures and one with 238 signatures were received, with the following issues raised:

1 Removing well used, safe play space for children which will damage the amount of physical activity they can do
2 Loss of children's play space is not inline with the Localism Act 2011
3 Moved to this area as it`s safe and secure but now there are safety and security concerns
4 Negative impact upon the access to Summerhill and tourist offer
5 Disruption to the community
6 The estate already has poverty
7 Site is too close to houses
8 Increase in crime and anti social behaviour
9 Fear of crime, will not feel safe walking past the Gypsy and Traveller site.
10 Increase in fly tipping
11 Surrounding land could possibly be used for grazing and therefore more green space would be lost
12 Dogs running loose
13 Don't want children mixing with these travellers and horses
14 Lots of elderly in the area and they may feel vulnerable and unsafe making their way to public transport
15 Drainage problems already exist on the land so they would get worse.
16 Health and safety concerns with traffic and livestock
17 Noise and smell pollution
18 Great crested newts are on the site
19 Negative impact upon bats in the trees

20 Land would need levelling to allow for pitches
21 Proposed tree planting would take years to mature and would eventually block out sun to neighbouring properties
22 Devalue properties and negative impact on option to sell our house
23 Increased cost of living (increase cost in house insurance and increase cost of car insurance)
24 Not enough police in the town
25 Will they pay council tax
26 Why should we pay for road access/toilets/washing blocks
27 Loss of revenue to the council as council tenants will not want to move in the area so council hoses would become vacant
28 Land next to or inside estates that is not used by families should be used
29 Negative impact upon future development of Brierton school site
30 Impact upon the delivery of the South West extension (Yuill homes)
31 There is a very small paddock in relation to other sites, will the travellers accept this.
32 We do not want gypsies living in our community, land outside the town should be used such as the A689 and Tess Road.

3.11 Site 11 Hart smallholdings (east) (462)

123 letters of objection were received, with the following issues raised:

1 Loss of agricultural land
2 Loss of open views across the countryside
3 The sustainability of agricultural and greenbelt land is vitally important
4 To loose more agricultural land would be detrimental to Hart village Clavering estate and Bishop Cuthbert
5 The land was acquired in the 1930s to provide small holdings, we believe that this situation still pertains
6 The site is opposite forestry land that families use for recreational purposes, the use of the land for the community should be retained.
7 The site would damage wildlife
8 The land is currently farmed; surely there is an obligation to protect the farmer's livelihood
9 The site would be clearly visible from the A179 and set a bad image when approaching the town
10 Entrances to the village would be damaged
11 Detrimental impact upon the village church
12 The development of the site would damage this small community
13 The development of the site would damage the integrity of the village
14 Using this site will not promote existing rural businesses
15 Negative economic impact upon the village, the site could damage the reputation of the two thriving pubs
16 Damaging to the tourist offer of the town
17 Impact upon the delivery of the Raby Arms site (Yuill homes)
18 Detrimental impact upon archaeological interest in the area
19 The site is close to a scheduled Ancient Monument and a Grade 1 Listed Church.
20 Lack of facilities and amenities in the village
21 Increase in crime and an increase in fires
22 Fear of crime
23 Unwanted attention as they come door to door
24 Separation distances can not be met
25 Invasion of privacy.
26 Increase sewage pollution
27 The area is prone to flooding
28 Access to the site will have a negative impact on the traffic flow on the A179 and would be a hazard as the road speed is 60mph.
29 The school is oversubscribed
30 Damage to the ecology of the area
31 Lack of street lighting would cause safety concerns
32 Adding lighting would change the natural environment and cause light pollution. Lighting along the path in that location is totally inappropriate in this rural location
33 I do not see gypsies taking part in village activities (integrating in the village)
34 There are few job prospect and opportunities for community cohesion

35 The site would isolate, not integrate occupiers of the nearest community, the location of the proposed site is mid way between Hart and the built up area so would form part of neither community
36 Development of this site would not be in compliance with policy LS1 as the strategic gap would be eroded.
37 Residents on Tavistock Close were not allowed to buy parcels of the land to extend their gardens as it would encroach on the strategic gap, how is this any different
38 Site is not in accordance with government guidance: - the site is rural. Policy c.12 quoted "when assessing the suitability of sites in rural or semi rural settings, local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community" Development on greenbelt land should only be approved in special circumstances
39 Site is not in accordance with government guidance: - Policy H.23 "local authorities should ensure that sites in rural areas respect the scale of, and do not dominate the nearest settled community, and avoided placing an undue pressure on the local infrastructure"
40 The site would potentially dominate the nearest settled community and place a burden on infrastructure
41 Site is not in accordance with government guidance: - Policy H.24a local authorities should attach weight to….effective use of previously developed (brownfield) untidy or derelict land". It would be more appropriate to develop brownfield land than greenfield
42 There is potential for the site to expand either legally or illegally. The potential expansion could be overbearing on the exiting residents and would place a burden on the policy and other service providers.
43 One or two small sites should be chosen to prevent expansion
44 Having two sites in Hart is disproportionate when compared with the rest of the town
45 Inaccuracies in the sustainability appraisal have lead to incorrect conclusions

3.12 Site 12 Land at Summerhill (464)

205 letters of objection were received, with the following issues raised:

1 Moved to this area as it`s safe and secure and peaceful and a nice area to live
2 The site is outside the limits to development
3 The site fails to meet the requirements of Circular 01/2006
4 Summerhill is not appropriate for any type of residential use
5 The site forms part of a local nature reserve. Summerhill is an important facility for the borough and it should be protected
6 There are no reasons here that would outweigh the damage to the nature reserve
7 Summerhill promotes the health and well being of local residents.
8 Reuse of this land would fail to comply with s122 of the Local Government Act 1972. The council must show that the land is no longer used, yet the land is well used. The reprovision of the loss of open space has not been identified and consulted upon.
9 Site forms part of the green wedge and acts as a buffer between the built up area and countryside
10 Negative impact on the international BMX site
11 The site is used for events and the car parking facilities are necessary
12 Access would reduce car parking spaces
13 Damaging to the tourist offer of the town
14 Impact upon the delivery of the South West extension (Yuill homes)
15 The nearby horse riding facility and Tunstall Farm operation would suffer economically
16 Site was grant funded so the money may have to be paid back
17 Loss of play space
18 Loss of a nice view
19 Promised that the green land would not be developed on
20 Fear of crime and an increase in anti social behaviour
21 Increase in crime (police statistics using search terms gypsy and traveller identified six instances in 2012).
22 Increase in fly tipping
23 Increase in poaching
24 Don't want children mixing with these travellers and horses
25 Will not feel safe walking past the Gypsy and Traveller site
26 Disruption during the construction process
27 Traffic impact and increased traffic
28 Increase in smells particularly in summer and from horses and bonfires
29 Increase in noise pollution

30 Great crested newts on the site
31 15th/16th centaury settlement of Morleston lies in the area
32 No public transport after 6pm
33 Increase in car trips so increase in carbon emissions
34 Increased cost of living
35 Increase in car insurance
36 Estate already has poverty
37 Not enough police in the town
38 Will they pay council tax
39 Why should we pay for road access/toilets/washing blocks
40 We don't know what type of people they are, they could be sex offenders
41 Negative impact on option to sell our house
42 Development of this nature will not be in keeping with the neighbouring executive houses
43 The surrounding elderly population would suffer most
44 Previous residential applications have been refused in the area
45 There are plenty of other caravan sites in the area that they could go to
46 There is no green travel plan associated with these proposals
47 Inaccuracies in the sustainability appraisal have lead to incorrect conclusions

3.13 Site 13 Hart smallholdings (west) (465)

99 letter of objection were received, with the following issues raised:

1 To loose more agricultural land would be detrimental to Hart village Clavering estate and Bishop Cuthbert
2 Loss of high grade agricultural land/loss of agricultural land
3 The sustainability of agricultural and greenbelt land is vitally important
4 The land was acquired in the 1930s to provide small holdings, we believe that this situation still pertains
5 The development of almost two acres is the largest development ever proposed in Hart
6 The site is not in accordance with the 2006 Local Plan policy Rur3 (village envelopes)
7 Lack of facilities and amenities in the village
8 Using this site will not promote existing rural businesses
9 Damaging to the tourist offer of the town
10 The development of the site would damage this small community and damage the integrity of the village
11 Unwanted attention as they come door to door
12 Fear of crime
13 Increase in crime and increase in fires
14 Lack of street lighting would cause safety concerns
15 Entrances to the village would be damaged
16 Damage to the ecology of the area
17 The land adjacent to Nine Acres is a site of special scientific interest
18 Increased surface water run off
19 Detrimental impact upon archaeological interest in the area
20 22 houses in the village have just been refused because the infrastructure could not cope so how can we possible cope with more people
21 The site has been refused residential planning permission in the past
22 One or two small sites should be chosen to prevent expansion
23 Some residents were refused permission to extend their gardens because the land was prime agricultural land so what different
24 Having two sites in Hart is disproportionate when compared with the rest of the town
25 I do not see Gypsies taking part in village activities (integrating in the village)
26 Economic loss to the farmer
27 Inaccuracies in the sustainability appraisal have lead to incorrect conclusions

3.14 Site 14 Briarfields

109 letters of objection were received, with the following issues raised:

1 The site is within a conservation area and this type of development would not be in line with policy HE1 as it would be uncharacteristic of the area
2 Loss of open space, children use the space, dog walkers use the space

3 The council's medium term financial strategy would be put at significant risk, land at Henry Smiths school was excluded for this reason and therefore so should Briarfields.
4 The council has invested in the substantial purchase of the former ambulance station to enhance the value of the Briarfields site, this would be a waste of time if the site were used for a Gypsy and Traveller site.
5 There would be a loss of opportunity to develop the site for executive dwellings and bring an income to the council.
6 Briarfields has recently been improved and a Gypsy site here would reverse the economic investment that has occurred
7 This proposal goes against what was stated in the 2010 development brief
8 It's a greenfield site and contains a public right of way
9 A gypsy site would down grade the area
10 Adding a further use to this site would cause access, traffic and health and safety problems.
11 Loss of privacy
12 Increase of fly tipping
13 Increase in waste
14 Increase in crime
15 Fear of crime
16 Increase in noise pollution
17 Increase in smell pollution
18 Damage to wildlife and flower and fauna, bats are present in the ambulance station and over 30 species of birds have been seen on the site
19 Traffic problems as Elwick Road is already a busy road with busy junctions
20 No amenities/services nearby
21 Reduced enjoyment of the public right of way
22 The site has archaeological potential, 15th/16th centaury settlement of Morleston lies in the area
23 An assessment of protected species should be carried out
24 Public space must be re provided for within the locality and such space must be of equal value
25 Negative impact on surrounding house prices
26 Deliverability cost would be high

3.15 Site 15 Clarence Road

43 letters of objection were received, with the following issues raised:

1 The Ramblers Association noted that amenity grassland should be excluded from the search
2 Would impact on the Mill House Masterplan and would have a major economic impact
3 The football club will suffer – away supporters wont want to come
4 These proposals will discourage businesses from coming to the town
5 It will impact on the nearby sports facilities
6 The ground could be contaminated following the football ground redevelopment
7 Flood lights from the ground will cause issues
8 The noise from the football ground and pub would greatly disturb residents in caravans
9 Issues with privacy – front rooms looking directly onto the site
10 Would have a detrimental impact on ecology including bats and hedgehogs
11 Too close to the town centre
12 Too close to residential
13 Would look unsightly
14 The area suffers from bad congestion – especially on match days. These proposals would worsen this
15 Will increase theft from local companies
16 They will leave a mess
17 There is already enough anti-social behavior in this area.
18 This area already has a lot of problems with crime and anti-social behavior. This would worsen the fear of crime
19 Owner occupiers would sell up. These houses would be bought by landlords and over time the area would decline
20 Property values would be effected

One letter of support was received, with the following issues raised:

1 This site may be suitable as it has the least amount of residential near it and would require no loss of trees or good quality open space

3.16 Site 16 331 Reed Street

35 letters of objections were received, with the following issues raised:

1 Needs money to be spend on giving children a better future first/ land used as a facility for children.
2 More facilities for residents first.
3 Traffic a problem being so close to an industrial estate.
4 Noise is already a problem. This could make things worse.
5 Council use Burbank as a dumping ground.
6 Crime already a problem and crime and fear of crime will increase.
7 Already a drug centre near by which the community was against.
8 A Gypsy site could deter Local Housing Associations from further investment in the Burbank area.
9 Visual impact not in line with the Neighbourhood Agreement and plans put forward in this area under the "Love the area you live in" intiative.
10 Health and safety a problem for the Gypsies given the close proximity to an industrial area.
11 Traffic flow with HGV is already heavy and with the site this could increase the likelihood of accidents near the schools and community garden.
12 The ecology of the nearby commerative garden could be effected by increased litter, garbage and dog and horse fouling.
13 Potential non-cohesion with travellers who are already settled on the estate near this site.
14 Too near to the Town Centre.
15 This site is in an identified regeneration area.
16 This site is in flood zone 3 and is unsuitable for a residential use (Environment Agency).

SITE DELIVERBILITY RISK ASSESSMENTS

Contents

1. INTRODUCTION

1.1 The following report outlines all the shortlisted Gypsy and Traveller sites (GTS) identified to meet the defined need in the Local Plan and assesses the economic viability and ultimate considering the constraints and costs in developing each site.

1.2 The Borough has a defined need for additional Gypsy and Traveller pitch provision of the next 15 years. Previously a site at Brenda Road was identified in the Borough through policy Hsg9 Gypsy and Traveller Provision in the emerging Local Plan. The Local Plan was subject to public Hearings between 29th January and 8th February 2013. With specific regard to the Gypsy and Traveller issue the Planning Inspector appointed by the Secretary of State was not satisfied that the Brenda Road site was suitable and/or deliverable and that the process taken in identifying the site was not sufficiently robust. The Hearings resulted in the Council requesting a suspension of the examination, for 6 months, to allow further work on the Gypsy and Traveller housing need issue.

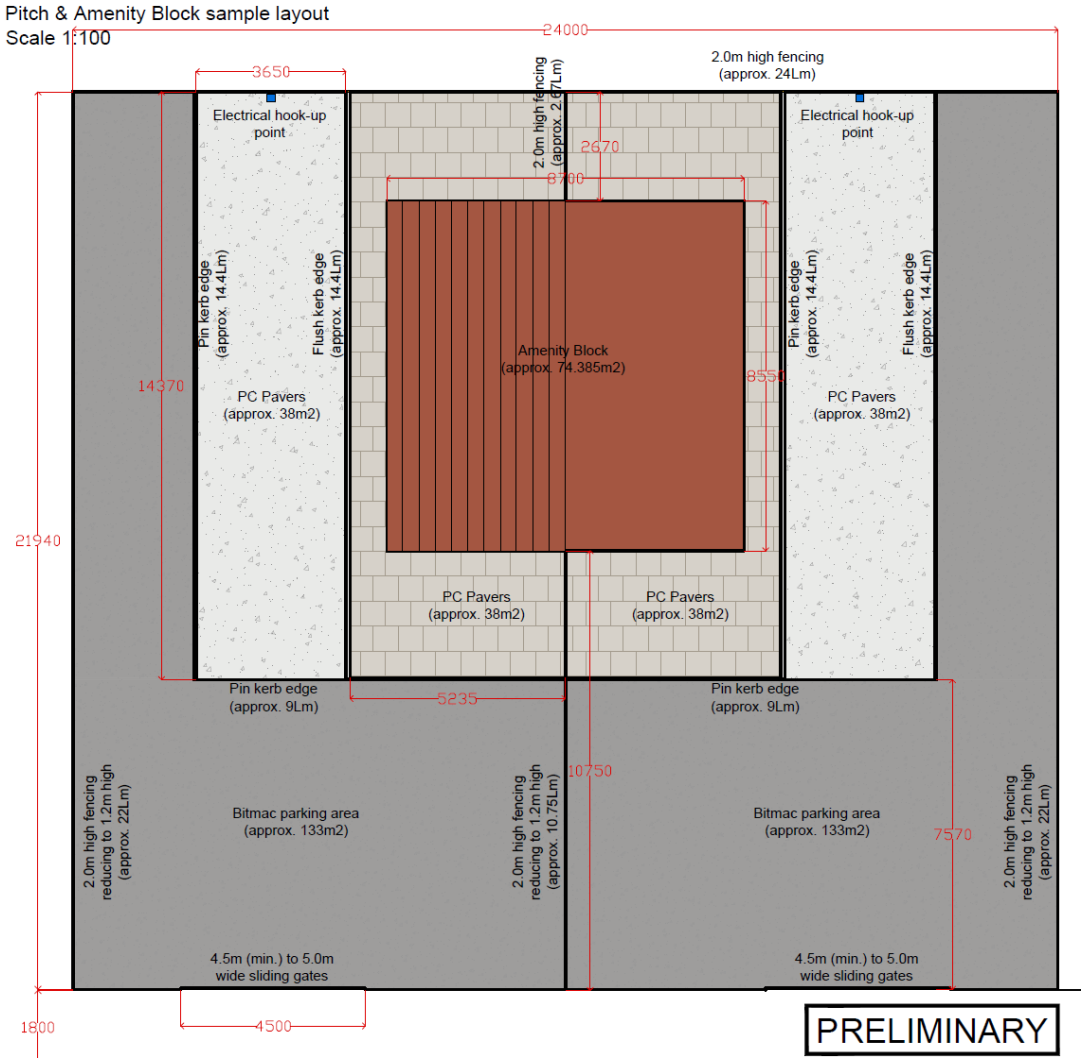
1.3 During this 6 month period the Council has proceeded with a new site selection process; the details of the site selection process can be found in the documents CD111 "*Gypsy and Traveller Site Assessment - Methodology - May 2013*" and CD108.1 "*Gypsy and Traveller Site Assessment Public Consultation Document 3 Additional Sites - May 2013*". Resulting from the site selection process 16 sites were shortlisted and are deemed to be suitable, available and deliverable.

1.4 The actual preferred site(s), arising from the shortlist will be decided by Hartlepool Borough Council Members based upon robust evidence and the feedback from the public consultation process. The preferred site(s) will be identified in a revised version of the Local Plan Submission document, via identification in policy Hsg9 and on the Proposals Map. The revised Local Plan and the accompanying evidence base, will then be presented to the Planning Inspector in August 2013 to be considered when the Local Plan Public Hearings commence again in September 2013.

2. TYPICAL SITE DESIGN AND CONSIDERATIONS

2.1 All of the sites shortlisted are designed to a "standard" design which is essentially the same on all sites and on all pitches; the site designs can be seen in Plans 1 to 16 in section 3. Image 1 illustrates the standard design of each double pitch which will then be multiplied depending upon the capacity of the individual site. The following paragraphs illustrate the standard features of each site design.

Image 1: Standard Pitch Design & Features



Site Access and Internal Roads

2.2 All sites are accessed, via pedestrian and vehicular means from the public highway with access going on to wholly Council owned land. As a result there is no issue with regard to land ownership and access rights. All new junctions, access roads, internal roads and turning areas are designed and will be constructed to adoptable standards.

Site Boundaries

2.3 All sites will in the first instance take advantage of the existing boundaries including brick walls, timber fencing and or strategic planting to form an effective site boundary. Most of the shortlisted sites do not have effective existing site boundary treatments. As a result most sites are designed to incorporate an appropriate timber fence reinforced with strategic planting including trees, bushes and hedges. Image 4 illustrates how an ideal boundary fence could be designed with an element of strategic boundary planting which will mature over time.

Individual Pitch Assets

2.4 As illustrated in Image 1 each pitch will include a utility building. In accordance with the Good Practice Guide and demonstrated best practice from existing local sites the utility building will include amenities such as:

- Kitchen/day room (cooker, sink, washing, washing machine, drier etc)
- Toilet and shower/bath
- Amenity/utility room

Image 2 illustrates an example of a utility building best practice at a site in Durham. All the sites are all designed to incorporate a utility building similar in design and function to building in image 2.

Image 2: Utility Building Example

2.5 Images 2 and 3 illustrate that the utility building will be surrounded by a paved area distinct from the larger hard standing area forming the actual pitch area; which will be sloped to naturally drain surface water into the gutter drain. The actual pitch hard standing is proposed to be constructed of tarmac to a highway standard to allow for heavy vehicles and caravans to occupy the site in the long term.

Image 3: Pitch Layout Example

2.6 Image 3 illustrates a best practice example of a typical pitch will be provided on the site, with the distinction made between the paved area, pitch hard standing and the wider tarmac area forming the incidental pitch amenity space. Each pitch will have its own individual utility provision including gas, water, electric, soul/sewer disposal, waste storage/disposal and telecommunication connection potential.

Image 4: Shared Paddock/Play Provision

Shared Facilities

2.7 Each site will incorporate, where possible, an element of shared green space which can be used for amenity space, recreation and/or play and, if so desired, a paddock area for domestic animals. Image 4 illustrates how such a paddock/play area would be designed and delivered as part of the site.

2.8 Image 5 illustrates how the internal road and pedestrian layout could be designed. This design of a central shared access road/area with private pitches separated by fencing, creating a private residential curtilage is proposed for all of the sites.

Image 5: Central Access and Internal Pitch Boundaries

Site Design Conclusion

2.9 The designs proposed on all of the shortlisted sites take into consideration the Good Practice Guide and also best practice from existing effective sites in the region.

2.10 The proposed site designs were discussed at the Gypsy and Traveller workshop event and it was agreed by all in attendance that if the type and standard of design proposed is achieved on the site; then an effective site would be delivered.

3. SUITABLE AND AVAILABLE SHORTLISTED SITES

3.1 The shortlisted sites are essentially the only sites in the Borough that were shown to be suitable and available with the potential to deliver a GTS, as at April 2013. Based upon the location, nature and size of site proposed, this has an affect upon the suitability, availability and ultimate deliverability of the site. Table 1 illustrates the sites and makes an assumption as to how many pitches can be accommodated on the site.

3.2 In some cases the pitches numbers allocated to each site vary from the previous consultation documents by way of them being reduced in capacity. These changes were made resulting from further investigation and feedback over the public consultation period. For instance site 440 has been reduced from 6 pitches (as identified as the capacity in previous consultation documents) down to 2 pitches due to the issues with regard to land ownership. All of the sites identified in Table 1 reflect the potential capacity with a view to the site being included as the preferred site in the emerging Local Plan.

Table 1: Suitable and Available Shortlisted Sites

Site No	Site Ref	Site Name	Approx Pitch Capacity
16	**331**	Land at Reed Street / Huckelhoven Way	2
1	**348**	Land at West View Road (West of No 306)	2
2	**363**	Land at Throston Grange Lane (North of No 220)	2
3	**370**	Land at Burbank Street (Former Bridge Community Centre)	4
15	**403**	Land at Clarence Road	6
7	**440**	Land at Wiltshire Way (North of the Allotments)	2
4	**391**	Land at Burbank Street (Former Lynn Street ATC)	8
14	**437**	Land at Briarfields	8
5	**430**	Land at West View Road (Rear of No 238 - 294)	8
6	**439**	Land at Catcote/ Macaulay Road	8
8	**446**	Land at Old Cemetery Road	8
9	**448**	Land at Lennox Walk / Owton Manor Lane	8
10	**454**	Land at Masefield Road/ Gulliver Road	8
11	**462**	Hart Small Holdings East	8
12	**464**	Summerhill, Off Catcote Road	8
13	**465**	Hart Smallholdings West	8

3.3 The following paragraphs identify the 16 shortlisted GTS and illustrate a summary of the suitability, availability, cost effectiveness and ultimate deliverability of the sites and their distribution across the Borough. Resulting from the assessment it is possible to allocate a deliverability risk to each site of high, medium or low.

Site 331: Land at Reed Street / Huckelhoven Way

3.4 The site is approximately 0.15ha in size and is currently an area of incidental open space resulting from a previously demolished site. The site is mounded to the south west of the site. There are various commercial businesses nearby. Table 2 and Plan 1 both illustrate the suitability and availability risks with regard to the site and makes an assessment with regard to the overall deliverability risk associated with the site.

3.5 Plan 1 demonstrates that it is proposed that the site is accessed via a bespoke junction onto Reed Street with provision made on site for 2 pitches sharing a single amenity building with a shared paddock/play area.

Plan 1: GTS 331 Proposed Layout

Table 2: GTS 331 Deliverability Risks

Suitability Criteria	Risk	Summary Comments
Proximity to Services	Low	Accessible to all services and all the regular bus service are accessible in the town centre which is a 10 minutes walk away.
Sequential Approach	Low	Within existing development limits.
Flooding	High	The site is located in flood zones 2 and 3.
Environmental	Low	There is no known biodiversity or geological interest on the site.
Historic	Low	There is no known archaeological or historic interest on the site.
Hazardous Risks	Low	There are no known hazardous risks on the site.
Impact on Adjacent Users	Low	The site is located between residential and commercial businesses, with no incompatible adjacent uses. The site can be effectively screened as a result there is no issue with regard to adjacent users.
Restrictive Users	Low	There are no known restrictive users of the site it is currently incidental open space.
Abnormals	Med	Excavation and levelling would need to take place.
Contamination	Med	There are no known contamination issues however the site is a previously demolished site in a commercial area.
Transport Access	Low	As plan 1 demonstrates, access can be gained direct from Reed Street via a bespoke access.
Water Supply	Low	There are nearby existing water mains.
Sewerage Supply	Low	There are nearby existing sewer mains.
Strategic Highway Network	Low	There are no implications for the strategic road network.
Local Highway Network	Low	There are no implications for the strategic road network.
Land Ownership	Low	The site is Council owned and is available for development.
G&T Workshop Assessment	High	The site would not create a sense of community and would be unmanageable due to the small size. (Appendix 2)
Overall Achievability Risk	**High**	**There are specific concerns with regard to flood risk and the view of the Gypsy and Travelling community that the site is too small to create an effective and manageable site.**
GTS Development Criteria	**Cost**	**Summary Comments**
Planning	£1,660	n/a
Design	£20,524	n/a
Water Supply	£6,800	There are nearby existing water mains.
Electrical	£32,500	There are nearby existing electrical infrastructure.
Drainage	£15,250	There are nearby existing surface/foul drainage infrastructure.
Telecommunications	£5,500	There are nearby existing telecommunication infrastructure.
Street Lighting	£8,250	Not required at this location.
Additional Works	£11,025	Levelling of site.
Highway Construction	£3,810	Access onto Reed Street.
Pitch Construction	£43,757	n/a
Amenity Block Construction	£73,792	n/a
Fencing	£12,723	n/a
Landscaping & Planting	£2,810	n/a
Cost (+ Contingency)	**£283,265**	n/a
Cost per Pitch	**£141,633**	**The site is ranked as being 8 / 16 in cost effectiveness.**
Overall Deliverability Risk	**High**	**There are specific concerns with regard to flood risk, the view of the Gypsy and Travelling community that the site is too small to create an effective and manageable site.**

GTS 331 Overall Deliverability Risk

3.6 Table 2 and Plan 1 demonstrate that there are specific concerns with regard to the overall deliverability of the site via:

- Flood risk,
- The site being too small to create a sense of community for the residents and the site would prove difficult to manage as a result, and;
- The site not offering the best value for money because of its small 2 pitch capacity compared to the significant infrastructure costs.

3.7 Overall it is assumed that there is a high risk with regard to the deliverability of the site.

Site 348: Land at West View Road (West of No 306)

3.8 The site is approximately 0.21ha in size and is currently an area of incidental open space resulting from a previously demolished residential site. The site is flat and has existing boundary fencing. The surrounding area is residential, with a local retail centre opposite. Table 3 and Plan 2 both illustrate the suitability and availability risks with regard to the site and makes an assessment with regard to the overall deliverability risk associated with the site.

3.9 Plan 2 demonstrates that it is proposed that the site is accessed via a bespoke junction onto West View Road with provision made on site for 2 pitches sharing a single amenity building with a shared paddock/play area.

Plan 2: GTS 348 Proposed Layout

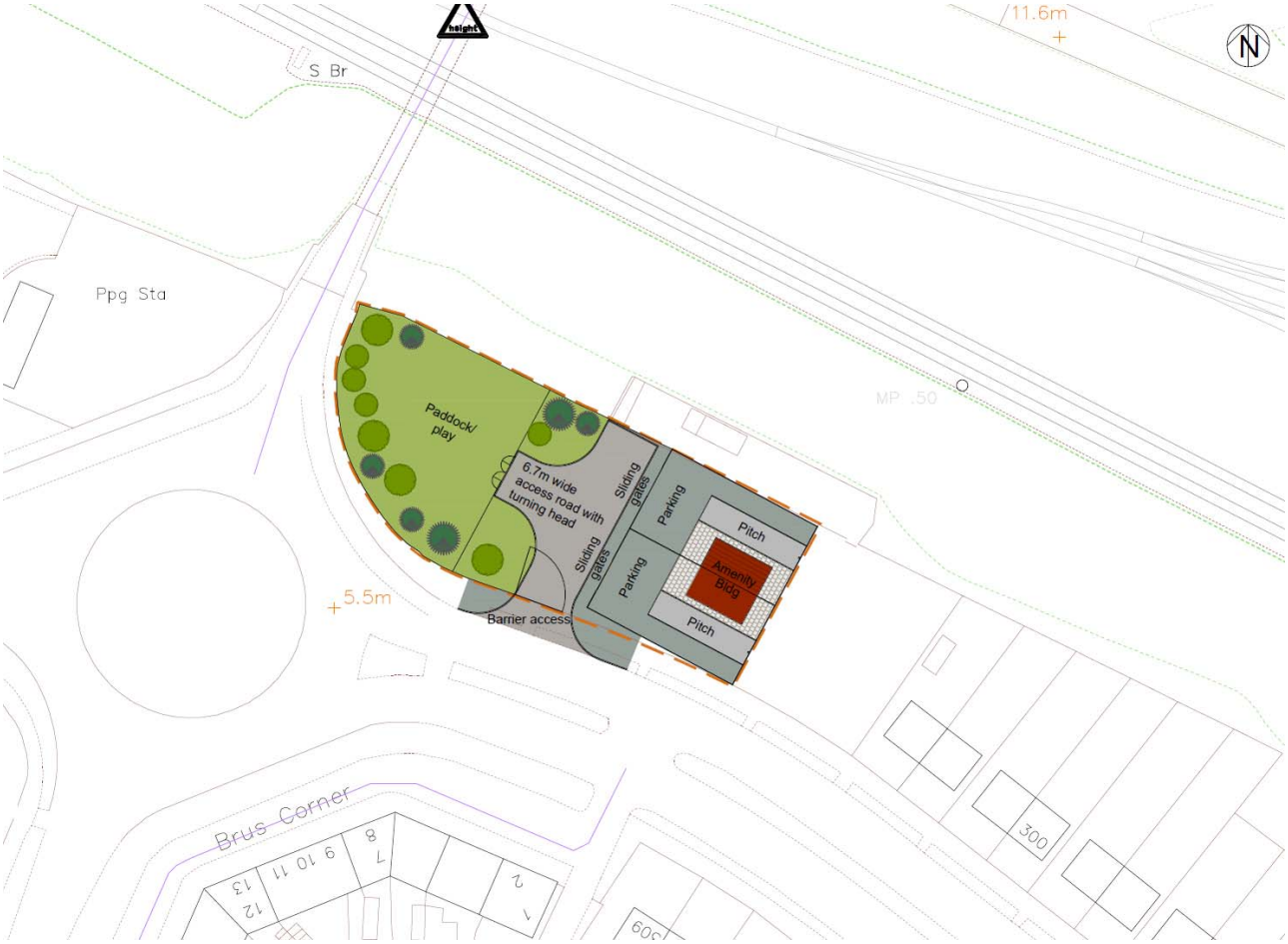


Table 3: GTS 348 Deliverability Risks

Suitability Criteria	Risk	Summary Comments
Proximity to Services	Low	Accessible to all services and a very regular bus service on Winterbottom Avenue No 4 (every 30 mins) and No6 (every 10 mins).
Sequential Approach	Low	Within existing development limits.
Flooding	Low	Not identified within a flood risk zone by the EA.
Environmental	Low	There is no known biodiversity or geological interest on the site.
Historic	Low	There is no known archaeological or historic interest on the site.
Hazardous Risks	Low	There are no known hazardous risks on the site.
Impact on Adjacent Users	Low	The site is located in a residential area with no incompatible adjacent uses except the nearby railway line. This site is adjacent to a very important access point to a number of Public, Permissive and Coastal Rights of Way.
Restrictive Users	Low	There are no known restrictive users of the site it is currently incidental open space.
Abnormals	Low	There are no known abnormals
Contamination	Low	There are no known contamination issues on the site.
Transport Access	Low	As plan 2 demonstrates, access can be gained direct from West View Road via a bespoke access.
Water Supply	Low	There are nearby existing water mains.
Sewerage Supply	Low	There are nearby existing sewer mains.
Strategic Highway Network	Low	There are no implications for the strategic road network.
Local Highway Network	Low	There are no implications for the strategic road network.
Land Ownership	Low	The site is Council owned and is available for development.
G&T Workshop Assessment	High	The site would not create a sense of community and would be unmanageable due to the small size. (Appendix 2)
Overall Achievability Risk	**High**	**There are specific concerns with regard to the view of the Gypsy and Travelling community that the site is too small to create an effective and manageable site.**
GTS Development Criteria	**Cost**	**Summary Comments**
Planning	£1,660	n/a
Design	£21,440	n/a
Water Supply	£7,800	There are nearby existing water mains.
Electrical	£17,750	There are nearby existing electrical infrastructure.
Drainage	£15,500	There are nearby existing surface/foul drainage infrastructure.
Telecommunications	£1,100	There are nearby existing telecommunication infrastructure.
Street Lighting	£1,500	Not required at this location.
Additional Works	£1,000	Levelling of site.
Highway Construction	£36,153	Access onto West View Road.
Pitch Construction	£43,757	n/a
Amenity Block Construction	£72,092	n/a
Fencing	£8,470	n/a
Landscaping & Planting	£3,818	n/a
Cost (+ Contingency)	**£252,294**	n/a
Cost per Pitch	**£137,697**	**The site is ranked as being 7 / 16 in cost effectiveness.**
Overall Deliverability Risk	**High**	**There are specific concerns with regard to the view of the Gypsy and Travelling community that the site is too small to create an effective and manageable site.**

GTS 348 Overall Deliverability Risk

3.10 Table 3 and Plan 2 demonstrate that there are specific concerns with regard to the overall deliverability of the site via:

- The site being too small to create a sense of community for the residents and the site would prove difficult to manage as a result, and;
- The site not offering the best value for money because of its small 2 pitch capacity compared to the significant infrastructure costs.

3.11 Overall it is assumed that there is a high risk with regard to the deliverability of the site.

Site 363: Land at Throston Grange Lane (North of No 220)

3.12 The site is approximately 0.26ha in size and is currently an area of incidental open space. The site is flat and is open plan and the surrounding area is residential. Table 4 and Plan 3 both illustrate the suitability and availability risks with regard to the site and makes an assessment with regard to the overall deliverability risk associated with the site.

3.13 Plan 3 demonstrates that it is proposed that the site is accessed via a reworking of the existing vehicular access from Throston Grange Lane with provision made on site for 2 pitches sharing a single amenity building with a shared paddock/play area.

Plan 3: GTS 363 Proposed Layout

Table 4: GTS 363 Deliverability Risks

Suitability Criteria	Risk	Summary Comments
Proximity to Services	Low	Accessible to all services and a very regular bus service on Throston Grange Lane.
Sequential Approach	Low	Within existing development limits.
Flooding	Low	Not identified within a flood risk zone by the EA.
Environmental	Low	There is no known biodiversity or geological interest on the site.
Historic	Low	There is no known archaeological or historic interest on the site.
Hazardous Risks	Low	There are no known hazardous risks on the site.
Impact on Adjacent Users	High	The site is located in a residential area with no incompatible adjacent uses however the site is relatively close to existing dwellings where there could be an impact upon their residential amenity.
Restrictive Users	High	There would be impacts through the loss of valuable car parking provision serving an area where off-street car parking is not readily available.
Abnormals	Low	There are no known abnormals
Contamination	Low	There are no known contamination issues on the site.
Transport Access	Low	As plan 3 demonstrates, access can be gained direct from Throston Grange Lane via a reworked existing access.
Water Supply	Low	There are nearby existing water mains.
Sewerage Supply	Low	There are nearby existing sewer mains.
Strategic Highway Network	Low	There are no implications for the strategic road network.
Local Highway Network	Low	There are no implications for the strategic road network.
Land Ownership	Low	The site is Council owned and is available for development.
G&T Workshop Assessment	High	The site would not create a sense of community and would be unmanageable due to the small size. (Appendix 2)
Overall Achievability Risk	**High**	**There are specific concerns with regard to the impact on the adjacent residential area through loss of residential amenity, loss of car parking spaces and the view of the Gypsy and Travelling community that the site is too small to create an effective and manageable site.**
GTS Development Criteria	**Cost**	**Summary Comments**
Planning	£1,855	n/a
Design	£23,107	n/a
Water Supply	£8,800	There are nearby existing water mains.
Electrical	£20,250	There are nearby existing electrical infrastructure.
Drainage	£18,000	There are nearby existing surface/foul drainage infrastructure.
Telecommunications	£2,200	There are nearby existing telecommunication infrastructure.
Street Lighting	£1,500	Not required at this location.
Additional Works	£500	Levelling of site.
Highway Construction	£8,203	Access onto Throston Grange Lane.
Pitch Construction	£43,757	n/a
Amenity Block Construction	£73,792	n/a
Fencing	£4,953	n/a
Landscaping & Planting	£4,885	n/a
Cost (+ Contingency)	**£250,570**	n/a
Cost per Pitch	**£125,285**	**The site is ranked as being 3 / 16 in cost effectiveness.**
Overall Deliverability Risk	**High**	**There are specific concerns with regard to the impact on the adjacent residential area through loss of residential amenity, loss of car parking spaces and the view of the Gypsy and Travelling community that the site is too small to create an effective and manageable site.**

GTS 363 Overall Deliverability Risk

3.14 Table 4 and Plan 3 demonstrate that there are specific concerns with regard to the overall deliverability of the site via:

- A negative impact on the residential amenity of the adjacent dwellings, a net loss of car parking provision in the local area which is already lacking in adequate off street parking provision,
- The site not offering the best value for money because of its small 2 pitch capacity compared to the significant infrastructure costs;
- The site being too small to create a sense of community for the residents and the site would prove difficult to manage as a result.

3.15 Overall it is assumed that there is a high risk with regard to the deliverability of the site.

Site 370: Land at Burbank Street (Former Bridge Community Centre)

3.16 The site is approximately 0.29ha in size and is currently an area of hard standing as well as grass resulting from a demolished MUGA. Table 5 and Plan 4 both illustrate the suitability and availability risks with regard to the site and makes an assessment with regard to the overall deliverability risk associated with the site.

3.17 Plan 4 demonstrates that it is proposed that the site is accessed via a bespoke access from Burbank Street and Pilgrim Street with provision made on site for 4 pitches sharing two amenity buildings with a shared paddock/play area.

Plan 4: GTS 370 Proposed Layout (Left Hand Site)

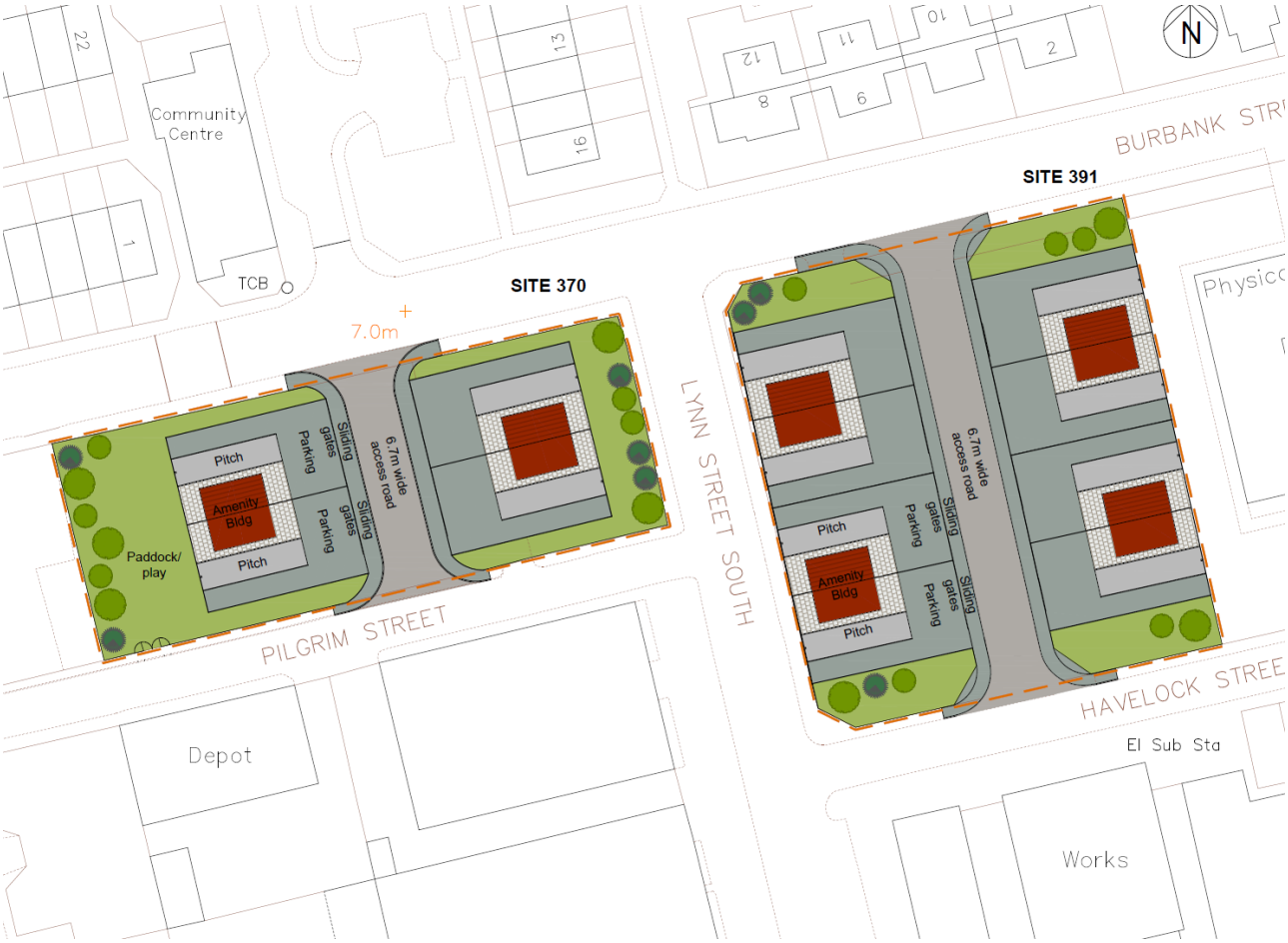


Table 5: GTS 370 Deliverability Risks

Suitability Criteria	Risk	Summary Comments
Proximity to Services	Low	Accessible to all services and all the regular bus service are accessible in the town centre a 10 minute walk away.
Sequential Approach	Low	Within existing development limits.
Flooding	Low	Not identified within a flood risk zone by the EA.
Environmental	Low	There is no known biodiversity or geological interest on the site.
Historic	Low	There is no known archaeological or historic interest on the site.
Hazardous Risks	Low	There are no known hazardous risks on the site.
Impact on Adjacent Users	Low	The site is located between residential and commercial businesses, with no incompatible adjacent uses. The site can be effectively screened as a result there is no issue with regard to adjacent users.
Restrictive Users	High	There are no known restrictive users of the site it is currently a cleared vacant site.
Abnormals	Low	Excavation, breaking up of the hard standing and levelling would need to take place.
Contamination	Low	There are no known contamination issues however the site is a previously demolished site in a commercial area.
Transport Access	Low	As plan 4 demonstrates, access can be gained direct from Burbank Street and Pilgrim Street via a bespoke access.
Water Supply	Low	There are nearby existing water mains.
Sewerage Supply	Low	There are nearby existing sewer mains.
Strategic Highway Network	Low	There are no implications for the strategic road network.
Local Highway Network	Low	There are no implications for the strategic road network.
Land Ownership	High	The site is Council owned however a decision was made at the Finance and Policy Committee on 28th June 2013 to enter into an exclusivity agreement with a developer for an alternative use. Therefore the site is not available. (See Appendix 4)
G&T Workshop Assessment	Low	The site would have the potential to create an effective site (Appendix 2).
Overall Achievability Risk	**High**	**Notwithstanding the suitability of the site, the site is no longer available for consideration as a GTS.**
GTS Development Criteria	**Cost**	**Summary Comments**
Planning	£2,625	n/a
Design	£39,546	n/a
Water Supply	£12,100	There are nearby existing water mains.
Electrical	£33,000	There are nearby existing electrical infrastructure.
Drainage	£18,000	There are nearby existing surface/foul drainage infrastructure.
Telecommunications	£2,200	There are nearby existing telecommunication infrastructure.
Street Lighting	£1,500	n/a
Additional Works	£20,000	Breaking up of the hard standing and levelling of site.
Highway Construction	£33,694	Access onto Burbank Street and Pilgrim Street.
Pitch Construction	£87,514	n/a
Amenity Block Construction	£147,584	n/a
Fencing	£27,320	n/a
Landscaping & Planting	£7,135	n/a
Cost (+ Contingency)	**£513,153**	n/a
Cost per Pitch	**£128,288**	**The site is ranked as being 5 / 16 in cost effectiveness.**
Overall Deliverability Risk	**High**	**The site is no longer available for development as a GTS.**

GTS 370 Overall Deliverability Risk

3.18 Table 5 and Plan 4 demonstrate that there are specific concerns with regard to the overall deliverability of the site via:

- The site is not available for development as a decision was made at the Finance and Policy Committee on 28th June 2013 to enter into an exclusivity agreement with a developer for an alternative use. Therefore the site is not available. (See Appendix 4)

3.19 Overall it is assumed that there is a high risk with regard to the deliverability of the site.

Site 403: Land at Clarence Road

3.20 The site is approximately 0.43ha in size and is currently an area of incidental open space. Table 6 and Plan 5 both illustrate the suitability and availability risks with regard to the site and makes an assessment with regard to the overall deliverability risk associated with the site.

3.21 Plan 5 demonstrates that it is proposed that the site is accessed via a bespoke access from Clarence Road with provision made on site for 6 pitches sharing three amenity buildings with a shared paddock/play area.

Plan 5: GTS 403 Proposed Layout

Table 6: GTS 403 Deliverability Risks

Suitability Criteria	Risk	Summary Comments
Proximity to Services	Low	Accessible to all services and all the regular bus service are accessible in the town centre a 10 minute walk away.
Sequential Approach	Low	Within existing development limits.
Flooding	Low	Not identified within a flood risk zone by the EA.
Environmental	Low	There is no known biodiversity or geological interest on the site.
Historic	Low	The site contains the archaeological remains of a former blacksmith's workshop. An archaeological field evaluation would be required to support any planning application. The findings of the evaluation would be unlikely to predude development at the site.
Hazardous Risks	Low	There are no known hazardous risks on the site.
Impact on Adjacent Users	High	The site is located between residential and the football stadium. There is a concern with regard to the relationship with the football stadium on match days.
Restrictive Users	Low	There are no known restrictive users of the site.
Abnormals	Low	Site levelling would need to take place.
Contamination	Low	There are no known contamination issues.
Transport Access	Low	As plan 5 demonstrates, access can be gained direct from Clarence Road via a bespoke access.
Water Supply	Low	There are nearby existing water mains.
Sewerage Supply	Low	There are nearby existing sewer mains.
Strategic Highway Network	Low	There are no implications for the strategic road network.
Local Highway Network	Low	There are no implications for the strategic road network.
Land Ownership	High	The site is Council owned however a decision was made at the Finance and Policy Committee on 28th June 2013 to include the site part of the Mill House Masterplan (See Appendix 4). The site is therefore now not available for development as a GTS.
G&T Workshop Assessment	High	There are concerns with regard to the close proximity of the football stadium, specifically; anti social behaviour, congestion and floodlights on match days (Appendix 2).
Overall Achievability Risk	**High**	**There are specific concerns with regard to the close proximity of the football stadium and the site is not available for development as a GTS.**
GTS Development Criteria	**Cost**	**Summary Comments**
Planning	£3,785	n/a
Design	£62,433	n/a
Water Supply	£20,400	There are nearby existing water mains.
Electrical	£61,500	There are nearby existing electrical infrastructure.
Drainage	£30,000	There are nearby existing surface/foul drainage infrastructure.
Telecommunications	£5,500	There are nearby existing telecommunication infrastructure.
Street Lighting	£8,250	n/a
Additional Works	£42,250	Levelling of site.
Highway Construction	£85,656	Access onto Clarence Road.
Pitch Construction	£131,271	n/a
Amenity Block Construction	£221,376	n/a
Fencing	£37,388	n/a
Landscaping & Planting	£15,543	n/a
Cost (+ Contingency)	**£862,121**	n/a
Cost per Pitch	**£143,687**	**The site is ranked as being 9 / 16 in cost effectiveness.**
Overall Deliverability Risk	**High**	**There are specific concerns with regard to the close proximity of the football stadium and the site is not available for development as a GTS.**

GTS 403 Overall Deliverability Risk

3.22 Table 6 and Plan 5 demonstrate that there are specific concerns with regard to the overall deliverability of the site via:

- Close proximity of the football stadium with regard to antisocial behaviour, congestion and floodlights on match days.
- A decision was made at the Finance and Policy Committee on 28th June 2013 to include the site part of the Mill House Masterplan (See Appendix 4). As a result the site is no longer available for development as a GTS.

3.23 Overall it is assumed that there is a high risk with regard to the deliverability of the site.

Site 440: Land at Wiltshire Way (North of Allotments)

3.24 The site is approximately 0.19ha in size and is currently an area of incidental open space. Table 7 and Plan 6 both illustrate the suitability and availability risks with regard to the site and makes an assessment with regard to the overall deliverability risk associated with the site.

3.25 Plan 6 demonstrates that it is proposed that the site is accessed via a bespoke access from Wiltshire Way with provision made on site for 2 pitches sharing one amenity building with a small shared paddock/play area.

Plan 6: GTS 440 Proposed Layout

Table 7: GTS 440 Deliverability Risks

Suitability Criteria	Risk	Summary Comments
Proximity to Services	Low	Accessible to all services and all the regular bus service are accessible in the town centre a 10 minute walk away.
Sequential Approach	Low	Within existing development limits.
Flooding	Low	Not identified within a flood risk zone by the EA.
Environmental	Low	There is no known biodiversity or geological interest on the site.
Historic	Low	There is no known historic interest on the site.
Hazardous Risks	Low	There are no known hazardous risks on the site.
Impact on Adjacent Users	Low	The site is located between residential and there would be no significant impact as adequate screening can be achieved.
Restrictive Users	Low	There are no known restrictive users of the site.
Abnormals	Low	Site levelling would need to take place.
Contamination	Low	There are no known contamination issues.
Transport Access	Low	As plan 6 demonstrates, access can be gained direct from Wiltshire Way via a bespoke access.
Water Supply	Low	There are nearby existing water mains.
Sewerage Supply	Low	There are nearby existing sewer mains.
Strategic Highway Network	Low	There are no implications for the strategic road network.
Local Highway Network	Low	There are no implications for the strategic road network.
Land Ownership	Low	The site is Council owned and is available for development.
G&T Workshop Assessment	High	The site would not create a sense of community and would be unmanageable due to the small size. (Appendix 2)
Overall Achievability Risk	**High**	**There are specific concerns with regard to the view of the Gypsy and Travelling community that the site is too small to create an effective and manageable site.**
GTS Development Criteria	**Cost**	**Summary Comments**
Planning	£1,660	n/a
Design	£30,063	n/a
Water Supply	£9,800	There are nearby existing water mains.
Electrical	£21,000	There are nearby existing electrical infrastructure.
Drainage	£19,500	There are nearby existing surface/foul drainage infrastructure.
Telecommunications	£2,200	There are nearby existing telecommunication infrastructure.
Street Lighting	£1,500	n/a
Additional Works	£500	Levelling of site.
Highway Construction	£68,641	Access onto Wiltshire Way.
Pitch Construction	£43,757	n/a
Amenity Block Construction	£73,792	n/a
Fencing	£15,995	n/a
Landscaping & Planting	£4,729	n/a
Cost (+ Contingency)	**£347,380**	n/a
Cost per Pitch	**£173,690**	**The site is ranked as being 15 / 16 in cost effectiveness.**
Overall Deliverability Risk	**High**	**There are specific concerns with regard to the view of the Gypsy and Travelling community that the site is too small to create an effective and manageable site and the cost effectiveness of the site.**

GTS 440 Overall Deliverability Risk

3.26 Table 7 and Plan 6 demonstrate that there are specific concerns with regard to the overall deliverability of the site via:

- The site being too small to create a sense of community for the residents and the site would prove difficult to manage as a result, and;
- The site not offering the best value for money because of its small 2 pitch capacity compared to the significant infrastructure costs.

3.27 Overall it is assumed that there is a high risk with regard to the deliverability of the site.

Site 391: Land at Burbank Street (Former Lynn Street ATC)

3.28 The site is approximately 0.36ha in size and is currently an area of incidental open space. Table 8 and Plan 7 both illustrate the suitability and availability risks with regard to the site and makes an assessment with regard to the overall deliverability risk associated with the site.

3.29 Plan 7 demonstrates that it is proposed that the site is accessed via a bespoke access from Havelock Street and Burbank Street with provision made on site for 8 pitches sharing four amenity buildings.

Plan 7: GTS 391 Proposed Layout (Right Hand Site)

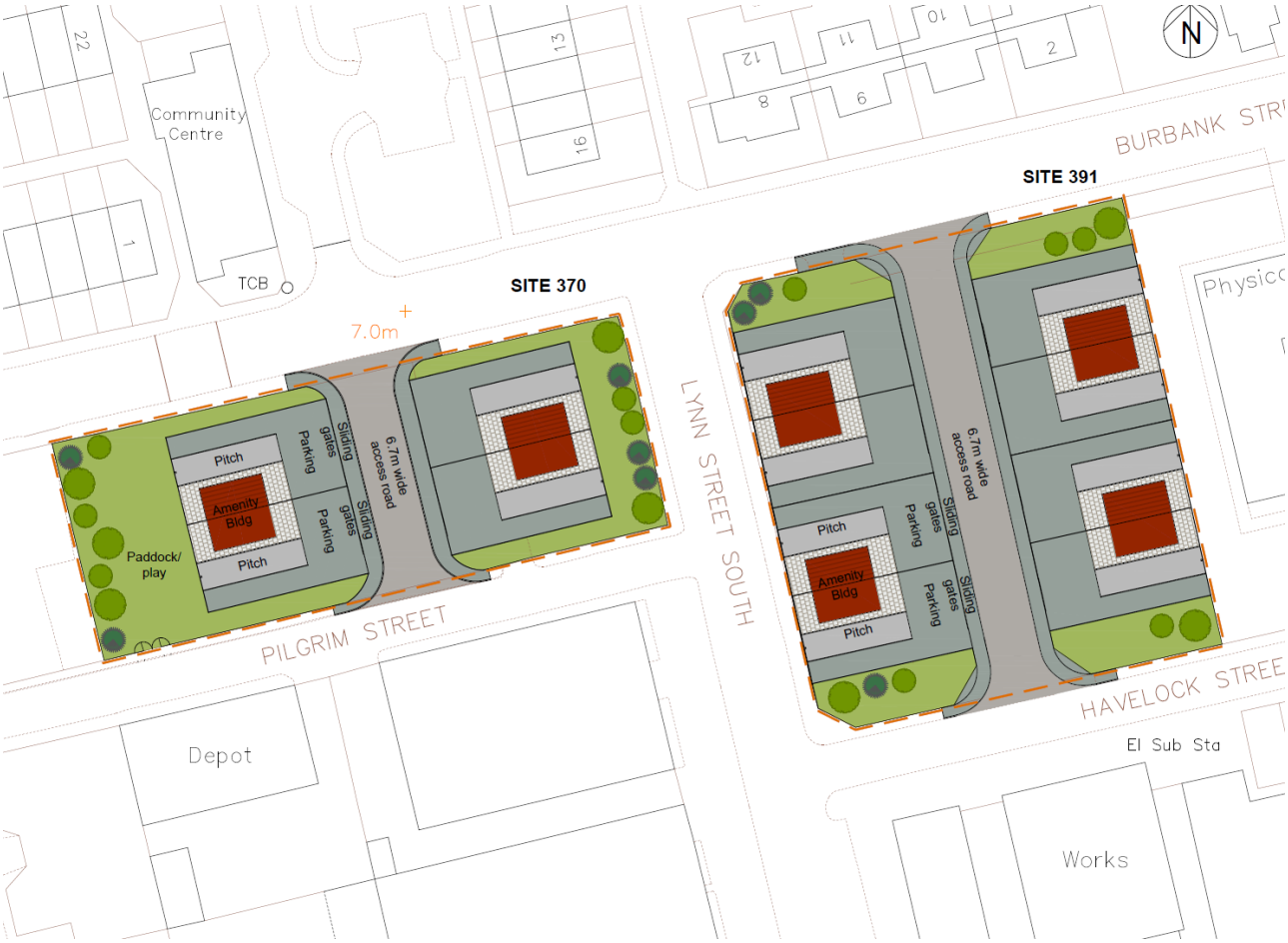


Table 8: GTS 391 Deliverability Risks

Suitability Criteria	Risk	Summary Comments
Proximity to Services	Low	Accessible to all services and all the regular bus service are accessible in the town centre a 10 minute walk away.
Sequential Approach	Low	Within existing development limits.
Flooding	Low	Not identified within a flood risk zone by the EA.
Environmental	Low	There is no known biodiversity or geological interest on the site.
Historic	Low	There is no known archaeological or historic interest on the site.
Hazardous Risks	Low	There are no known hazardous risks on the site.
Impact on Adjacent Users	Low	The site is located between residential and commercial businesses, with no incompatible adjacent uses. The site can be effectively screened as a result there is no issue with regard to adjacent users.
Restrictive Users	High	There are no known restrictive users of the site it is currently a cleared vacant site.
Abnormals	Low	Excavation, breaking up of the hard standing and levelling would need to take place.
Contamination	Low	There are no known contamination issues however the site is a previously demolished site in a commercial area.
Transport Access	Low	As plan 7 demonstrates, access can be gained direct from Burbank Street and Pilgrim Street via a bespoke access.
Water Supply	Low	There are nearby existing water mains.
Sewerage Supply	Low	There are nearby existing sewer mains.
Strategic Highway Network	Low	There are no implications for the strategic road network.
Local Highway Network	Low	There are no implications for the strategic road network.
Land Ownership	High	The site is Council owned however a decision was made at the Finance and Policy Committee on 28th June 2013 to enter into an exclusivity agreement with a developer for an alternative use. Therefore the site is not available. (See Appendix 4)
G&T Workshop Assessment	Low	The site would have the potential to create an effective site (Appendix 2).
Overall Achievability Risk	**High**	**Notwithstanding the suitability of the site, the site is no longer available for consideration as a GTS.**
GTS Development Criteria	**Cost**	**Summary Comments**
Planning	£4,360	n/a
Design	£54,367	n/a
Water Supply	£20,700	There are nearby existing water mains.
Electrical	£62,000	There are nearby existing electrical infrastructure.
Drainage	£22,000	There are nearby existing surface/foul drainage infrastructure.
Telecommunications	£2,200	There are nearby existing telecommunication infrastructure.
Street Lighting	£1,500	n/a
Additional Works	£13,500	Breaking up of the hard standing and levelling of site.
Highway Construction	£62,415	Access onto Burbank Street and Havelock Street.
Pitch Construction	£175,028	n/a
Amenity Block Construction	£295,168	n/a
Fencing	£35,095	n/a
Landscaping & Planting	£7,338	n/a
Cost (+ Contingency)	**£900,286**	n/a
Cost per Pitch	**£112,536**	**The site is ranked as being 1 / 16 in cost effectiveness.**
Overall Deliverability Risk	**High**	**The site is no longer available for development as a GTS.**

GTS 391 Overall Deliverability Risk

3.30 Table 8 and Plan 7 demonstrate that there are specific concerns with regard to the overall deliverability of the site via:

- The site is not available for development as a decision was made at the Finance and Policy Committee on 28th June 2013 to enter into an exclusivity agreement with a developer for an alternative use. Therefore the site is not available. (See Appendix 4)

3.31 Overall it is assumed that there is a high risk with regard to the deliverability of the site.

Site 437: Land at Briarfields

3.32 The site is approximately 1.49ha in size and is currently an area of incidental open space. Table 9 and Plan 8 both illustrate the suitability and availability risks with regard to the site and makes an assessment with regard to the overall deliverability risk associated with the site.

3.33 Plan 8 demonstrates that it is proposed that the site is accessed via a bespoke access from Briarfield Close with provision made on site for at least 8 pitches sharing up to 4 amenity buildings.

Plan 8: GTS 437 Proposed Layout

Table 9: GTS 437 Deliverability Risks

Suitability Criteria	Risk	Summary Comments
Proximity to Services	Low	Accessible to all services.
Sequential Approach	Low	Within existing development limits.
Flooding	Low	Not identified within a flood risk zone by the EA.
Environmental	Low	There is no known biodiversity or geological interest on the site.
Historic	High	This site is located within the Park Conservation Area and the Briarfields House, Lodge and associated out buildings are all recognised as Locally Listed Buildings.
Hazardous Risks	Low	There are no known hazardous risks on the site.
Impact on Adjacent Users	Low	The site is located in a residential area with no incompatible adjacent uses.
Restrictive Users	Med	There is no current restrictive use as the site is currently vacant. However the vehicular access to the allotments to the south will need to be retained as well as a public right of way.
Abnormals	Low	Other than levels there are no known abnormals on the site.
Contamination	Low	There are no known contamination issues.
Transport Access	Low	As plan 8 demonstrates, access can be gained direct from Briarfields Close via a bespoke access.
Water Supply	Low	There are nearby existing water mains.
Sewerage Supply	Low	There are nearby existing sewer mains.
Strategic Highway Network	Low	There are no implications for the strategic road network.
Local Highway Network	Low	There are no implications for the strategic road network.
Land Ownership	Med	The site is Council owned however the site is identified as a housing site in the 2013 Local Plan and discussions have taken place with developers with regard to the development of the land. Whilst this does not preclude the development as a GTS it does create an element of uncertainty in the long term.
G&T Workshop Assessment	High	The site is not considered suitable due to its proximity to the surrounding high value residential area and the need for continued public access through the site (Appendix 2).
Overall Achievability Risk	**High**	**There are specific concerns with regard to the potential impact on the Park Conservation Area, the long term availability of the site and that the site is in an unsuitable location according the Gypsy and Traveller workshop.**
GTS Development Criteria	**Cost**	**Summary Comments**
Planning	£4,555	n/a
Design	£88,135	n/a
Water Supply	£30,700	There are nearby existing water mains.
Electrical	£75,750	There are nearby existing electrical infrastructure.
Drainage	£48,500	There are nearby existing surface/foul drainage infrastructure.
Telecommunications	£5,500	There are nearby existing telecommunication infrastructure.
Street Lighting	£8,250	n/a
Additional Works	£23,500	Breaking up of the hard standing and levelling of site.
Highway Construction	£179,799	Access onto Elwick Road and right of way to allotments.
Pitch Construction	£175,028	n/a
Amenity Block Construction	£295,168	n/a
Fencing	£24,153	n/a
Landscaping & Planting	£14,310	n/a
Cost (+ Contingency)	**£1,063,394**	n/a
Cost per Pitch	**£144,510**	**The site is ranked as being 10 / 16 in cost effectiveness.**
Overall Deliverability Risk	**High**	**There are concerns with regard to the potential impact on the Park Conservation Area, the long term availability of the site and that the site is in an unsuitable location according the Gypsy and Traveller workshop.**

GTS 437 Overall Deliverability Risk

3.34 Table 9 and Plan 8 demonstrate that there are specific concerns with regard to the overall deliverability of the site via:

- The potential impact on the Park Conservation Area
- The long term availability of the site, and;
- The site is in an unsuitable location according the Gypsy and Traveller workshop where Gypsies would not use the site (Appendix 1).

3.35 Overall it is assumed that there is a high risk with regard to the deliverability of the site.

Site 430: Land at West View Road (Rear of No 238 - 294)

3.36 The site is approximately 1.31ha in size and is currently an area of incidental open space. Table 10 and Plan 9 both illustrate the suitability and availability risks with regard to the site and makes an assessment with regard to the overall deliverability risk associated with the site.

3.37 Plan 9 demonstrates that it is proposed that the site is accessed via a bespoke access from West View Road with provision made on site for at least 8 pitches sharing up to 4 amenity buildings.

Plan 9: GTS 430 Proposed Layout

Table 10: GTS 430 Deliverability Risks

Suitability Criteria	Risk	Summary Comments
Proximity to Services	Low	Accessible to all services.
Sequential Approach	Low	Within existing development limits.
Flooding	Low	Not identified within a flood risk zone by the EA.
Environmental	Low	There is no known biodiversity or geological interest on the site.
Historic	Low	There is no known historic interest on the site.
Hazardous Risks	Low	There are no known hazardous risks on the site.
Impact on Adjacent Users	Low	The site is located in a residential area with no incompatible adjacent uses. However the Newcastle/Middlesbrough railway line is adjacent to the site. The site is near to the Britmag housing regeneration site which has planning permission but has not yet started due to the current economic viability issues.
Restrictive Users	Low	There is no current restrictive use as the site is currently vacant.
Abnormals	Low	Other than levels there are no known abnormals on the site.
Contamination	Low	There are no known contamination issues.
Transport Access	Low	As plan 9 demonstrates, access can be gained direct from West View Road via a bespoke access.
Water Supply	Low	There are nearby existing water mains.
Sewerage Supply	Low	There are nearby existing sewer mains.
Strategic Highway Network	Low	There are no implications for the strategic road network.
Local Highway Network	Low	There are no implications for the strategic road network.
Land Ownership	Low	The site is Council owned and is available for development.
G&T Workshop Assessment	Med	There are concerns from the Gypsy workshop that the close proximity of the railway line could cause noise and disturbance compared to other sites on the shortlist (Appendix 2). Notwithstanding
Overall Achievability Risk	**Low**	**There are no significant risks with regard to the site except for the close proximity of the railway line.**
GTS Development Criteria	**Cost**	**Summary Comments**
Planning	£4,945	n/a
Design	£64,311	n/a
Water Supply	£22,700	There are nearby existing water mains.
Electrical	£69,000	There are nearby existing electrical infrastructure.
Drainage	£44,000	There are nearby existing surface/foul drainage infrastructure.
Telecommunications	£4,400	There are nearby existing telecommunication infrastructure.
Street Lighting	£5,500	n/a
Additional Works	£3,000	Levelling of site.
Highway Construction	£151,306	Access onto West View Road.
Pitch Construction	£175,028	n/a
Amenity Block Construction	£288,368	n/a
Fencing	£30,490	n/a
Landscaping & Planting	£13,806	n/a
Cost (+ Contingency)	**£1,044,431**	n/a
Cost per Pitch	**£130,554**	**The site is ranked as being 6 / 16 in cost effectiveness.**
Overall Deliverability Risk	**Low**	**There no significant risks with regard to the site except for the close proximity of the railway line.**

GTS 430 Overall Deliverability Risk

3.38 Table 10 and Plan 9 demonstrate that there are no specific concerns with regard to the overall deliverability of the site except:

- The close proximity of the railway line.

3.39 Overall it is assumed that there is a low risk with regard to the deliverability of the site.

Site 439: Land at Catcote / Macauley Road

3.40 The site is approximately 1.64ha in size and is currently an area of open space. Table 11 and Plan 10 both illustrate the suitability and availability risks with regard to the site and makes an assessment with regard to the overall deliverability risk associated with the site.

3.41 Plan 10 demonstrates that it is proposed that the site is accessed via a bespoke access from Catcote Road with provision made on site for at least 8 pitches sharing up to four amenity buildings.

Plan 10: GTS 439 Proposed Layout

Table 11: GTS 439 Deliverability Risks

Suitability Criteria	Risk	Summary Comments
Proximity to Services	Low	Accessible to all services.
Sequential Approach	Low	Within existing development limits.
Flooding	Low	Not identified within a flood risk zone by the EA.
Environmental	Low	There is no known biodiversity or geological interest on the site.
Historic	Low	There is no known historic interest on the site.
Hazardous Risks	Low	There are no known hazardous risks on the site.
Impact on Adjacent Users	Low	The site is located in a residential area with no incompatible adjacent uses.
Restrictive Users	Low	There is no current restrictive use.
Abnormals	Low	Other than levels there are no known abnormals on the site.
Contamination	Low	There are no known contamination issues.
Transport Access	Low	As plan 10 demonstrates, access can be gained direct from Catcote Road via a bespoke access.
Water Supply	Low	There are nearby existing water mains.
Sewerage Supply	Low	There are nearby existing sewer mains.
Strategic Highway Network	Low	There are no implications for the strategic road network.
Local Highway Network	Low	There are no implications for the strategic road network.
Land Ownership	Low	The site is Council owned and is available for development.
G&T Workshop Assessment	Med	There are concerns from the Gypsy workshop that the close proximity of the existing dwellings could lead to an intolerable site. However others at the workshop suggested the site could integrate well with the community. (Appendix 2).
Overall Achievability Risk	**Low**	**There are no significant risks with regard to the site except for the close proximity of the existing residential community.**
GTS Development Criteria	**Cost**	**Summary Comments**
Planning	£4,360	n/a
Design	£55,196	n/a
Water Supply	£22,700	There are nearby existing water mains.
Electrical	£61,000	There are nearby existing electrical infrastructure.
Drainage	£26,000	There are nearby existing surface/foul drainage infrastructure.
Telecommunications	£2,200	There are nearby existing telecommunication infrastructure.
Street Lighting	£1,500	n/a
Additional Works	£500	n/a
Highway Construction	£88,420	Access onto West View Road.
Pitch Construction	£175,028	n/a
Amenity Block Construction	£295,168	n/a
Fencing	£26,095	n/a
Landscaping & Planting	£4,675	n/a
Cost (+ Contingency)	**£908,773**	n/a
Cost per Pitch	**£113,597**	**The site is ranked as being 2 / 16 in cost effectiveness.**
Overall Deliverability Risk	**Low**	**There are no significant risks with regard to the site except for the close proximity of the existing residential community.**

GTS 439 Overall Deliverability Risk

3.42 Table 11 and Plan 10 demonstrate that there are no specific concerns with regard to the overall deliverability of the site except:

- The close proximity of the existing residential community.

3.43 Overall it is assumed that there is a low risk with regard to the deliverability of the site.

Site 446: Land at Old Cemetery Road

3.44 The site is approximately 2.92ha in size and is currently an area of open space on the coastal fringe. Table 12 and Plan 11 both illustrate the suitability and availability risks with regard to the site and makes an assessment with regard to the overall deliverability risk associated with the site.

3.45 Plan 11 demonstrates that it is proposed that the site is accessed via a bespoke access from Old Cemetery Road with provision made on site for at least 8 pitches sharing up to 4 amenity buildings.

Plan 11: GTS 446 Proposed Layout

Table 12: GTS 446 Deliverability Risks

Suitability Criteria	Risk	Summary Comments
Proximity to Services	Low	Accessible to most services and a 10 minute walk to a regular bus service No 7 (every 10 mins) at Durham Road.
Sequential Approach	Low	Within existing development limits.
Flooding	Low	Not identified within a flood risk zone by the EA.
Environmental	Low	There is no known biodiversity or geological interest on the site.
Historic	Low	There is no known historic interest on the site.
Hazardous Risks	Low	There are no known hazardous risks on the site.
Impact on Adjacent Users	Low	The site is located in a residential area with no incompatible adjacent uses. The site is near to the Britmag housing regeneration site which has planning permission but has not yet started due to the current economic viability issues.
Restrictive Users	Low	There is no current restrictive use, it is a vacant site.
Abnormals	Low	Other than levels there are no known abnormals on the site.
Contamination	Low	There are no known contamination issues.
Transport Access	Low	As plan 11 demonstrates, access can be gained direct from Old Cemetery Road via a bespoke access.
Water Supply	Low	There are nearby existing water mains.
Sewerage Supply	Low	There are nearby existing sewer mains.
Strategic Highway Network	Low	There are no implications for the strategic road network.
Local Highway Network	Low	There are no implications for the strategic road network.
Land Ownership	Low	The site is Council owned and is available for development.
G&T Workshop Assessment	Low	There site was assessed as being a good site which meets all the requirements of an effective site. (Appendix 2)
Overall Achievability Risk	**Low**	**There are no significant risks with regard to the delivery of the site.**
GTS Development Criteria	**Cost**	**Summary Comments**
Planning	£4,360	n/a
Design	£77,865	n/a
Water Supply	£33,700	There are nearby existing water mains.
Electrical	£78,750	There are nearby existing electrical infrastructure.
Drainage	£45,500	There are nearby existing surface/foul drainage infrastructure.
Telecommunications	£5,500	There are nearby existing telecommunication infrastructure.
Street Lighting	£8,250	n/a
Additional Works	£5,000	Levelling of site.
Highway Construction	£89,854	Access onto West View Road.
Pitch Construction	£175,028	n/a
Amenity Block Construction	£295,168	n/a
Fencing	£29,345	n/a
Landscaping & Planting	£7,674	n/a
Cost (+ Contingency)	**£1,016,550**	n/a
Cost per Pitch	**£127,069**	**The site is ranked as being 4 / 16 in cost effectiveness.**
Overall Deliverability Risk	**Low**	**There are no significant risks with regard to the delivery of the site.**

GTS 446 Overall Deliverability Risk

3.46 Table 11 and Plan 10 demonstrate that there are no specific concerns with regard to the overall deliverability of the site.

Site 448: Land at Lennox Walk / Owton Manor Lane

3.47 The site is approximately 0.58ha in size and is currently an area of open space on the urban edge. Table 13 and Plan 12 both illustrate the suitability and availability risks with regard to the site and makes an assessment with regard to the overall deliverability risk associated with the site.

3.48 Plan 12 demonstrates that it is proposed that the site is accessed via a bespoke access from Macrae Road with provision made on site for at least 8 pitches sharing up to 4 amenity buildings.

Plan 12: GTS 448 Proposed Layout

Table 13: GTS 448 Deliverability Risks

Suitability Criteria	Risk	Summary Comments
Proximity to Services	Low	Accessible to all services.
Sequential Approach	Low	Within existing development limits.
Flooding	Low	Not identified within a flood risk zone by the EA.
Environmental	Low	There is no known biodiversity or geological interest on the site.
Historic	Low	There is no known historic interest on the site.
Hazardous Risks	Low	There are no known hazardous risks on the site.
Impact on Adjacent Users	High	The site is located in a residential area with no incompatible adjacent uses. However there are specific concerns expressed by the developer of the South West Extension housing site, with regard to its deliverability in the emerging Local Plan. It is assumed that Macrae Road will provide the primary access point to the central housing market area of the SWE and the developer is concerned the site in such a prominent location could significantly impact on the housing market.
Restrictive Users	Low	There is no current restrictive use it is a vacant site however there is public byway running along the south of the site.
Abnormals	Low	Other than levels there are no known abnormals on the site.
Contamination	Low	There are no known contamination issues.
Transport Access	Low	As plan 12 demonstrates, access can be gained direct from Macrae Road via a bespoke access.
Water Supply	Low	There are nearby existing water mains.
Sewerage Supply	Low	There are nearby existing sewer mains.
Strategic Highway Network	Low	There are no implications for the strategic road network.
Local Highway Network	Low	There are no implications for the strategic road network.
Land Ownership	Low	The site is Council owned and is available for development.
G&T Workshop Assessment	High	There site was assessed as being too close to the existing residential area and would prove difficult to provide effective separation between the site and existing dwellings and could lead to conflict. (Appendix 2)
Overall Achievability Risk	**High**	**There are concerns with regard to the site's potential impact on the deliverability of the South West Extension and that the site is too close to existing dwellings to provide for an effective site.**
GTS Development Criteria	**Cost**	**Summary Comments**
Planning	£4,750	n/a
Design	£94,048	n/a
Water Supply	£36,700	There are nearby existing water mains.
Electrical	£67,500	There are nearby existing electrical infrastructure.
Drainage	£65,000	There are nearby existing surface/foul drainage infrastructure.
Telecommunications	£4,400	There are nearby existing telecommunication infrastructure.
Street Lighting	£5,500	n/a
Additional Works	£40,000	Levelling of site.
Highway Construction	£128,469	Access onto Macrae Road.
Pitch Construction	£189,956	n/a
Amenity Block Construction	£357,280	n/a
Fencing	£42,935	n/a
Landscaping & Planting	£28,663	n/a
Cost (+ Contingency)	**£1,321,297**	n/a
Cost per Pitch	**£165,162**	**The site is ranked as being 13 /16 in cost effectiveness.**
Overall Deliverability Risk	**High**	**There are concerns with regard to the site's potential impact on the deliverability of the South West Extension and that the site is too close to existing dwellings to provide for an effective site.**

GTS 448 Overall Deliverability Risk

3.49 Table 13 and Plan 12 demonstrate that there are specific concerns with regard to the overall deliverability of the site via:

- The potential impact on the deliverability of the South West Extension housing site in the Local Plan, and;
- The site is too close to existing dwellings and it would prove difficult to create an effective site (Appendix 1).

3.50 Overall it is assumed that there is a high risk with regard to the deliverability of the site.

Site 454 Land at Masefield Road / Gulliver Road

3.51 The site is approximately 2.4ha in size and is currently an area of open space on the urban edge. Table 14 and Plan 13 both illustrate the suitability and availability risks with regard to the site and makes an assessment with regard to the overall deliverability risk associated with the site.

3.52 Plan 13 demonstrates that it is proposed that the site is accessed via a bespoke access from Masefield Road with provision made on site for at least 8 pitches sharing up to 4 amenity buildings.

Plan 13: GTS 454 Proposed Layout

Table 14: GTS 454 Deliverability Risks

Suitability Criteria	Risk	Summary Comments
Proximity to Services	Low	Accessible to all services with a regular bus service on Masefield Road.
Sequential Approach	Med	The site is outside existing development limits.
Flooding	Low	Not identified within a flood risk zone by the EA.
Environmental	Low	There is no specific interest on the actual site. Great Crested Newts are found to the north on the Summerhill Country Park however it is accepted that it is unlikely there will be no impact on these species as the site is an appropriate distance away.
Historic	Med	This site lies adjacent to the Romano-British settlement at Catcote and has a high archaeological potential. An archaeological field evaluation would be required at application stage.
Hazardous Risks	Low	There are no known hazardous risks on the site.
Impact on Adjacent Users	Low	The site is on the urban fringe away from dwellings.
Restrictive Users	Med	A well used Permissive Bridleway runs within and on the western side of this site. It is a well used path offering safe and recreational use being an important link to the bridle paths that exist within the Summerhill Country Park.
Abnormals	Low	Other than the aquifer and levels there are no known abnormals on the site.
Contamination	Low	There are no known contamination issues.
Transport Access	Low	As plan 13 demonstrates, access can be gained direct from Masefield Road via a bespoke access.
Water Supply	Low	There are nearby existing water mains.
Sewerage Supply	Low	There are nearby existing sewer mains.
Strategic Highway Network	Low	There are no implications for the strategic road network.
Local Highway Network	Low	There are no implications for the strategic road network.
Land Ownership	Low	The site is Council owned and is available for development.
G&T Workshop Assessment	Low	There site was assessed as having the potential to create an effective site which can be screened to ensure privacy (Appendix 2).
Overall Achievability Risk	**Low**	**There are no significant concerns however any design would need to take into consideration any archaeological interest and not interfere with existing Bridleways.**
GTS Development Criteria	**Cost**	**Summary Comments**
Planning	£4,555	n/a
Design	£97,105	n/a
Water Supply	£30,700	There are nearby existing water mains.
Electrical	£69,000	There are nearby existing electrical infrastructure.
Drainage	£53,000	There are nearby existing surface/foul drainage infrastructure.
Telecommunications	£4,400	There are nearby existing telecommunication infrastructure.
Street Lighting	£7,000	n/a
Additional Works	£34,500	Levelling and filling of site.
Highway Construction	£157,767	Access onto Masefield Road.
Pitch Construction	£189,956	n/a
Amenity Block Construction	£357,280	n/a
Fencing	£36,950	n/a
Landscaping & Planting	£9,250	n/a
Cost (+ Contingency)	**£1,303,160**	n/a
Cost per Pitch	**£162,895**	**The site is ranked as being 12 /16 in cost effectiveness.**
Overall Deliverability Risk	**Low**	**There are no significant concerns however any design would need to take into consideration any archaeological interest and not interfere with existing Bridleways.**

GTS 454 Overall Deliverability Risk

3.53 Table 14 and Plan 13 demonstrate that there are no specific concerns with regard to the overall deliverability of the site.

Site 462 Hart Small Holdings East

3.54 The site is approximately 8.4ha in size and is currently an area of open countryside on the periphery of Hart village. Table 15 and Plan 14 both illustrate the suitability and availability risks with regard to the site and makes an assessment with regard to the overall deliverability risk associated with the site.

3.55 Plan 14 demonstrates that it is proposed that the site is accessed via a bespoke access from Masefield Road with provision made on site for at least 8 pitches sharing up to 4 amenity buildings.

Plan 14: GTS 462 Proposed Layout

Table 15: GTS 462 Deliverability Risks

Suitability Criteria	Risk	Summary Comments
Proximity to Services	Med	Most services are available but the site does not have convenient access to a nearby GP or employment site.
Sequential Approach	Med	The site is between Hart village and the urban area.
Flooding	Low	Not identified within a flood risk zone by the EA.
Environmental	Low	There is no known biodiversity or geological interest on the site.
Historic	Low	The site has been located away from any historical or archaeological interest at Hart village.
Hazardous Risks	Low	There are no known hazardous risks on the site.
Impact on Adjacent Users	Low	The site is on the village fringe away from dwellings however the proposed access road runs adjacent to existing dwellings at The Fens. The bespoke road would ensure the footpath is retained and incorporated into the carriageway.
Restrictive Users	Med	The site is tenant farmed. It is assumed losing a small element of the wider farmed area would not cause a significant problem.
Abnormals	Low	Other than the aquifer and the levels there are no known abnormals on the site.
Contamination	Low	There are no known contamination issues.
Transport Access	Low	As plan 14 demonstrates, access can be gained direct from The Fens via a bespoke access and road.
Water Supply	Low	There are nearby existing water mains.
Sewerage Supply	Low	There are nearby existing sewer mains.
Strategic Highway Network	Low	There are no implications for the strategic road network.
Local Highway Network	Low	There are no implications for the strategic road network.
Land Ownership	Low	The site is Council owned. The land is subject to a 7 year lease expiring in May 2016 so would be available for development in the first 5 years of the plan.
G&T Workshop Assessment	Med	There site was assessed as having the potential to create an effective site, however concerns were expressed with regard to the site being detached from the main urban area (Appendix 2).
Overall Achievability Risk	**Med**	**There are no significant concerns however there are issues with regard to the current use and that the site is outside of the main urban area.**
GTS Development Criteria	**Cost**	**Summary Comments**
Planning	£5,140	n/a
Design	£110,036	n/a
Water Supply	£46,700	There are nearby existing water mains.
Electrical	£73,500	There are nearby existing electrical infrastructure.
Drainage	£87,000	There are nearby existing surface/foul drainage infrastructure.
Telecommunications	£4,400	There are nearby existing telecommunication infrastructure.
Street Lighting	£12,000	n/a
Additional Works	£1,250	Levelling of site.
Highway Construction	£229,853	Access from The Fens.
Pitch Construction	£189,956	n/a
Amenity Block Construction	£357,280	n/a
Fencing	£42,480	n/a
Landscaping & Planting	£26,175	n/a
Cost (+ Contingency)	**£1,469,478**	n/a
Cost per Pitch	**£183,685**	**The site is ranked as being 16 / 16 in cost effectiveness.**
Overall Deliverability Risk	**Med**	**There are no significant concerns however there are issues with regard to the current use, that the site is outside of the main urban area and the site is ranked as being the least cost effective site.**

GTS 462 Overall Deliverability Risk

3.56 Table 15 and Plan 14 demonstrate that there are no significant concerns with regard to the overall deliverability of the site except:

- The workshop identified that the site is outside of the main urban area and away from some services.

3.57 Overall it is assumed that there is a medium risk with regard to the deliverability of the site.

Site 464 Summerhill (Off Catcote Road)

3.58 The site is approximately 2.3ha in size and is currently an area of overflow car park serving the Summerhill Country Park. Table 16 and Plan 15 both illustrate the suitability and availability risks with regard to the site and makes an assessment with regard to the overall deliverability risk associated with the site.

3.59 Plan 15 demonstrates that it is proposed that the site is accessed via a bespoke access from the current car park access with provision made on site for at least 8 pitches sharing up to 4 amenity buildings.

Plan 15: GTS 464 Proposed Layout

Table 16: GTS 464 Deliverability Risks

Suitability Criteria	Risk	Summary Comments
Proximity to Services	Med	Most services are available but the site does not have convenient access to a nearby GP or employment site.
Sequential Approach	Med	The site is on the urban edge.
Flooding	Low	Not identified within a flood risk zone by the EA.
Environmental	Med	The site is cultivated as a wildflower meadow and any loss will be mitigated against elsewhere in the Summerhill Country Park. The site is included as part of a nature reserve under LP2006 policy WL5.
Historic	Med	This site includes the Romano-British settlement of Catcote which has a high archaeological potential. An archaeological field evaluation would be required.
Hazardous Risks	Low	There are no known hazardous risks on the site.
Impact on Adjacent Users	High	Summerhill is a vital tourist and leisure destination benefitting the health and economy of the Borough. There are concerns with regard a residential use close to the Country Park which is otherwise isolated from the urban area.
Restrictive Users	Med	In providing vehicular access some overflow carparking will be lost which serves a dual uses as parking and event space.
Abnormals	Low	Other than levels there are no known abnormals on the site.
Contamination	Low	There are no known contamination issues.
Transport Access	Low	As plan 15 demonstrates, access can be gained direct from a bespoke access and road from the Summerhill car park.
Water Supply	Low	There are nearby existing water mains.
Sewerage Supply	Low	There are nearby existing sewer mains.
Strategic Highway Network	Low	There are no implications for the strategic road network.
Local Highway Network	Low	There are no implications for the strategic road network.
Land Ownership	Low	The site is Council owned and is available for development.
G&T Workshop Assessment	Med	There site was assessed as having the potential to create an effective site, however concerns were expressed with regard to the site being detached from the main urban area (Appendix 2).
Overall Achievability Risk	**High**	**There are significant concerns with regard to on site archaeological interest and the potential impact on the operating and environment of Summerhill Country Park.**
GTS Development Criteria	**Cost**	**Summary Comments**
Planning	£4,360	n/a
Design	£89,936	n/a
Water Supply	£34,700	There are nearby existing water mains.
Electrical	£82,000	There are nearby existing electrical infrastructure.
Drainage	£54,500	There are nearby existing surface/foul drainage infrastructure.
Telecommunications	£4,400	There are nearby existing telecommunication infrastructure.
Street Lighting	£8,700	n/a
Additional Works	£12,500	Clearance of site.
Highway Construction	£109,424	Access from Summerhill car park.
Pitch Construction	£189,956	n/a
Amenity Block Construction	£357,280	n/a
Fencing	£35,090	n/a
Landscaping & Planting	£13,044	n/a
Cost (+ Contingency)	**£1,234,812**	n/a
Cost per Pitch	**£154,351**	**The site is ranked as being 11 / 16 in cost effectiveness.**
Overall Deliverability Risk	**High**	**There are significant concerns with regard to the potential impact on the operating of Summerhill Country Park.**

GTS 464 Overall Deliverability Risk

3.60 Table 16 and Plan 15 demonstrate that there are significant concerns with regard to the overall deliverability of the site via:

- Archaeological interest on the site, and;
- The potential impact on the operating of Summerhill Country Park and the potential .

3.61 Overall it is assumed that there is a high risk with regard to the deliverability of the site.

Site 465 Hart Smallholdings West

3.62 The site is approximately 6.3ha in size and is currently an area of open countryside on the periphery of Hart village. Table 16 and Plan 15 both illustrate the suitability and availability risks with regard to the site and makes an assessment with regard to the overall deliverability risk associated with the site.

3.63 Plan 15 demonstrates that it is proposed that the site is accessed via a bespoke access from the Front Street with provision made on site for at least 8 pitches sharing up to 4 amenity buildings.

Plan 16: GTS 465 Proposed Layout

Table 17: GTS 465 Deliverability Risks

Suitability Criteria	Risk	Summary Comments
Proximity to Services	High	Not accessible to most services. The bus service is one an hour but not on Sundays. 5-10 minute walk to the bus stop.
Sequential Approach	High	The site is on the western edge of Hart village and a significant distance from the urban area.
Flooding	Low	Not identified within a flood risk zone by the EA.
Environmental	High	The site is identified as being the best and most versatile agricultural classification.
Historic	Low	The site has been located away from any historical or archaeological interest at Hart village.
Hazardous Risks	Low	There are no known hazardous risks on the site.
Impact on Adjacent Users	Low	The site is on the village fringe away from dwellings.
Restrictive Users	Med	The site is tenant farmed. It is assumed losing a small element of the wider farmed area would not cause a significant problem.
Abnormals	Low	Other than levels there are no known abnormals on the site.
Contamination	Low	There are no known contamination issues.
Transport Access	Low	As plan 16 demonstrates, access can be gained direct from Front Street via a bespoke access and road.
Water Supply	Low	There are nearby existing water mains.
Sewerage Supply	Low	There are nearby existing sewer mains.
Strategic Highway Network	Low	There are no implications for the strategic road network.
Local Highway Network	Low	There are no implications for the strategic road network.
Land Ownership	Low	The site is Council owned. The land is subject to a 7 year lease expiring in May 2016 so would be available for development in the first 5 years of the plan.
G&T Workshop Assessment	Med	The site was assessed as having the potential to create an effective site, however concerns were expressed with regard to the site being detached from the main urban area (Appendix 2).
Overall Achievability Risk	**High**	**There are significant concerns with regard to the site being detached from the urban area and existing services and through the loss of high quality agricultural land.**
GTS Development Criteria	**Cost**	**Summary Comments**
Planning	£4,750	n/a
Design	£97,988	n/a
Water Supply	£56,700	There are nearby existing water mains.
Electrical	£75,000	There are nearby existing electrical infrastructure.
Drainage	£111,000	There are nearby existing surface/foul drainage infrastructure.
Telecommunications	£4,400	There are nearby existing telecommunication infrastructure.
Street Lighting	£5,500	n/a
Additional Works	£1,250	Levelling of site.
Highway Construction	£105,931	Access from Front Street.
Pitch Construction	£189,956	n/a
Amenity Block Construction	£357,280	n/a
Fencing	£38,590	n/a
Landscaping & Planting	£19,011	n/a
Cost (+ Contingency)	**£1,322,980**	n/a
Cost per Pitch	**£165,373**	**The site is ranked as being 14 / 16 in cost effectiveness.**
Overall Deliverability Risk	**High**	**There are significant concerns with regard to the site being detached from the urban area and existing services and through the loss of high quality agricultural land.**

GTS 465 Overall Deliverability Risk

3.64 Table 17 and Plan 16 demonstrate that there are significant concerns with regard to the overall deliverability of the site via:

- The site being detached from the main urban area and away from existing services, and;
- The loss of the best and most versatile agricultural land.

3.65 Overall it is assumed that there is a high risk with regard to the deliverability of the site.

4. SITE DELIVERY FUNDING MECHANISMS

4.1 The responsibility in planning for providing pitches and sites for Gypsies and Travellers falls to the Council through the Housing Act 2004. Whilst the Council has to plan for and provide for the established need, assistance is available from Government through the Homes and Communities Agency (HCA).

4.2 The HCA took over delivery of the Gypsy and Traveller Sites Grant programme from Department for Communities and Local Government (DCLG) in April 2009. Through that programme they have invested approximately £16.3m in 26 schemes across the country providing 88 new or additional pitches and 179 improved pitches. The Council has already entered into discussions with the HCA with regard to the possibility of funding a potential site in the Borough over the plan period to meet the established need.

Funding Mechanism

4.3 It is assumed that once a preferred site is identified, included in the emerging 2013 Local Plan and the Local Plan is found Sound and Adopted, then the Council may apply for a funding grant from the HCA to fund the delivery of the chosen site.

4.4 If the Council is successful in a HCA grant award, it is assumed that the HCA will fund the entirety of the development costs. However, if the Council is only partially successful in a grant award, it is assumed the HCA will still fund the majority of the scheme's cost with the Council making a financial commitment to fund the remaining outstanding costs.

Delivering Value for Money

4.5 The HCA and the Council are committed to providing a site that is effective in residential amenity and management terms and can be managed but also is cost effective and value for money in the long term. As a result the overall cost per pitch estimate is an important consideration when deciding upon the deliverability of the site.

4.6 In order for a site to be assessed as being an overall low risk with regard to deliverability the site therefore has to be suitable, available, and deliver cost effective site.

5. OVERALL GTS DELIVERABILITY

Suitability and Availability

5.1 The 16 shortlisted sites are illustrated in Table 18. This summarises the risk associated to the delivery of the site with specific regard to its suitability and availability to deliver over the plan period.

Table 18: Site Suitability and Availability Summary

Ref	Site Name	Risk	Suitability and Availability Risk Comments
430	Land at West View Road (Rear of No 238 - 294)	**Low**	There no significant risks with regard to the site except for the close proximity of the railway line.
439	Land at Catcote/ Macaulay Road	**Low**	There no significant risks with regard to the site except for the close proximity of the existing residential community.
446	Land at Old Cemetery Road	**Low**	There are no significant risks with regard to the delivery of the site.
454	Land at Masefield Road/ Gulliver Road	**Low**	There are no significant concerns however any design would need to take into consideration any archaeological interest and not interfere with existing Bridleways.
462	Hart Small Holdings East	**Med**	There are no significant concerns however there are issues with regard to the current use and that the site is outside of the main urban area.
331	Land at Reed Street / Huckelhoven Way	**High**	There are specific concerns with regard to flood risk and the view of the Gypsy and Travelling community that the site is too small to create an effective and manageable site.
348	Land at West View Road (West of No 306)	**High**	There are specific concerns with regard to the view of the Gypsy and Travelling community that the site is too small to create an effective and manageable site.
363	Land at Throston Grange Lane (North of No 220)	**High**	There are specific concerns with regard to the impact on the adjacent residential area through loss of residential amenity and loss of car parking spaces and the view of the Gypsy and Travelling community that the site is too small to create an effective and manageable site.
370	Land at Burbank Street (Former Bridge Community Centre)	**High**	Notwithstanding the suitability of the site, the site is no longer available for consideration as a GTS.
403	Land at Clarence Road	**High**	There are specific concerns with regard to the close proximity of the football stadium and the site not being available for consideration as a GTS.
440	Land at Wiltshire Way (North of the Allotments)	**High**	There are specific concerns with regard to the view of the Gypsy and Travelling community that the site is too small to create an effective and manageable site.
391	Land at Burbank Street (Former Lynn Street ATC)	**High**	Notwithstanding the suitability of the site, the site is no longer available for consideration as a GTS.
437	Land at Briarfields	**High**	There are specific concerns with regard to the potential impact on the Park Conservation Area, the long term availability of the site and that the site is in an unsuitable location according the Gypsy and Traveller workshop.
448	Land at Lennox Walk / Owton Manor Lane	**High**	There are concerns with regard to the site's potential impact on the deliverability of the South West Extension and that the site is too close to existing dwellings to provide for an effective site.
464	Summerhill, Off Catcote Road	**High**	There are significant concerns with regard to the potential impact on the operating and environment of Summerhill Country Park.
465	Hart Smallholdings West	**High**	There are significant concerns with regard to the site being detached from the urban area and existing services and through the loss of high quality agricultural land.

5.2 With specific regard to the suitability and the availability, Table 18 illustrates that there are high deliverability risks associated with 11 of the 16 shortlisted sites. Only 5 sites have a low to medium risk.

Cost Effectiveness

5.3 Table 19 outlines the 16 shortlisted sites and illustrates the overall site costs and individual pitch cost estimate taken from earlier individual tables. In calculating an estimate of the pitch cost a simple calculation of total cost divided by pitch number has been made. The average site costs ranges from approximately £250k to £1.5m and pitch cost ranges from £112k to £180k depending upon the nature and size of the site. It should be acknowledged that the table below does not take account of smaller sites developed together to meet the need of the plan period.

Table 19: Ranked Site Cost Effectiveness

Rank	Ref	Site Name	Site Cost	Pitch Cost
1	391	Land at Burbank Street (Former Lynn Street ATC)	£900,286	£112,536
2	439	Land at Catcote/ Macaulay Road	£908,773	£113,597
3	363	Land at Throston Grange Lane (North of No 220)	£250,570	£125,285
4	446	Land at Old Cemetery Road	£1,016,550	£127,069
5	370	Land at Burbank Street (Former Bridge Community Centre)	£513,153	£128,288
6	430	Land at West View Road (Rear of No 238 - 294)	£1,044,431	£130,554
7	348	Land at West View Road (West of No 306)	£252,294	£137,697
8	331	Land at Reed Street / Huckelhoven Way	£283,265	£141,633
9	403	Land at Clarence Road	£862,121	£143,687
10	437	Land at Briarfields	£1,063,394	£144,510
11	464	Summerhill, Off Catcote Road	£1,234,812	£154,351
12	454	Land at Masefield Road/ Gulliver Road	£1,303,160	£162,895
13	448	Land at Lennox Walk / Owton Manor Lane	£1,321,297	£165,162
14	465	Hart Smallholdings West	£1,322,980	£165,373
15	440	Land at Wiltshire Way (North of the Allotments)	£347,380	£173,690
16	462	Hart Small Holdings East	£1,469,478	£183,685

5.4 Table 19 identifies that certain sites are more cost effective than others. It is observed that sites immediately adjoining existing infrastructure, for instance main roads and utilities are cost effective as only limited additional infrastructure costs need to be provided to develop the site. For instance site 439 is shown as being cost effective primarily due to its close proximity to all essential infrastructure and that the site is not subject to any abnormal costs such as site clearance, levelling etc.

5.5 Sites that are on the urban edge or away from existing infrastructure, by definition, will need additional infrastructure including access roads and extensions to reach existing sewers, water, electricity etc. Site 462 is shown as being the least cost effective of all the shortlisted sites primarily due to the distance from utility sources and the cost associated with the relatively long access road serving the site.

Table 20: Site Deliverability Risk Summary

Ref	Site Name	S&A Risk	Cost Rank	Deliverability Risk	Overall Deliverability Comments
430	Land at West View Road (Rear of No 238 - 294)	Low	6th	**LOW**	There no significant risks with regard to the site except for the close proximity of the railway line.
439	Land at Catcote/ Macaulay Road	Low	2nd	**LOW**	There no significant risks with regard to the site except for the close proximity of the existing residential community.
446	Land at Old Cemetery Road	Low	4th	**LOW**	There are no significant risks with regard to the delivery of the site.
454	Land at Masefield Road/ Gulliver Road	Low	12th	**LOW**	There are no significant concerns however any design would need to take into consideration any archaeological interest and not interfere with existing Bridleways.
462	Hart Small Holdings East	Med	16th	**MED**	There are no significant concerns however there are issues with regard to the current use, that the site is outside of the main urban area and the site is ranked as being the least cost effective site.
331	Land at Reed Street / Huckelhoven Way	High	8th	**HIGH**	There are specific concerns with regard to flood risk, the view of the Gypsy and Travelling community that the site is too small to create an effective and manageable site.
348	Land at West View Road (West of No 306)	High	7th	**HIGH**	There are specific concerns with regard to the view of the Gypsy and Travelling community that the site is too small to create an effective and manageable site.
363	Land at Throston Grange Lane (North of No 220)	High	3rd	**HIGH**	There are specific concerns with regard to the impact on the adjacent residential area through loss of residential amenity and loss of car parking spaces and the view of the Gypsy and Travelling community that the site is too small to create an effective and manageable site.
370	Land at Burbank Street (Former Bridge Community Centre)	High	5th	**HIGH**	The site is no longer available for development as a GTS.
403	Land at Clarence Road	High	9th	**HIGH**	There are specific concerns with regard to the close proximity of the football stadium and the site not being available for consideration as a GTS.
440	Land at Wiltshire Way (North of the Allotments)	High	15th	**HIGH**	There are specific concerns with regard to the view of the Gypsy and Travelling community that the site is too small to create an effective and manageable site and the cost effectiveness of the site.
391	Land at Burbank Street (Former Lynn Street ATC)	High	1st	**HIGH**	The site is no longer available for development as a GTS.
437	Land at Briarfields	High	10th	**HIGH**	There are concerns with regard to the potential impact on the Park Conservation Area, the long term availability of the site and that the site is in an unsuitable location according the Gypsy and Traveller workshop.
448	Land at Lennox Walk / Owton Manor Lane	High	13th	**HIGH**	There are concerns with regard to the site's potential impact on the deliverability of the South West Extension and that the site is too close to existing dwellings to provide for an effective site.
464	Summerhill, Off Catcote Road	High	11th	**HIGH**	There are significant concerns with regard to the potential impact on the operating and environment of Summerhill Country Park.
465	Hart Smallholdings West	High	14th	**HIGH**	There are significant concerns with regard to the site being detached from the urban area and existing services and through the loss of high quality agricultural land.

Overall Deliverability Conclusion

5.6 Table 20 draws all of the assessment with regard to suitability, availability and cost effectiveness together to establish the overall risk to deliverability; categorised as being high, medium or low.

High Risk Sites

5.7 The table identifies that a total of 11 of the 16 sites (331, 348, 363, 370, 403, 440, 391, 437, 448, 464 and 465) have a high risk, with regard to numerous issues, and therefore would pose a significant risk to the site being delivered in the first instance and then effectively used as a GTS over the plan period.

Medium Risk Site

5.8 Site 462 (Hart Small Holdings East) has a medium delivery risk with concerns expressed regarding its current use for tenant farming and that the site is not in relative close proximity to the existing services in the main urban area, with only limited doorstep services in Hart Village. There are further concerns with regard to the cost effectiveness of the site; where it is assessed as being the most expensive site to deliver out if the shortlisted 16.

Low Risk Sites

5.9 There are 4 sites that are assessed as having an overall low risk with regard to deliverability; 430, 439, 446 and 454. There are no significant identified risks with regard to the suitability and availability of the 4 sites and the sites are all relatively cost effective in terms of providing the site. It is therefore assumed that there would be an overall low risk of delivery and use as a GTS over the plan period.

Appendix 1: Site Assessment Criteria

The following table illustrates the assessment criteria used to establish whether a potential GTS was suitable, available and ultimately deliverable. The table also illustrates the assessor which provided the information on the site.

GTS Criteria	Assessment Criteria	Assessor
Proximity to Services	1km of general practitioner	Council (Planning)
	1km of primary school	Council (Planning)
	2km of secondary school	Council (Planning)
	2km of retail centre	Council (Planning)
	2km of employment site	Council (Planning)
	Daytime bus service every 30mins	Council (Planning)
Sequential Approach	Land Type (PDL/GF)	Council (Planning)
	Within development limits	Council (Planning)
	Urban green infrastructure	Council (Planning)
	Urban edge	Council (Planning)
	Open countryside	Council (Planning)
Flooding	Flood zone 2	Environment Agency
	Flood zone 3	Environment Agency
Environmental	Archaeological significance	Tees Archaeology
	Ecological significance	Council (Planning) Natural England RSPB etc
	Geological significance	Council (Planning)
Historic	Historic environment	Council (Planning)
Hazardous Risks	HSE inner zone	Council (Engineers) HSE
	HSE middle zone	Council (Engineers) HSE
	HSE outer zone	Council (Engineers) HSE
	Incompatible neighbouring uses	Council (Env Health) HSE Environment Agency
Impact on Adjacent Users	Impact on existing and future users	Council (Planning)
Restrictive Users	Current restrictive uses	Council (Planning)
Abnormals	On site issues	Council (Planning)
Contamination	High contamination costs	Council (Engineers)
Transport Access	Satisfactory access to the site	Council (Highways)
	High transport infrastructure costs	Council (Highways)
Water Supply	Nearby water infrastructure	Hartlepool Water Northumbrian Water
	Infrastructure capacity	Hartlepool Water Northumbrian Water
Sewerage Supply	Nearby sewer infrastructure	Northumbrian Water
	Infrastructure capacity	Northumbrian Water
Strategic Highway Network	Existing capacity	Highways Agency
Local Highway Network	Existing Capacity	Council (Highways)
Land Ownership	Constraints on ownership	Council (Estates)
	Multiple ownership	Council (Estates)
	Site actively used	Council (Estates)

Appendix 2: Gypsy & Traveller Workshop Summary Notes

June 3rd 2013 (9:30am to 2:00pm)

Ref	Attendee Name	Representing	Role
HBC	Tom Britcliffe	(Hartlepool Borough Council)	Planning
HBC	Andrew Carter	(Hartlepool Borough Council)	Planning
SBC	Rebecca Wren	(Stockton Borough Council)	Planning
SBC	Matthew Clifford	(Stockton Borough Council)	Planning
HBC	Karen Kelly	(Hartlepool Borough Council)	Housing
HBC	Steve Wilkie	(Hartlepool Borough Council)	Site Designer
MBC	Regina Harrison	(Middlesbrough Borough Council)	Housing
LGT	Linda Croffing	(Local Gypsy & Traveller)	Local Resident
LGT	Brian Oldroyd	(Local Gypsy & Traveller)	Local Resident
LGT	Rachel Francis Ingham	(Local Gypsy & Traveller Rep)	Local Resident
DCC	Amy Hamilton	(Durham County Council)	Project Manager
DCC	Dominic Beha	(Durham County Council)	Project Manager
HCA	Neil Cawson	(Homes Communities Agency)	Funding Body

The following gives an account of the representations made on each of the sites from the attendees based on discussions whilst on the site visits and the discussion round the table after the site visits.

Rachel Francis Ingham could not attend the meeting on the 3rd but took part in a site visit and a workshop with a planning officer on the 14th June 2013.

Site 448 (Lennox Walk and Owton Manor Lane)

DCC Would struggle to achieve in excess of 6-8 pitches unless significant amount of trees on the western boundary are removed.

DCC The site very close to the existing residential and would require significant screening between the site boundary and the rear gardens at Macrae Road.

HCA The site very close to the existing residential and would require significant screening between the site boundary and the rear gardens at Macrae Road.

LGT The site is immediately adjoining residential properties and as a result would not be desirable.

LGT The site is suitable and can deliver the pitch provision required but it is very close to existing housing and could cause conflict between the future community and the existing settled community.

DCC Existing utilities are nearby and can be accessed. Further investigation will be needed.

Site 454 (Masefield Road)

DCC The site has the potential to be a good site and has the possibility to be expanded in the future.

HCA The site has the potential to be a good site.

SBC The site has the potential to be well screened and can take advantage of natural boundaries to achieve a well designed site.

DCC The access road is elevated and the site could potentially be overlooked.
DCC Need to clarify the position with regard to development on a football pitch.
HBC There is no issue from the Council or Sport England with regard the disposal of the football pitch, as the use as a pitch has ceased.
LGT The site is absolutely perfect. There is capacity for the whole of the pitch provision, amenity space, amenity blocks and room for visitors.
LGT The site already benefits from natural boundary treatments, planting and screening to provide privacy from the existing settled community.
LGT Although the site has the potential to be a good site there could be significant public opposition to the site with regard to the close proximity of Summerhill.
DCC Existing utilities are nearby and can be accessed. Further investigation will be needed.

Site 439 (Catcote Road / Macauley Road)
LGT The site is definitely too close to the existing settled community and would have a detrimental impact on nearby homes through the loss of open space.
LGT The site would not integrate well with the surrounding residential area.
LGT The site is a perfect site which offers the opportunity to develop a screened private site which can also be incorporated into the existing local community.
LGT The site although close to existing residential dwellings would allow interaction between the existing community and Travellers to build community cohesion.
DCC Concerns with regard to the site being so open and viewed from all sides with little opportunities for natural boundaries and screening.
DCC The Catcote Road is busy and there could be an impact with regard to slow moving towed vehicles etc.
HCA There would be significant public opposition to the site bearing in mind the close proximity of residential dwellings and the fact the site overlooked on all sides.
DCC Existing utilities are nearby and can be accessed. Further investigation will be needed.

Site 464 (Summerhill Lane)
LGT The site would be a perfect site which would offer the ability to be screened and benefit from its own access.
LGT The site would have the potential to provide all the pitches required and allow for adequate space with in the site for private amenity.
LGT The adjacent West Park residential area and the beliefs they hold would be incompatible with the future site.
LGT The site is too detached from the main urban area and is too far away from schools, shops, services etc.
LGT Too many nearby incompatible uses with regard to leisure and recreational uses and that the settled community would not give peace to the site.
LGT Allotment holders would instantly blame the site if crime took place.
HCA The site could be developed and be designed to be a good side. However the site is detached from the main urban area and therefore away from services etc.
DCC This site could suitable and would work best with a separate access off the road from the centre.

DCC With the site being isolated from the existing utility provision, with specific regard to sewer provision and surface water runoff, the site could incorporate septic tanks and SuDS as a solution. Further investigation will be needed.
SBC The site is detached from the main urban area and at the end of a single road with no secondary access which could be a concern.

Site 437 (Briarfields)
HCA The site is not suitable due to the surrounding house types, access issues and the continued access required through the site for the allotments.
LGT The adjacent West Park residential area and the beliefs they hold would be incompatible with the future site.
LGT If access was still needed for the allotments, this would be a concern as there would be impacts on the privacy of the site.
LGT Allotment holders would instantly blame the site if crime took place.
LGT With the location of the site surrounded by high value residential and away from main roads it is doubtful whether Travellers would ever use the site.
LGT Doubtful whether the local community would ever come to terms with the site.
SBC The difference in property values could be an issue.
DCC There would be concerns with regard to the potential junction and sight lines, especially with regard to towing vehicles turning. Further investigation will be needed.
DCC Existing utilities are nearby and can be accessed. Further investigation will be needed.

Site 465 (Hart Small Holdings West)
HCA The site has the potential to be a good site and has the possibility to be expanded in the future.
DCC The site has the potential to be a good site and has the possibility to be expanded in the future.
DCC If the site is located in the suggested location the 30mph speed limit would need to be moved to incorporate the entrance and approach to the site.
SBC The temporary bus service could be an issue as the site is rather isolated.
SBC The site is detached from the village and also from the main urban area where all the services are.
LGT The site is detached from the main urban area where all the services are.
LGT Could be a problem for Travellers who are elderly and do not have access to a private car, similarly mother who do not drive could have difficulty getting children to school.

Site 462 (Hart Small Holdings East)
HCA The site has the potential to be a good site and has the possibility to be expanded in the future.
DCC The site has the potential to be a good site and has the possibility to be expanded in the future.
SBC The temporary bus service could be an issue as the site is rather isolated.
LGT The site is detached from the main urban area where all the services are.
LGT Could be a problem for Travellers who are elderly and do not have access to a private car, similarly mother who do not drive could have difficulty getting children to school.

HCA There would be additional costs associated with constructing/upgrading the existing access route from the Hart village roundabout.
SBC There could be a negative impact upon the strategic gap between Hart village and Clavering.

Site 363 (Throston Grange)
LGT The site is too close to existing residential area which includes elderly persons accommodation.
LGT The site would prove to be unmanageable due to the small size.
LGT As the site is so small and can only accommodate 2 pitches it would prove impossible to create a sense of community and as a result would be unsuitable.
DCC The site would not be economically viable to build based on providing only 2 pitches with no possibility of future expansion.
HCA The site would not be economically viable to build based on providing only 2 pitches and with all the upfront costs with regard to access/utilities with no possibility of future expansion.
DCC Existing utilities are nearby and can be accessed. Further investigation will be needed.

Site 440 (Wiltshire Way)
LGT The site would prove to be unmanageable due to the small size.
LGT As the site is so small and can only accommodate 2 pitches it would prove impossible to create a sense of community and as a result would be unsuitable.
LGT Allotment holders would instantly blame the site if crime took place.
LGT The close proximity of the rear gardens to the boundary of the site would prove problematic with regard to the privacy of the site and also the privacy of the existing residents.
DCC The site would not be economically viable to build based on providing only 2 pitches with no possibility of future expansion.
HCA The site would not be economically viable to build based on providing only 2 pitches and with all the upfront costs with regard to access/utilities with no possibility of future expansion.
DCC Existing utilities are nearby and can be accessed. Further investigation will be needed.

Site 348 (West View Road)
LGT The site is too close to the railway line and confined by the main road.
LGT The site would prove to be unmanageable due to the small size.
LGT As the site is so small and can only accommodate 2 pitches it would prove impossible to create a sense of community and as a result would be unsuitable.
HCA There are concerns with regard to nearby railway line, specifically overlooking, noise, vibration, disturbance etc.
DCC There are concerns with regard to the close proximity of the roundabout with regard to towed vehicles turning and slowing.
DCC Existing utilities are nearby and can be accessed.

Site 430 (West View Road)

HCA There are concerns with regard to nearby railway line, specifically overlooking, noise, vibration, disturbance etc.
LGT The site could be suitable as it is close to existing services and can be screened.
LGT The site is too close to the railway line.
LGT Access from West View Road through a gap in the houses can be achieved.
DCC Existing utilities are nearby and can be accessed.

Site 446 (Old Cemetery Road)

HCA The site has the potential to be a good site and has the possibility to be expanded in the future.
LGT The site is a perfect site which offers the opportunity to develop a screened private site which can also be incorporated into the existing local community.
LGT The site has good access from the main road.
LGT The site would allow for all of the pitch provision and provide for amenity space.
LGT There would be no issue with regard to the site being exposed to the elements.
DCC The site has the potential to be a good site. However the site is exposed to wind and element directly from the sea and therefore would require additional screening and landscaping. A well designed site can be achieved on the site.
DCC The site is near to an old cemetery which could cause cultural concerns.
DCC Existing utilities are nearby and can be accessed. Further investigation will be needed.
DCC Although the site is greenfield land there could be concerns with regard to contaminants leaching from the previous adjoining industrial use and remnant hard standing. Further investigation will be needed.

Site 403 (Clarence Road)

HCA The site is too close to the football stadium. On match days, the site could be subject to 1,000s of football fans with specific concerns relating to abuse and antisocial behaviour.
DCC Concerns with regard to the use of floodlights on night games and the impact this could have on the residential amenity and privacy of the site's residents.
LGT The site is too close to the football stadium and will be too busy on matchdays with specific regard to parking, traffic and increased pedestrian use immediately surrounding the site.
LGT There would be concern with regard to abuse and antisocial behaviour on matchdays.

Sites 370/391 (Burbank Street)

LGT Both sites are good sites which can provide suitable pitch numbers and pitch sizes with adequate amenity.
LGT The sites offer everything needed for a good and well designed site.
LGT Either of the sites are perfect to develop a well designed site that can be of a sufficient size to create an effective community.
HCA Local case studies (Gateshead site) show that areas which incorporate both residential and commercial uses in close proximity are successful locations for Traveller sites.

HBC This is currently one of Hartlepool most diverse communities.
DCC The nearby Burbank housing estate with the existing issues with regard to crime/drugs/deprivation could prove an issue in the future if Travellers are going to want to move there.
DCC There are no issues with regard to deliverability access and utilities provisions. Further investigation will be needed.
HCA There are no issues with regard to deliverability access and utilities provisions.

Site 331 (Reed Street)
LGT The site would prove to be unmanageable due to the small size.
LGT As the site is so small and can only accommodate 2 pitches it would prove impossible to create a sense of community and as a result would be unsuitable.
DCC The site would not be economically viable to build based on providing only 2 pitches with no possibility of future expansion.
HCA The site would not be economically viable to build based on providing only 2 pitches and with all the upfront costs with regard to access/utilities with no possibility of future expansion.

Appendix 3: Individual Site Development Cost Estimates

	GYPSY & TRAVELLER SITES - COST ASSESSMENT (Rev A)				
	SITE 331: Land at Reed Street				
	LAYOUT:	**Units:**	1	**Pitches:**	£2
	DESIGN AND PLANNING				
A	**Planning costs – application submission costs**				
Item	**Application submission costs**	**Unit**	**Qty**	**Rate**	**Total**
1	Planning application fees	Item	1	£965	£1,160
2	Planning agent fees	Item	1	£500	£500
				Total	**£1,660**
B	**Design and Investigation costs**				
Item	**Design and supervision fees, surveys, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	All disciplines			**Total**	**£20,524**
	CAPITAL WORKS				
C	**Service connections - water**				
Item	**Water supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Water supply connection to Hartlepool Water service	Item	1	£2,500	£2,500
2	New water supply pipework	Lm	10	£100	£1,000
3	Connections to pitch sites and amenity buildings	Lm	56	£50	£2,800
4	Water meters to amenity buildings and pitches	No.	2	£250	£500
				Total	**£6,800**
D	**Service connections – electrical**				
Item	**Electrical supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Electical supply connection, including main connection, connections to amenity blocks (1 supply per pitch), and metering.	Item	1	£18,750	£18,750

2	Electrical works to amenity blocks including: incoming isolator and distribution board; main equipotential bonding; internal lighting; external photocell lighting above the entrance; socket outlets; electric cooker outlet; wiring to extract fans; wiring to underfloor heating controls; electric heating; intruder alarm system; smoke and heat detection; 2 x pitch hook up pillar and earth electrode; all testing and commissioning; all associated builder's work.	No.	1	£12,000	£12,000
3	Ducting and trenching	Lm	35	£50	£1,750
				Total	**£32,500**
E	**Service connections – drainage**				
Item	**Drainage from the amenity blocks and pitches and then off site, including foul (or septic tank option), interceptors to the run-off drains, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	NWL approved drainage connection to main sewer from site	No.	2	£3,000	£6,000
2	New main site drainage run	Lm	20	£100	£2,000
3	Access road gully pots and connections	No.	1	£250	£250
4	Highway manholes	No.	4	£1,750	£7,000
				Total	**£15,250**
F	**Service connections – telecommunications**				
Item	**Telecommunications supply to the site including the potential for phone lines and broadband internet**	**Unit**	**Qty**	**Rate**	**Total**
40	Telecommunications connection to site, including ducting, etc.	Item	1	£5,500	£5,500
				Total	**£5,500**
G	**Construction – street lighting**				
Item	**Street lighting to the site**				
1	Street lighting connections, ducting and columns	Item	1	£8,250	£8,250
	Not required at this location			**Total**	**£8,250**
H	**Construction – additional works**				
Item	**Additional earthworks, levelling, etc. for sites with existing level issues and site clearance**				
1	Site clearance - trees, scrub, debris, etc.	m2	0	£10	£0
2	Additional excavation works	m3	265	£35	£9,275
3	Additional filling works	m3	50	£35	£1,750

				Total	**£11,025**
I	**Construction – highway**				
Item	**Access junction, highway, turning head and footways**	**Unit**	**Qty**	**Rate**	**Total**
1	Bitmac highway. Including excavation, sub-base and membrane	m2	0	£87	£0
2	Road kerbs - highway	Lm	23	£45	£1,035
3	Bitmac footway. Including excavation, sub-base and membrane	m2	55	£45	£2,475
4	Pin kerbs - footway	Lm	24	£13	£300
				Total	**£3,810**
J	**Construction – pitch**				
Item	**Pitch hard standing (concrete), parking area (bitmac) and pitch footways (bitmac or pc pavers). Per pitch**	**Unit**	**Qty**	**Rate**	**Total**
1	Concrete pitch hardstanding (200mm thick with reinforcement). Including excavation, sub-base and membrane	Item	1	£6,000	£6,000
2	Bitmac hardstanding. Including excavation, sub-base and membrane	m2	133	£87	£11,571
3	Paving. Including excavation, sub-base and membrane	m2	76	£45	£3,420
4	Pin kerb edging	Lm	71	£13	£888
				Total	**£21,879**
	Pitches on the site	No.	2	£21,879	**£43,757**
K	**Construction – amenity block**				
Item	**Amenity block unit with a bathroom/wash area and toilet, kitchen area and living area (see layout in good practice guide, attached). Per unit.**	**Unit**	**Qty**	**Rate**	**Total**
1	Strip foundations	Lm	35	£100	£3,500
2	Excavate to reduce levels	m3	26	£30	£780
3	Concrete floor work induding all preparation works	m2	74	£60	£4,440
4	Screed	m2	74	£20	£1,480
5	Cavity walls with facing brick externally and blockwork internally	m2	99	£120	£11,880
6	Cavity walls with blockwork both sides	m2	32	£75	£2,400
7	Additional blockwork	m2	53	£30	£1,590
8	Lintels (various sizes)	Item	1	£910	£910
9	Internal doors	No.	6	£500	£3,000
10	External doors	No.	4	£850	£3,400
11	Windows (various sizes)	Item	1	£2,700	£2,700
12	Roof structure	m2	74	£60	£4,440
13	Roof finish	m2	74	£50	£3,700
14	Fascia	Lm	17	£20	£340

15	Gutters	Lm	17	£20	£340
16	Pipework	No.	2	£20	£40
17	Kitchen units	Item	1	£3,000	£3,000
18	Sanitary fittings (bath, WC, sink, shower, wastes)	Item	1	£2,900	£2,900
19	Plasterwork to walls	m2	200	£15	£3,000
20	Floor finishes	m2	74	£35	£2,590
21	Skirtings	Lm	89	£10	£890
22	Ceiling finishes	m2	74	£20	£1,480
23	Tiles	m2	30	£50	£1,500
24	Decoration	m2	274	£8	£2,192
25	Sewer connections to main sewer from pitches	No.	2	£250	£500
26	Drainage connections from pitches to main sewer	Lm	56	£50	£2,800
27	Storage heating to amenity block unit (3 per pitch) with boiler system and hot water connections	Item	1	£8,000	£8,000
				Total	**£73,792**
	Units on the site	No.	1	£73,792	**£73,792**
L	**Construction – fencing**				
Item	**Pitch fencing, perimeter fencing and paddock areas**	**Unit**	**Qty**	**Rate**	**Total**
1	2.0m high close board timber fence to site perimeter	Lm	62	£60	£3,720
2	2.0m high close board timber fence to pitch sides	Lm	49	£60	£2,940
3	1.2m high close board timber fence to pitch front	Lm	15	£40	£600
4	2.0m to 1.2m close board timber fence transition	Lm	22.5	£45	£1,013
5	5.0m wide x 1.2m high sliding timber gates	No.	2	£800	£1,600
6	1.2m post and wire fence to paddocks	Lm	42	£25	£1,050
7	2.4m timber gates to paddocks	No.	1	£300	£300
8	Access barrier to main entrance	No.	1	£1,500	£1,500
				Total	**£12,723**
M	**Construction – landscaping**				
Item	**Site landscaping and screening works**	**Unit**	**Qty**	**Rate**	**Total**
1	Imported topsoil	m3	30	£35	£1,050
2	Grass seeding	m2	200	£2	£400
3	Tree planting	No.	10	£50	£500
4	Hedge planting	Lm	86	£10	£860
				Total	**£2,810**
	COST SUMMARY				
	DESIGN AND PLANNING				
A	Planning costs – application submission				£1,660

	costs				
B	Design costs				£20,524
	CAPITAL WORKS				
C	Service connections - water				£6,800
D	Service connections – electrical				£32,500
E	Service connections – drainage				£15,250
F	Service connections – telecommunications				£5,500
G	Construction – street lighting				£8,250
H	Construction – clearance and additional earthworks				£11,025
I	Construction – highway				£3,810
J	Construction – pitches				£43,757
K	Construction – amenity blocks				£73,792
L	Construction – fencing				£12,723
M	Construction – landscaping				£2,810
	Capital Works sub-total				£216,217
	Preliminary Items at 15%				£32,432
	Sub-total				£248,649
	Contingency Sum at 5%				£12,432
	Total Capital Works				**£261,081**
	Summary				
A	Planning costs				£1,660
B	Design costs				£20,524
C-M	Capital works costs				£261,081
	Total estimated costs				**£283,265**
	Cost per pitch: No. of pitches on site	2		**Cost**	**£141,633**

	GYPSY & TRAVELLER SITES - COST ASSESSMENT (Rev A)				
	SITE 348: Land at West View Road west of No. 306				
	LAYOUT:	**Units:**	1	**Pitches:**	£2
	DESIGN AND PLANNING				
A	**Planning costs – application submission costs**				
Item	**Application submission costs**	**Unit**	**Qty**	**Rate**	**Total**
1	Planning application fees	Item	1	£965	£1,160
2	Planning agent fees	Item	1	£500	£500
				Total	**£1,660**
B	**Design and Investigation costs**				
Item	**Design and supervision fees, surveys, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	All disciplines			**Total**	**£21,440**
	CAPITAL WORKS				
C	**Service connections - water**				
Item	**Water supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Water supply connection to Hartlepool Water service	Item	1	£2,500	£2,500
2	New water supply pipework	Lm	20	£100	£2,000
3	Connections to pitch sites and amenity buildings	Lm	56	£50	£2,800
4	Water meters to amenity buildings and pitches	No.	2	£250	£500
				Total	**£7,800**
D	**Service connections – electrical**				
Item	**Electrical supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Electical supply connection, including main connection, connections to amenity blocks (1 supply per pitch), and metering.	Item	1	£4,000	£4,000

2	Electrical works to amenity blocks including: incoming isolator and distribution board; main equipotential bonding; internal lighting; external photocell lighting above the entrance; socket outlets; electric cooker outlet; wiring to extract fans; wiring to underfloor heating controls; electric heating; intruder alarm system; smoke and heat detection; 2 x pitch hook up pillar and earth electrode; all testing and commissioning; all associated builder's work.	No.	1	£12,000	£12,000
3	Ducting and trenching	Lm	35	£50	£1,750
				Total	**£17,750**
E	**Service connections – drainage**				
Item	**Drainage from the amenity blocks and pitches and then off site, including foul (or septic tank option), interceptors to the run-off drains, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	NWL approved drainage connection to main sewer from site	No.	2	£2,000	£4,000
2	New main site drainage run	Lm	40	£100	£4,000
3	Access road gully pots and connections	No.	2	£250	£500
4	Highway manholes	No.	4	£1,750	£7,000
				Total	**£15,500**
F	**Service connections – telecommunications**				
Item	**Telecommunications supply to the site including the potential for phone lines and broadband internet**	**Unit**	**Qty**	**Rate**	**Total**
1	Telecommunications connection to site, including ducting, etc.	Item	1	£1,100	£1,100
				Total	**£1,100**
G	**Construction – street lighting**				
Item	**Street lighting to the site**				
1	Street lighting connections, ducting and columns	Item	1	£1,500	£1,500
				Total	**£1,500**
H	**Construction – additional works**				
Item	**Additional earthworks, levelling, etc. for sites with existing level issues and site clearance**				
1	Site clearance - trees, scrub, debris, etc.	m2	100	£10	£1,000
2	Additional excavation works	m3	0	£35	£0
3	Additional filling works	m3	0	£35	£0

				Total	**£1,000**
I	**Construction – highway**				
Item	**Access junction, highway, turning head and footways**	**Unit**	**Qty**	**Rate**	**Total**
1	Bitmac highway. Including excavation, sub-base and membrane	m2	310	£87	£26,970
2	Road kerbs - highway	Lm	84	£45	£3,780
3	Bitmac footway. Including excavation, sub-base and membrane	m2	112	£45	£5,040
4	Pin kerbs - footway	Lm	29	£13	£363
				Total	**£36,153**
J	**Construction – pitch**				
Item	**Pitch hard standing (concrete), parking area (bitmac) and pitch footways (bitmac or pc pavers). Per pitch**	**Unit**	**Qty**	**Rate**	**Total**
1	Concrete pitch hardstanding (200mm thick with reinforcement). Including excavation, sub-base and membrane	Item	1	£6,000	£6,000
2	Bitmac hardstanding. Including excavation, sub-base and membrane	m2	133	£87	£11,571
3	Paving. Including excavation, sub-base and membrane	m2	76	£45	£3,420
4	Pin kerb edging	Lm	71	£13	£888
				Total	**£21,879**
	Pitches on the site	No.	2	£21,879	**£43,757**
K	**Construction – amenity block**				
Item	**Amenity block unit with a bathroom/wash area and toilet, kitchen area and living area (see layout in good practice guide, attached). Per unit.**	**Unit**	**Qty**	**Rate**	**Total**
1	Strip foundations	Lm	35	£100	£3,500
2	Excavate to reduce levels	m3	26	£30	£780
3	Concrete floor work induding all preparation works	m2	74	£60	£4,440
4	Screed	m2	74	£20	£1,480
5	Cavity walls with facing brick externally and blockwork internally	m2	99	£120	£11,880
6	Cavity walls with blockwork both sides	m2	32	£75	£2,400
7	Additional blockwork	m2	53	£30	£1,590
8	Lintels (various sizes)	Item	1	£910	£910
9	Internal doors	No.	6	£500	£3,000
10	External doors	No.	2	£850	£1,700
11	Windows (various sizes)	Item	1	£2,700	£2,700
12	Roof structure	m2	74	£60	£4,440
13	Roof finish	m2	74	£50	£3,700
14	Fascia	Lm	17	£20	£340

15	Gutters	Lm	17	£20	£340
16	Pipework	No.	2	£20	£40
17	Kitchen units	Item	1	£3,000	£3,000
18	Sanitary fittings (bath, WC, sink, shower, wastes)	Item	1	£2,900	£2,900
19	Plasterwork to walls	m2	200	£15	£3,000
20	Floor finishes	m2	74	£35	£2,590
21	Skirtings	Lm	89	£10	£890
22	Ceiling finishes	m2	74	£20	£1,480
23	Tiles	m2	30	£50	£1,500
24	Decoration	m2	274	£8	£2,192
25	Sewer connections to main sewer from pitches	No.	2	£250	£500
26	Drainage connections from pitches to main sewer	Lm	56	£50	£2,800
27	Storage heating to amenity block unit (3 per pitch) with boiler system and hot water connections	Item	1	£8,000	£8,000
				Total	**£72,092**
	Units on the site	No.	1	£72,092	**£72,092**
L	**Construction – fencing**				
Item	**Pitch fencing, perimeter fencing and paddock areas**	**Unit**	**Qty**	**Rate**	**Total**
1	2.0m high close board timber fence to site perimeter	Lm	25	£60	£1,500
2	2.0m high close board timber fence to pitch sides	Lm	6	£60	£360
3	1.2m high close board timber fence to pitch front	Lm	15	£40	£600
4	2.0m to 1.2m close board timber fence transition	Lm	8	£45	£360
5	5.0m wide x 1.2m high sliding timber gates	No.	2	£800	£1,600
6	1.2m post and wire fence to paddocks	Lm	90	£25	£2,250
7	2.4m timber gates to paddocks	No.	1	£300	£300
8	Access barrier to main entrance	No.	1	£1,500	£1,500
				Total	**£8,470**
M	**Construction – landscaping**				
Item	**Site landscaping and screening works**	**Unit**	**Qty**	**Rate**	**Total**
1	Imported topsoil	m3	38.5	£35	£1,348
2	Grass seeding	m2	770	£2	£1,540
3	Tree planting	No.	14	£50	£700
4	Hedge planting	Lm	23	£10	£230
				Total	**£3,818**
	COST SUMMARY				
	DESIGN AND PLANNING				
A	Planning costs – application submission				£1,660

	costs				
B	Design costs				£21,440
	CAPITAL WORKS				
C	Service connections - water				£7,800
D	Service connections – electrical				£17,750
E	Service connections – drainage				£15,500
F	Service connections – telecommunications				£1,100
G	Construction – street lighting				£1,500
H	Construction – clearance and additional earthworks				£1,000
I	Construction – highway				£36,153
J	Construction – pitches				£43,757
K	Construction – amenity blocks				£72,092
L	Construction – fencing				£8,470
M	Construction – landscaping				£3,818
	Capital Works sub-total				£208,939
	Preliminary Items at 15%				£31,341
	Sub-total				£240,280
	Contingency Sum at 5%				£12,014
	Total Capital Works				**£252,294**
	Summary				
A	Planning costs				£1,660
B	Design costs				£21,440
C-M	Capital works costs				£252,294
	Total estimated costs				**£275,394**
	Cost per pitch: No. of pitches on site	2		**Cost**	**£137,697**

	GYPSY & TRAVELLER SITES - COST ASSESSMENT (Rev A)				
	SITE 363: Land at Throston Grange Lane north of No. 220				
	LAYOUT:	**Units:**	1	**Pitches:**	£2
	DESIGN AND PLANNING				
A	**Planning costs – application submission costs**				
Item	**Application submission costs**	**Unit**	**Qty**	**Rate**	**Total**
1	Planning application fees	Item	1	£965	£1,355
2	Planning agent fees	Item	1	£500	£500
				Total	**£1,855**
B	**Design and Investigation costs**				
Item	**Design and supervision fees, surveys, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	All disciplines			**Total**	**£23,107**
	CAPITAL WORKS				
C	**Service connections - water**				
Item	**Water supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Water supply connection to Hartlepool Water service	Item	1	£2,500	£2,500
2	New water supply pipework	Lm	30	£100	£3,000
3	Connections to pitch sites and amenity buildings	Lm	56	£50	£2,800
4	Water meters to amenity buildings and pitches	No.	2	£250	£500
				Total	**£8,800**
D	**Service connections – electrical**				
Item	**Electrical supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Electical supply connection, including main connection, connections to amenity blocks (1 supply per pitch), and metering.	Item	1	£6,000	£6,000

2	Electrical works to amenity blocks including: incoming isolator and distribution board; main equipotential bonding; internal lighting; external photocell lighting above the entrance; socket outlets; electric cooker outlet; wiring to extract fans; wiring to underfloor heating controls; electric heating; intruder alarm system; smoke and heat detection; 2 x pitch hook up pillar and earth electrode; all testing and commissioning; all associated builder's work.	No.	1	£12,000	£12,000
3	Ducting and trenching	Lm	45	£50	£2,250
				Total	**£20,250**
E	**Service connections – drainage**				
Item	**Drainage from the amenity blocks and pitches and then off site, including foul (or septic tank option), interceptors to the run-off drains, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	NWL approved drainage connection to main sewer from site	No.	2	£2,000	£4,000
2	New main site drainage run	Lm	60	£100	£6,000
3	Access road gully pots and connections	No.	4	£250	£1,000
4	Highway manholes	No.	4	£1,750	£7,000
				Total	**£18,000**
F	**Service connections – telecommunications**				
Item	**Telecommunications supply to the site including the potential for phone lines and broadband internet**	**Unit**	**Qty**	**Rate**	**Total**
1	Telecommunications connection to site, including ducting, etc.	Item	1	£2,200	£2,200
				Total	**£2,200**
G	**Construction – street lighting**				
Item	**Street lighting to the site**				
1	Street lighting connections, ducting and columns	Item	1	£1,500	£1,500
				Total	**£1,500**
H	**Construction – additional works**				
Item	**Additional earthworks, levelling, etc. for sites with existing level issues and site clearance**				
1	Site clearance - trees, scrub, debris, etc.	m2	50	£10	£500
2	Additional excavation works	m3	0	£35	£0
3	Additional filling works	m3	0	£35	£0

				Total	**£500**
I	**Construction – highway**				
Item	**Access junction, highway, turning head and footways**	**Unit**	**Qty**	**Rate**	**Total**
1	Bitmac highway. Including excavation, sub-base and membrane	m2	25	£87	£2,175
2	Road kerbs - highway	Lm	47	£45	£2,115
3	Bitmac footway. Including excavation, sub-base and membrane	m2	75	£45	£3,375
4	Pin kerbs - footway	Lm	43	£13	£538
				Total	**£8,203**
J	**Construction – pitch**				
Item	**Pitch hard standing (concrete), parking area (bitmac) and pitch footways (bitmac or pc pavers). Per pitch**	**Unit**	**Qty**	**Rate**	**Total**
1	Concrete pitch hardstanding (200mm thick with reinforcement). Including excavation, sub-base and membrane	Item	1	£6,000	£6,000
2	Bitmac hardstanding. Including excavation, sub-base and membrane	m2	133	£87	£11,571
3	Paving. Including excavation, sub-base and membrane	m2	76	£45	£3,420
4	Pin kerb edging	Lm	71	£13	£888
				Total	**£21,879**
	Pitches on the site	No.	2	£21,879	**£43,757**
K	**Construction – amenity block**				
Item	**Amenity block unit with a bathroom/wash area and toilet, kitchen area and living area (see layout in good practice guide, attached). Per unit.**	**Unit**	**Qty**	**Rate**	**Total**
1	Strip foundations	Lm	35	£100	£3,500
2	Excavate to reduce levels	m3	26	£30	£780
3	Concrete floor work induding all preparation works	m2	74	£60	£4,440
4	Screed	m2	74	£20	£1,480
5	Cavity walls with facing brick externally and blockwork internally	m2	99	£120	£11,880
6	Cavity walls with blockwork both sides	m2	32	£75	£2,400
7	Additional blockwork	m2	53	£30	£1,590
8	Lintels (various sizes)	Item	1	£910	£910
9	Internal doors	No.	6	£500	£3,000
10	External doors	No.	4	£850	£3,400
11	Windows (various sizes)	Item	1	£2,700	£2,700
12	Roof structure	m2	74	£60	£4,440
13	Roof finish	m2	74	£50	£3,700
14	Fascia	Lm	17	£20	£340

15	Gutters	Lm	17	£20	£340
16	Pipework	No.	2	£20	£40
17	Kitchen units	Item	1	£3,000	£3,000
18	Sanitary fittings (bath, WC, sink, shower, wastes)	Item	1	£2,900	£2,900
19	Plasterwork to walls	m2	200	£15	£3,000
20	Floor finishes	m2	74	£35	£2,590
21	Skirtings	Lm	89	£10	£890
22	Ceiling finishes	m2	74	£20	£1,480
23	Tiles	m2	30	£50	£1,500
24	Decoration	m2	274	£8	£2,192
25	Sewer connections to main sewer from pitches	No.	2	£250	£500
26	Drainage connections from pitches to main sewer	Lm	56	£50	£2,800
27	Storage heating to amenity block unit (3 per pitch) with boiler system and hot water connections	Item	1	£8,000	£8,000
				Total	**£73,792**
	Units on the site	No.	1	£73,792	**£73,792**
L	**Construction – fencing**				
Item	**Pitch fencing, perimeter fencing and paddock areas**	**Unit**	**Qty**	**Rate**	**Total**
1	2.0m high close board timber fence to site perimeter	Lm	0	£60	£0
2	2.0m high close board timber fence to pitch sides	Lm	29	£60	£1,740
3	1.2m high close board timber fence to pitch front	Lm	15	£40	£600
4	2.0m to 1.2m close board timber fence transition	Lm	22.5	£45	£1,013
5	5.0m wide x 1.2m high sliding timber gates	No.	2	£800	£1,600
6	1.2m post and wire fence to paddocks	Lm	0	£25	£0
7	2.4m timber gates to paddocks	No.	0	£300	£0
8	Access barrier to main entrance	No.	0	£1,500	£0
				Total	**£4,953**
M	**Construction – landscaping**				
Item	**Site landscaping and screening works**	**Unit**	**Qty**	**Rate**	**Total**
1	Imported topsoil	m3	9	£35	£315
2	Grass seeding	m2	60	£2	£120
3	Tree planting	No.	47	£50	£2,350
4	Hedge planting	Lm	210	£10	£2,100
				Total	**£4,885**
	COST SUMMARY				
	DESIGN AND PLANNING				
A	Planning costs – application submission				£1,855

	costs				
B	Design costs				£23,107
	CAPITAL WORKS				
C	Service connections - water				£8,800
D	Service connections – electrical				£20,250
E	Service connections – drainage				£18,000
F	Service connections – telecommunications				£2,200
G	Construction – street lighting				£1,500
H	Construction – clearance and additional earthworks				£500
I	Construction – highway				£8,203
J	Construction – pitches				£43,757
K	Construction – amenity blocks				£73,792
L	Construction – fencing				£4,953
M	Construction – landscaping				£4,885
	Capital Works sub-total				£186,839
	Preliminary Items at 15%				£28,026
	Sub-total				£214,865
	Contingency Sum at 5%				£10,743
	Total Capital Works				**£225,608**
	Summary				
A	Planning costs				£1,855
B	Design costs				£23,107
C-M	Capital works costs				£225,608
	Total estimated costs				**£250,570**
	Cost per pitch: No. of pitches on site	2		**Cost**	**£125,285**

	GYPSY & TRAVELLER SITES - COST ASSESSMENT (Rev A)				
	SITE 370: Land at Burbank; former Bridge Community Centre				
	LAYOUT:	**Units:**	2	**Pitches:**	£4
	DESIGN AND PLANNING				
A	**Planning costs – application submission costs**				
Item	**Application submission costs**	**Unit**	**Qty**	**Rate**	**Total**
1	Planning application fees	Item	1	£965	£2,125
2	Planning agent fees	Item	1	£500	£500
				Total	**£2,625**
B	**Design and Investigation costs**				
Item	**Design and supervision fees, surveys, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	All disciplines			**Total**	**£39,546**
	CAPITAL WORKS				
C	**Service connections - water**				
Item	**Water supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Water supply connection to Hartlepool Water service	Item	1	£2,500	£2,500
2	New water supply pipework	Lm	30	£100	£3,000
3	Connections to pitch sites and amenity buildings	Lm	112	£50	£5,600
4	Water meters to amenity buildings and pitches	No.	4	£250	£1,000
				Total	**£12,100**
D	**Service connections – electrical**				
Item	**Electrical supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Electical supply connection, including main connection, connections to amenity blocks (1 supply per pitch), and metering.	Item	1	£6,000	£6,000

2	Electrical works to amenity blocks including: incoming isolator and distribution board; main equipotential bonding; internal lighting; external photocell lighting above the entrance; socket outlets; electric cooker outlet; wiring to extract fans; wiring to underfloor heating controls; electric heating; intruder alarm system; smoke and heat detection; 2 x pitch hook up pillar and earth electrode; all testing and commissioning; all associated builder's work.	No.	2	£12,000	£24,000
3	Ducting and trenching	Lm	60	£50	£3,000
				Total	**£33,000**
E	**Service connections – drainage**				
Item	**Drainage from the amenity blocks and pitches and then off site, including foul (or septic tank option), interceptors to the run-off drains, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	NWL approved drainage connection to main sewer from site	No.	2	£2,000	£4,000
2	New main site drainage run	Lm	60	£100	£6,000
3	Access road gully pots and connections	No.	4	£250	£1,000
4	Highway manholes	No.	4	£1,750	£7,000
				Total	**£18,000**
F	**Service connections – telecommunications**				
Item	**Telecommunications supply to the site including the potential for phone lines and broadband internet**	**Unit**	**Qty**	**Rate**	**Total**
1	Telecommunications connection to site, including ducting, etc.	Item	1	£2,200	£2,200
				Total	**£2,200**
G	**Construction – street lighting**				
Item	**Street lighting to the site**				
1	Street lighting connections, ducting and columns	Item	1	£1,500	£1,500
				Total	**£1,500**
H	**Construction – additional works**				
Item	**Additional earthworks, levelling, etc. for sites with existing level issues and site clearance**				
1	Site clearance - trees, scrub, debris, etc.	m2	2000	£10	£20,000
2	Additional excavation works	m3	0	£35	£0
3	Additional filling works	m3	0	£35	£0

				Total	**£20,000**
I	**Construction – highway**				
Item	**Access junction, highway, turning head and footways**	**Unit**	**Qty**	**Rate**	**Total**
1	Bitmac highway. Including excavation, sub-base and membrane	m2	252	£87	£21,924
2	Road kerbs - highway	Lm	85	£45	£3,825
3	Bitmac footway. Including excavation, sub-base and membrane	m2	156	£45	£7,020
4	Pin kerbs - footway	Lm	74	£13	£925
				Total	**£33,694**
J	**Construction – pitch**				
Item	**Pitch hard standing (concrete), parking area (bitmac) and pitch footways (bitmac or pc pavers). Per pitch**	**Unit**	**Qty**	**Rate**	**Total**
1	Concrete pitch hardstanding (200mm thick with reinforcement). Including excavation, sub-base and membrane	Item	1	£6,000	£6,000
2	Bitmac hardstanding. Including excavation, sub-base and membrane	m2	133	£87	£11,571
3	Paving. Including excavation, sub-base and membrane	m2	76	£45	£3,420
4	Pin kerb edging	Lm	71	£13	£888
				Total	**£21,879**
	Pitches on the site	No.	4	£21,879	**£87,514**
K	**Construction – amenity block**				
Item	**Amenity block unit with a bathroom/wash area and toilet, kitchen area and living area (see layout in good practice guide, attached). Per unit.**	**Unit**	**Qty**	**Rate**	**Total**
1	Strip foundations	Lm	35	£100	£3,500
2	Excavate to reduce levels	m3	26	£30	£780
3	Concrete floor work induding all preparation works	m2	74	£60	£4,440
4	Screed	m2	74	£20	£1,480
5	Cavity walls with facing brick externally and blockwork internally	m2	99	£120	£11,880
6	Cavity walls with blockwork both sides	m2	32	£75	£2,400
7	Additional blockwork	m2	53	£30	£1,590
8	Lintels (various sizes)	Item	1	£910	£910
9	Internal doors	No.	6	£500	£3,000
10	External doors	No.	4	£850	£3,400
11	Windows (various sizes)	Item	1	£2,700	£2,700
12	Roof structure	m2	74	£60	£4,440
13	Roof finish	m2	74	£50	£3,700
14	Fascia	Lm	17	£20	£340

15	Gutters	Lm	17	£20	£340
16	Pipework	No.	2	£20	£40
17	Kitchen units	Item	1	£3,000	£3,000
18	Sanitary fittings (bath, WC, sink, shower, wastes)	Item	1	£2,900	£2,900
19	Plasterwork to walls	m2	200	£15	£3,000
20	Floor finishes	m2	74	£35	£2,590
21	Skirtings	Lm	89	£10	£890
22	Ceiling finishes	m2	74	£20	£1,480
23	Tiles	m2	30	£50	£1,500
24	Decoration	m2	274	£8	£2,192
25	Sewer connections to main sewer from pitches	No.	2	£250	£500
26	Drainage connections from pitches to main sewer	Lm	56	£50	£2,800
27	Storage heating to amenity block unit (3 per pitch) with boiler system and hot water connections	Item	1	£8,000	£8,000
				Total	**£73,792**
	Units on the site	No.	2	£73,792	**£147,584**
L	**Construction – fencing**				
Item	**Pitch fencing, perimeter fencing and paddock areas**	**Unit**	**Qty**	**Rate**	**Total**
1	2.0m high close board timber fence to site perimeter	Lm	192	£60	£11,520
2	2.0m high close board timber fence to pitch sides	Lm	104	£60	£6,240
3	1.2m high close board timber fence to pitch front	Lm	30	£40	£1,200
4	2.0m to 1.2m close board timber fence transition	Lm	48	£45	£2,160
5	5.0m wide x 1.2m high sliding timber gates	No.	4	£800	£3,200
6	1.2m post and wire fence to paddocks	Lm	0	£25	£0
7	2.4m timber gates to paddocks	No.	0	£300	£0
8	Access barrier to main entrance	No.	2	£1,500	£3,000
				Total	**£27,320**
M	**Construction – landscaping**				
Item	**Site landscaping and screening works**	**Unit**	**Qty**	**Rate**	**Total**
1	Imported topsoil	m3	87	£35	£3,045
2	Grass seeding	m2	870	£2	£1,740
3	Tree planting	No.	47	£50	£2,350
4	Hedge planting	Lm	0	£10	£0
				Total	**£7,135**
	COST SUMMARY				
	DESIGN AND PLANNING				

A	Planning costs – application submission costs				£2,625
B	Design costs				£39,546
	CAPITAL WORKS				
C	Service connections - water				£12,100
D	Service connections – electrical				£33,000
E	Service connections – drainage				£18,000
F	Service connections – telecommunications				£2,200
G	Construction – street lighting				£1,500
H	Construction – clearance and additional earthworks				£20,000
I	Construction – highway				£33,694
J	Construction – pitches				£87,514
K	Construction – amenity blocks				£147,584
L	Construction – fencing				£27,320
M	Construction – landscaping				£7,135
	Capital Works sub-total				£390,047
	Preliminary Items at 15%				£58,507
	Sub-total				£448,554
	Contingency Sum at 5%				£22,428
	Total Capital Works				**£470,982**
	Summary				
A	Planning costs				£2,625
B	Design costs				£39,546
C-M	Capital works costs				£470,982
	Total estimated costs				**£513,153**
	Cost per pitch: No. of pitches on site	4		**Cost**	**£128,288**

	GYPSY & TRAVELLER SITES - COST ASSESSMENT (Rev A)				
	SITE 403: Land at Clarence Road				
	LAYOUT:	**Units:**	3	**Pitches:**	£6
	DESIGN AND PLANNING				
A	**Planning costs – application submission costs**				
Item	**Application submission costs**	**Unit**	**Qty**	**Rate**	**Total**
1	Planning application fees	Item	1	£965	£3,285
2	Planning agent fees	Item	1	£500	£500
				Total	**£3,785**
B	**Design and Investigation costs**				
Item	**Design and supervision fees, surveys, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	All disciplines			**Total**	**£62,433**
	CAPITAL WORKS				
C	**Service connections - water**				
Item	**Water supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Water supply connection to Hartlepool Water service	Item	1	£2,500	£2,500
2	New water supply pipework	Lm	80	£100	£8,000
3	Connections to pitch sites and amenity buildings	Lm	168	£50	£8,400
4	Water meters to amenity buildings and pitches	No.	6	£250	£1,500
				Total	**£20,400**
D	**Service connections – electrical**				
Item	**Electrical supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Electical supply connection, including main connection, connections to amenity blocks (1 supply per pitch), and metering.	Item	1	£18,750	£18,750
2	Electrical works to amenity blocks including: incoming isolator and distribution board; main equipotential bonding; internal lighting; external photocell lighting above the entrance; socket outlets; electric cooker outlet; wiring to extract fans; wiring to underfloor heating controls; electric heating; intruder alarm system; smoke and heat detection;	No.	3	£12,000	£36,000

	2 x pitch hook up pillar and earth electrode; all testing and commissioning; all associated builder's work.				
3	Ducting and trenching	Lm	135	£50	£6,750
				Total	**£61,500**
E	**Service connections – drainage**				
Item	**Drainage from the amenity blocks and pitches and then off site, including foul (or septic tank option), interceptors to the run-off drains, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	NWL approved drainage connection to main sewer from site	No.	2	£3,000	£6,000
2	New main site drainage run	Lm	160	£100	£16,000
3	Access road gully pots and connections	No.	4	£250	£1,000
4	Highway manholes	No.	4	£1,750	£7,000
				Total	**£30,000**
F	**Service connections – telecommunications**				
Item	**Telecommunications supply to the site including the potential for phone lines and broadband internet**	**Unit**	**Qty**	**Rate**	**Total**
1	Telecommunications connection to site, including ducting, etc.	Item	1	£5,500	£5,500
				Total	**£5,500**
G	**Construction – street lighting**				
Item	**Street lighting to the site**				
1	Street lighting connections, ducting and columns	Item	1	£8,250	£8,250
				Total	**£8,250**
H	**Construction – additional works**				
Item	**Additional earthworks, levelling, etc. for sites with existing level issues and site clearance**				
1	Site clearance - trees, scrub, debris, etc.	m2	550	£10	£5,500
2	Additional excavation works	m3	1050	£35	£36,750
3	Additional filling works	m3	0	£35	£0
				Total	**£42,250**
I	**Construction – highway**				

Item	Access junction, highway, turning head and footways	Unit	Qty	Rate	Total
1	Bitmac highway. Including excavation, sub-base and membrane	m2	768	£87	£66,816
2	Road kerbs - highway	Lm	230	£45	£10,350
3	Bitmac footway. Including excavation, sub-base and membrane	m2	182	£45	£8,190
4	Pin kerbs - footway	Lm	24	£13	£300
				Total	**£85,656**
J	**Construction – pitch**				
Item	**Pitch hard standing (concrete), parking area (bitmac) and pitch footways (bitmac or pc pavers). Per pitch**	**Unit**	**Qty**	**Rate**	**Total**
1	Concrete pitch hardstanding (200mm thick with reinforcement). Including excavation, sub-base and membrane	Item	1	£6,000	£6,000
2	Bitmac hardstanding. Including excavation, sub-base and membrane	m2	133	£87	£11,571
3	Paving. Including excavation, sub-base and membrane	m2	76	£45	£3,420
4	Pin kerb edging	Lm	71	£13	£888
				Total	**£21,879**
	Pitches on the site	No.	6	£21,879	**£131,271**
K	**Construction – amenity block**				
Item	**Amenity block unit with a bathroom/wash area and toilet, kitchen area and living area (see layout in good practice guide, attached). Per unit.**	**Unit**	**Qty**	**Rate**	**Total**
1	Strip foundations	Lm	35	£100	£3,500
2	Excavate to reduce levels	m3	26	£30	£780
3	Concrete floor work including all preparation works	m2	74	£60	£4,440
4	Screed	m2	74	£20	£1,480
5	Cavity walls with facing brick externally and blockwork internally	m2	99	£120	£11,880
6	Cavity walls with blockwork both sides	m2	32	£75	£2,400
7	Additional blockwork	m2	53	£30	£1,590
8	Lintels (various sizes)	Item	1	£910	£910
9	Internal doors	No.	6	£500	£3,000
10	External doors	No.	4	£850	£3,400
11	Windows (various sizes)	Item	1	£2,700	£2,700
12	Roof structure	m2	74	£60	£4,440
13	Roof finish	m2	74	£50	£3,700
14	Fascia	Lm	17	£20	£340
15	Gutters	Lm	17	£20	£340
16	Pipework	No.	2	£20	£40

17	Kitchen units	Item	1	£3,000	£3,000
18	Sanitary fittings (bath, WC, sink, shower, wastes)	Item	1	£2,900	£2,900
19	Plasterwork to walls	m2	200	£15	£3,000
20	Floor finishes	m2	74	£35	£2,590
21	Skirtings	Lm	89	£10	£890
22	Ceiling finishes	m2	74	£20	£1,480
23	Tiles	m2	30	£50	£1,500
24	Decoration	m2	274	£8	£2,192
25	Sewer connections to main sewer from pitches	No.	2	£250	£500
26	Drainage connections from pitches to main sewer	Lm	56	£50	£2,800
27	Storage heating to amenity block unit (3 per pitch) with boiler system and hot water connections	Item	1	£8,000	£8,000
				Total	**£73,792**
	Units on the site	No.	3	£73,792	**£221,376**
L	**Construction – fencing**				
Item	**Pitch fencing, perimeter fencing and paddock areas**	**Unit**	**Qty**	**Rate**	**Total**
1	2.0m high close board timber fence to site perimeter	Lm	278	£60	£16,680
2	2.0m high close board timber fence to pitch sides	Lm	147	£60	£8,820
3	1.2m high close board timber fence to pitch front	Lm	45	£40	£1,800
4	2.0m to 1.2m close board timber fence transition	Lm	52.5	£45	£2,363
5	5.0m wide x 1.2m high sliding timber gates	No.	6	£800	£4,800
6	1.2m post and wire fence to paddocks	Lm	45	£25	£1,125
7	2.4m timber gates to paddocks	No.	1	£300	£300
8	Access barrier to main entrance	No.	1	£1,500	£1,500
				Total	**£37,388**
M	**Construction – landscaping**				
Item	**Site landscaping and screening works**	**Unit**	**Qty**	**Rate**	**Total**
1	Imported topsoil	m3	265.5	£35	£9,293
2	Grass seeding	m2	1770	£2	£3,540
3	Tree planting	No.	37	£50	£1,850
4	Hedge planting	Lm	86	£10	£860
				Total	**£15,543**
	COST SUMMARY				
	DESIGN AND PLANNING				
A	Planning costs – application submission costs				£3,785

B	Design costs				£62,433
	CAPITAL WORKS				
C	Service connections - water				£20,400
D	Service connections – electrical				£61,500
E	Service connections – drainage				£30,000
F	Service connections – telecommunications				£5,500
G	Construction – street lighting				£8,250
H	Construction – clearance and additional earthworks				£42,250
I	Construction – highway				£85,656
J	Construction – pitches				£131,271
K	Construction – amenity blocks				£221,376
L	Construction – fencing				£37,388
M	Construction – landscaping				£15,543
	Capital Works sub-total				£659,133
	Preliminary Items at 15%				£98,870
	Sub-total				£758,003
	Contingency Sum at 5%				£37,900
	Total Capital Works				**£795,903**
	Summary				
A	Planning costs				£3,785
B	Design costs				£62,433
C-M	Capital works costs				£795,903
	Total estimated costs				**£862,121**
	Cost per pitch: No. of pitches on site	6		**Cost**	**£143,687**

	GYPSY & TRAVELLER SITES - COST ASSESSMENT (Rev A)				
	SITE 440: Land at Wiltshire Way (adjacent to allotments)				
	LAYOUT:	**Units:**	1	**Pitches:**	£2
	DESIGN AND PLANNING				
A	**Planning costs – application submission costs**				
Item	**Application submission costs**	**Unit**	**Qty**	**Rate**	**Total**
1	Planning application fees	Item	1	£965	£1,160
2	Planning agent fees	Item	1	£500	£500
				Total	**£1,660**
B	**Design and Investigation costs**				
Item	**Design and supervision fees, surveys, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	All disciplines			**Total**	**£30,063**
	CAPITAL WORKS				
C	**Service connections - water**				
Item	**Water supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Water supply connection to Hartlepool Water service	Item	1	£2,500	£2,500
2	New water supply pipework	Lm	40	£100	£4,000
3	Connections to pitch sites and amenity buildings	Lm	56	£50	£2,800
4	Water meters to amenity buildings and pitches	No.	2	£250	£500
				Total	**£9,800**
D	**Service connections – electrical**				
Item	**Electrical supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Electical supply connection, including main connection, connections to amenity blocks (1 supply per pitch), and metering.	Item	1	£6,000	£6,000

2	Electrical works to amenity blocks including: incoming isolator and distribution board; main equipotential bonding; internal lighting; external photocell lighting above the entrance; socket outlets; electric cooker outlet; wiring to extract fans; wiring to underfloor heating controls; electric heating; intruder alarm system; smoke and heat detection; 2 x pitch hook up pillar and earth electrode; all testing and commissioning; all associated builder's work.	No.	1	£12,000	£12,000
3	Ducting and trenching	Lm	60	£50	£3,000
				Total	**£21,000**
E	**Service connections – drainage**				
Item	**Drainage from the amenity blocks and pitches and then off site, including foul (or septic tank option), interceptors to the run-off drains, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	NWL approved drainage connection to main sewer from site	No.	2	£2,000	£4,000
2	New main site drainage run	Lm	80	£100	£8,000
3	Access road gully pots and connections	No.	2	£250	£500
4	Highway manholes	No.	4	£1,750	£7,000
				Total	**£19,500**
F	**Service connections – telecommunications**				
Item	**Telecommunications supply to the site including the potential for phone lines and broadband internet**	**Unit**	**Qty**	**Rate**	**Total**
1	Telecommunications connection to site, including ducting, etc.	Item	1	£2,200	£2,200
				Total	**£2,200**
G	**Construction – street lighting**				
Item	**Street lighting to the site**				
1	Street lighting connections, ducting and columns	Item	1	£1,500	£1,500
				Total	**£1,500**
H	**Construction – additional works**				
Item	**Additional earthworks, levelling, etc. for sites with existing level issues and site clearance**				
1	Site clearance - trees, scrub, debris, etc.	m2	50	£10	£500
2	Additional excavation works	m3	0	£35	£0
3	Additional filling works	m3	0	£35	£0

				Total	**£500**
I	**Construction – highway**				
Item	**Access junction, highway, turning head and footways**	**Unit**	**Qty**	**Rate**	**Total**
1	Bitmac highway. Including excavation, sub-base and membrane	m2	663	£87	£57,681
2	Road kerbs - highway	Lm	130	£45	£5,850
3	Bitmac footway. Including excavation, sub-base and membrane	m2	98	£45	£4,410
4	Pin kerbs - footway	Lm	56	£13	£700
				Total	**£68,641**
J	**Construction – pitch**				
Item	**Pitch hard standing (concrete), parking area (bitmac) and pitch footways (bitmac or pc pavers). Per pitch**	**Unit**	**Qty**	**Rate**	**Total**
1	Concrete pitch hardstanding (200mm thick with reinforcement). Including excavation, sub-base and membrane	Item	1	£6,000	£6,000
2	Bitmac hardstanding. Including excavation, sub-base and membrane	m2	133	£87	£11,571
3	Paving. Including excavation, sub-base and membrane	m2	76	£45	£3,420
4	Pin kerb edging	Lm	71	£13	£888
				Total	**£21,879**
	Pitches on the site	No.	2	£21,879	**£43,757**
K	**Construction – amenity block**				
Item	**Amenity block unit with a bathroom/wash area and toilet, kitchen area and living area (see layout in good practice guide, attached). Per unit.**	**Unit**	**Qty**	**Rate**	**Total**
1	Strip foundations	Lm	35	£100	£3,500
2	Excavate to reduce levels	m3	26	£30	£780
3	Concrete floor work including all preparation works	m2	74	£60	£4,440
4	Screed	m2	74	£20	£1,480
5	Cavity walls with facing brick externally and blockwork internally	m2	99	£120	£11,880
6	Cavity walls with blockwork both sides	m2	32	£75	£2,400
7	Additional blockwork	m2	53	£30	£1,590
8	Lintels (various sizes)	Item	1	£910	£910
9	Internal doors	No.	6	£500	£3,000
10	External doors	No.	4	£850	£3,400
11	Windows (various sizes)	Item	1	£2,700	£2,700
12	Roof structure	m2	74	£60	£4,440
13	Roof finish	m2	74	£50	£3,700

14	Fascia	Lm	17	£20	£340
15	Gutters	Lm	17	£20	£340
16	Pipework	No.	2	£20	£40
17	Kitchen units	Item	1	£3,000	£3,000
18	Sanitary fittings (bath, WC, sink, shower, wastes)	Item	1	£2,900	£2,900
19	Plasterwork to walls	m2	200	£15	£3,000
20	Floor finishes	m2	74	£35	£2,590
21	Skirtings	Lm	89	£10	£890
22	Ceiling finishes	m2	74	£20	£1,480
23	Tiles	m2	30	£50	£1,500
24	Decoration	m2	274	£8	£2,192
25	Sewer connections to main sewer from pitches	No.	2	£250	£500
26	Drainage connections from pitches to main sewer	Lm	56	£50	£2,800
27	Storage heating to amenity block unit (3 per pitch) with boiler system and hot water connections	Item	1	£8,000	£8,000
				Total	**£73,792**
	Units on the site	No.	1	£73,792	**£73,792**
L	**Construction – fencing**				
Item	**Pitch fencing, perimeter fencing and paddock areas**	**Unit**	**Qty**	**Rate**	**Total**
1	2.0m high close board timber fence to site perimeter	Lm	137	£60	£8,220
2	2.0m high close board timber fence to pitch sides	Lm	45	£60	£2,700
3	1.2m high close board timber fence to pitch front	Lm	15	£40	£600
4	2.0m to 1.2m close board timber fence transition	Lm	15	£45	£675
5	5.0m wide x 1.2m high sliding timber gates	No.	2	£800	£1,600
6	1.2m post and wire fence to paddocks	Lm	16	£25	£400
7	2.4m timber gates to paddocks	No.	1	£300	£300
8	Access barrier to main entrance	No.	1	£1,500	£1,500
				Total	**£15,995**
M	**Construction – landscaping**				
Item	**Site landscaping and screening works**	**Unit**	**Qty**	**Rate**	**Total**
1	Imported topsoil	m3	86.25	£35	£3,019
2	Grass seeding	m2	575	£2	£1,150
3	Tree planting	No.	8	£50	£400
4	Hedge planting	Lm	16	£10	£160
				Total	**£4,729**
	COST SUMMARY				

	DESIGN AND PLANNING				
A	Planning costs – application submission costs				£1,660
B	Design costs				£30,063
	CAPITAL WORKS				
C	Service connections - water				£9,800
D	Service connections – electrical				£21,000
E	Service connections – drainage				£19,500
F	Service connections – telecommunications				£2,200
G	Construction – street lighting				£1,500
H	Construction – clearance and additional earthworks				£500
I	Construction – highway				£68,641
J	Construction – pitches				£43,757
K	Construction – amenity blocks				£73,792
L	Construction – fencing				£15,995
M	Construction – landscaping				£4,729
	Capital Works sub-total				£261,414
	Preliminary Items at 15%				£39,212
	Sub-total				£300,626
	Contingency Sum at 5%				£15,031
	Total Capital Works				**£315,657**
	Summary				
A	Planning costs				£1,660
B	Design costs				£30,063
C-M	Capital works costs				£315,657
	Total estimated costs				**£347,380**
	Cost per pitch: No. of pitches on site	2		**Cost**	**£173,690**

	GYPSY & TRAVELLER SITES - COST ASSESSMENT (Rev A)				
	SITE 391: Land at Burbank; former ATC site				
	LAYOUT:	**Units:**	4	**Pitches:**	£8
	DESIGN AND PLANNING				
A	**Planning costs – application submission costs**				
Item	**Application submission costs**	**Unit**	**Qty**	**Rate**	**Total**
1	Planning application fees	Item	1	£965	£3,860
2	Planning agent fees	Item	1	£500	£500
				Total	**£4,360**
B	**Design and Investigation costs**				
Item	**Design and supervision fees, surveys, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	All disciplines			**Total**	**£54,367**
	CAPITAL WORKS				
C	**Service connections - water**				
Item	**Water supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Water supply connection to Hartlepool Water service	Item	1	£2,500	£2,500
2	New water supply pipework	Lm	50	£100	£5,000
3	Connections to pitch sites and amenity buildings	Lm	224	£50	£11,200
4	Water meters to amenity buildings and pitches	No.	8	£250	£2,000
				Total	**£20,700**
D	**Service connections – electrical**				
Item	**Electrical supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Electical supply connection, including main connection, connections to amenity blocks (1 supply per pitch), and metering.	Item	1	£6,000	£6,000

2	Electrical works to amenity blocks including: incoming isolator and distribution board; main equipotential bonding; internal lighting; external photocell lighting above the entrance; socket outlets; electric cooker outlet; wiring to extract fans; wiring to underfloor heating controls; electric heating; intruder alarm system; smoke and heat detection; 2 x pitch hook up pillar and earth electrode; all testing and commissioning; all associated builder's work.	No.	4	£12,000	£48,000
3	Ducting and trenching	Lm	160	£50	£8,000
				Total	**£62,000**
E	**Service connections – drainage**				
Item	**Drainage from the amenity blocks and pitches and then off site, including foul (or septic tank option), interceptors to the run-off drains, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	NWL approved drainage connection to main sewer from site	No.	2	£2,000	£4,000
2	New main site drainage run	Lm	100	£100	£10,000
3	Access road gully pots and connections	No.	4	£250	£1,000
4	Highway manholes	No.	4	£1,750	£7,000
				Total	**£22,000**
F	**Service connections – telecommunications**				
Item	**Telecommunications supply to the site including the potential for phone lines and broadband internet**	**Unit**	**Qty**	**Rate**	**Total**
1	Telecommunications connection to site, including ducting, etc.	Item	1	£2,200	£2,200
				Total	**£2,200**
G	**Construction – street lighting**				
Item	**Street lighting to the site**				
1	Street lighting connections, ducting and columns	Item	1	£1,500	£1,500
				Total	**£1,500**
H	**Construction – additional works**				
Item	**Additional earthworks, levelling, etc. for sites with existing level issues and site clearance**				
1	Site clearance - hardstandings, etc.	m2	1350	£10	£13,500
2	Additional excavation works	m3	0	£35	£0
3	Additional filling works	m3	0	£35	£0

				Total	**£13,500**
I	**Construction – highway**				
Item	**Access junction, highway, turning head and footways**	**Unit**	**Qty**	**Rate**	**Total**
1	Bitmac highway. Including excavation, sub-base and membrane	m2	465	£87	£40,455
2	Road kerbs - highway	Lm	161	£45	£7,245
3	Bitmac footway. Including excavation, sub-base and membrane	m2	287	£45	£12,915
4	Pin kerbs - footway	Lm	144	£13	£1,800
				Total	**£62,415**
J	**Construction – pitch**				
Item	**Pitch hard standing (concrete), parking area (bitmac) and pitch footways (bitmac or pc pavers). Per pitch**	**Unit**	**Qty**	**Rate**	**Total**
1	Concrete pitch hardstanding (200mm thick with reinforcement). Including excavation, sub-base and membrane	Item	1	£6,000	£6,000
2	Bitmac hardstanding. Including excavation, sub-base and membrane	m2	133	£87	£11,571
3	Paving. Including excavation, sub-base and membrane	m2	76	£45	£3,420
4	Pin kerb edging	Lm	71	£13	£888
				Total	**£21,879**
	Pitches on the site	No.	8	£21,879	**£175,028**
K	**Construction – amenity block**				
Item	**Amenity block unit with a bathroom/wash area and toilet, kitchen area and living area (see layout in good practice guide, attached). Per unit.**	**Unit**	**Qty**	**Rate**	**Total**
1	Strip foundations	Lm	35	£100	£3,500
2	Excavate to reduce levels	m3	26	£30	£780
3	Concrete floor work induding all preparation works	m2	74	£60	£4,440
4	Screed	m2	74	£20	£1,480
5	Cavity walls with facing brick externally and blockwork internally	m2	99	£120	£11,880
6	Cavity walls with blockwork both sides	m2	32	£75	£2,400
7	Additional blockwork	m2	53	£30	£1,590
8	Lintels (various sizes)	Item	1	£910	£910
9	Internal doors	No.	6	£500	£3,000
10	External doors	No.	4	£850	£3,400
11	Windows (various sizes)	Item	1	£2,700	£2,700
12	Roof structure	m2	74	£60	£4,440
13	Roof finish	m2	74	£50	£3,700
14	Fascia	Lm	17	£20	£340

15	Gutters	Lm	17	£20	£340
16	Pipework	No.	2	£20	£40
17	Kitchen units	Item	1	£3,000	£3,000
18	Sanitary fittings (bath, WC, sink, shower, wastes)	Item	1	£2,900	£2,900
19	Plasterwork to walls	m2	200	£15	£3,000
20	Floor finishes	m2	74	£35	£2,590
21	Skirtings	Lm	89	£10	£890
22	Ceiling finishes	m2	74	£20	£1,480
23	Tiles	m2	30	£50	£1,500
24	Decoration	m2	274	£8	£2,192
25	Sewer connections to main sewer from pitches	No.	2	£250	£500
26	Drainage connections from pitches to main sewer	Lm	56	£50	£2,800
27	Storage heating to amenity block unit (3 per pitch) with boiler system and hot water connections	Item	1	£8,000	£8,000
				Total	**£73,792**
	Units on the site	No.	4	£73,792	**£295,168**
L	**Construction – fencing**				
Item	**Pitch fencing, perimeter fencing and paddock areas**	**Unit**	**Qty**	**Rate**	**Total**
1	2.0m high close board timber fence to site perimeter	Lm	221	£60	£13,260
2	2.0m high close board timber fence to pitch sides	Lm	111	£60	£6,660
3	1.2m high close board timber fence to pitch front	Lm	60	£40	£2,400
4	2.0m to 1.2m close board timber fence transition	Lm	75	£45	£3,375
5	5.0m wide x 1.2m high sliding timber gates	No.	8	£800	£6,400
6	1.2m post and wire fence to paddocks	Lm	0	£25	£0
7	2.4m timber gates to paddocks	No.	0	£300	£0
8	Access barrier to main entrance	No.	2	£1,500	£3,000
				Total	**£35,095**
M	**Construction – landscaping**				
Item	**Site landscaping and screening works**	**Unit**	**Qty**	**Rate**	**Total**
1	Imported topsoil	m3	52.5	£35	£1,838
2	Grass seeding	m2	525	£2	£1,050
3	Tree planting	No.	47	£50	£2,350
4	Hedge planting	Lm	210	£10	£2,100
				Total	**£7,338**
	COST SUMMARY				
	DESIGN AND PLANNING				

A	Planning costs – application submission costs				£4,360
B	Design costs				£54,367
	CAPITAL WORKS				
C	Service connections - water				£20,700
D	Service connections – electrical				£62,000
E	Service connections – drainage				£22,000
F	Service connections – telecommunications				£2,200
G	Construction – street lighting				£1,500
H	Construction – clearance and additional earthworks				£13,500
I	Construction – highway				£62,415
J	Construction – pitches				£175,028
K	Construction – amenity blocks				£295,168
L	Construction – fencing				£35,095
M	Construction – landscaping				£7,338
	Capital Works sub-total				£696,944
	Preliminary Items at 15%				£104,542
	Sub-total				£801,485
	Contingency Sum at 5%				£40,074
	Total Capital Works				**£841,559**
	Summary				
A	Planning costs				£4,360
B	Design costs				£54,367
C-M	Capital works costs				£841,559
	Total estimated costs				**£900,286**
	Cost per pitch: No. of pitches on site	8		**Cost**	**£112,536**

	GYPSY & TRAVELLER SITES - COST ASSESSMENT (Rev A)				
	SITE 437: Land at Briarfields				
	LAYOUT:	**Units:**	4	**Pitches:**	£8
	DESIGN AND PLANNING				
A	**Planning costs – application submission costs**				
Item	**Application submission costs**	**Unit**	**Qty**	**Rate**	**Total**
1	Planning application fees	Item	1	£965	£4,055
2	Planning agent fees	Item	1	£500	£500
				Total	**£4,555**
B	**Design and Investigation costs**				
Item	**Design and supervision fees, surveys, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	All disciplines			**Total**	**£88,135**
	CAPITAL WORKS				
C	**Service connections - water**				
Item	**Water supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Water supply connection to Hartlepool Water service	Item	1	£2,500	£2,500
2	New water supply pipework	Lm	150	£100	£15,000
3	Connections to pitch sites and amenity buildings	Lm	224	£50	£11,200
4	Water meters to amenity buildings and pitches	No.	8	£250	£2,000
				Total	**£30,700**
D	**Service connections – electrical**				
Item	**Electrical supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Electical supply connection, including main connection, connections to amenity blocks (1 supply per pitch), and metering.	Item	1	£18,750	£18,750
2	Electrical works to amenity blocks including: incoming isolator and distribution board; main equipotential bonding; internal lighting; external photocell lighting above the entrance; socket outlets; electric cooker outlet; wiring to extract fans; wiring to underfloor heating controls; electric heating; intruder alarm system; smoke and heat detection;	No.	4	£12,000	£48,000

	2 x pitch hook up pillar and earth electrode; all testing and commissioning; all associated builder's work.				
3	Ducting and trenching	Lm	180	£50	£9,000
				Total	**£75,750**
E	**Service connections – drainage**				
Item	**Drainage from the amenity blocks and pitches and then off site, including foul (or septic tank option), interceptors to the run-off drains, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	NWL approved drainage connection to main sewer from site	No.	2	£3,000	£6,000
2	New main site drainage run	Lm	300	£100	£30,000
3	Access road gully pots and connections	No.	8	£250	£2,000
4	Highway manholes	No.	6	£1,750	£10,500
				Total	**£48,500**
F	**Service connections – telecommunications**				
Item	**Telecommunications supply to the site including the potential for phone lines and broadband internet**	**Unit**	**Qty**	**Rate**	**Total**
1	Telecommunications connection to site, including ducting, etc.	Item	1	£5,500	£5,500
				Total	**£5,500**
G	**Construction – street lighting**				
Item	**Street lighting to the site**				
1	Street lighting connections, ducting and columns	Item	1	£8,250	£8,250
				Total	**£8,250**
H	**Construction – additional works**				
Item	**Additional earthworks, levelling, etc. for sites with existing level issues and site clearance**				
1	Site clearance - trees, scrub, debris, etc.	m2	600	£10	£6,000
2	Additional excavation works	m3	500	£35	£17,500
3	Additional filling works	m3	0	£35	£0
				Total	**£23,500**
I	**Construction – highway**				

Item	Access junction, highway, turning head and footways	Unit	Qty	Rate	Total
1	Bitmac highway. Including excavation, sub-base and membrane	m2	1732	£87	£150,684
2	Road kerbs - highway	Lm	424	£45	£19,080
3	Bitmac footway. Including excavation, sub-base and membrane	m2	193	£45	£8,685
4	Pin kerbs - footway	Lm	108	£13	£1,350
				Total	**£179,799**
J	**Construction – pitch**				
Item	**Pitch hard standing (concrete), parking area (bitmac) and pitch footways (bitmac or pc pavers). Per pitch**	**Unit**	**Qty**	**Rate**	**Total**
1	Concrete pitch hardstanding (200mm thick with reinforcement). Including excavation, sub-base and membrane	Item	1	£6,000	£6,000
2	Bitmac hardstanding. Including excavation, sub-base and membrane	m2	133	£87	£11,571
3	Paving. Including excavation, sub-base and membrane	m2	76	£45	£3,420
4	Pin kerb edging	Lm	71	£13	£888
				Total	**£21,879**
	Pitches on the site	No.	8	£21,879	**£175,028**
K	**Construction – amenity block**				
Item	**Amenity block unit with a bathroom/wash area and toilet, kitchen area and living area (see layout in good practice guide, attached). Per unit.**	**Unit**	**Qty**	**Rate**	**Total**
1	Strip foundations	Lm	35	£100	£3,500
2	Excavate to reduce levels	m3	26	£30	£780
3	Concrete floor work including all preparation works	m2	74	£60	£4,440
4	Screed	m2	74	£20	£1,480
5	Cavity walls with facing brick externally and blockwork internally	m2	99	£120	£11,880
6	Cavity walls with blockwork both sides	m2	32	£75	£2,400
7	Additional blockwork	m2	53	£30	£1,590
8	Lintels (various sizes)	Item	1	£910	£910
9	Internal doors	No.	6	£500	£3,000
10	External doors	No.	4	£850	£3,400
11	Windows (various sizes)	Item	1	£2,700	£2,700
12	Roof structure	m2	74	£60	£4,440
13	Roof finish	m2	74	£50	£3,700
14	Fascia	Lm	17	£20	£340
15	Gutters	Lm	17	£20	£340
16	Pipework	No.	2	£20	£40

17	Kitchen units	Item	1	£3,000	£3,000
18	Sanitary fittings (bath, WC, sink, shower, wastes)	Item	1	£2,900	£2,900
19	Plasterwork to walls	m2	200	£15	£3,000
20	Floor finishes	m2	74	£35	£2,590
21	Skirtings	Lm	89	£10	£890
22	Ceiling finishes	m2	74	£20	£1,480
23	Tiles	m2	30	£50	£1,500
24	Decoration	m2	274	£8	£2,192
25	Sewer connections to main sewer from pitches	No.	2	£250	£500
26	Drainage connections from pitches to main sewer	Lm	56	£50	£2,800
27	Storage heating to amenity block unit (3 per pitch) with boiler system and hot water connections	Item	1	£8,000	£8,000
				Total	**£73,792**
	Units on the site	No.	4	£73,792	**£295,168**
L	**Construction – fencing**				
Item	**Pitch fencing, perimeter fencing and paddock areas**	**Unit**	**Qty**	**Rate**	**Total**
1	2.0m high close board timber fence to site perimeter	Lm	0	£60	£0
2	2.0m high close board timber fence to pitch sides	Lm	186.5	£60	£11,190
3	1.2m high close board timber fence to pitch front	Lm	60	£40	£2,400
4	2.0m to 1.2m close board timber fence transition	Lm	67.5	£45	£3,038
5	5.0m wide x 1.2m high sliding timber gates	No.	8	£800	£6,400
6	1.2m post and wire fence to paddocks	Lm	45	£25	£1,125
7	2.4m timber gates to paddocks	No.	0	£300	£0
8	Access barrier to main entrance	No.	0	£1,500	£0
				Total	**£24,153**
M	**Construction – landscaping**				
Item	**Site landscaping and screening works**	**Unit**	**Qty**	**Rate**	**Total**
1	Imported topsoil	m3	234	£35	£8,190
2	Grass seeding	m2	1560	£2	£3,120
3	Tree planting	No.	60	£50	£3,000
4	Hedge planting	Lm	0	£10	£0
				Total	**£14,310**
	COST SUMMARY				
	DESIGN AND PLANNING				
A	Planning costs – application submission costs				£4,555

B	Design costs				£88,135
	CAPITAL WORKS				
C	Service connections - water				£30,700
D	Service connections – electrical				£75,750
E	Service connections – drainage				£48,500
F	Service connections – telecommunications				£5,500
G	Construction – street lighting				£8,250
H	Construction – clearance and additional earthworks				£23,500
I	Construction – highway				£179,799
J	Construction – pitches				£175,028
K	Construction – amenity blocks				£295,168
L	Construction – fencing				£24,153
M	Construction – landscaping				£14,310
	Capital Works sub-total				£880,658
	Preliminary Items at 15%				£132,099
	Sub-total				£1,012,756
	Contingency Sum at 5%				£50,638
	Total Capital Works				**£1,063,394**
	Summary				
A	Planning costs				£4,555
B	Design costs				£88,135
C-M	Capital works costs				£1,063,394
	Total estimated costs				**£1,156,084**
	Cost per pitch: No. of pitches on site	8		**Cost**	**£144,510**

	GYPSY & TRAVELLER SITES - COST ASSESSMENT (Rev A)				
	SITE 430: Land at West View Road to the rear of No.s 238 to 250				
	LAYOUT:	**Units:**	4	**Pitches:**	£8
	DESIGN AND PLANNING				
A	**Planning costs – application submission costs**				
Item	**Application submission costs**	**Unit**	**Qty**	**Rate**	**Total**
1	Planning application fees	Item	1	£4,250	£4,445
2	Planning agent fees	Item	1	£500	£500
				Total	**£4,945**
B	**Design and Investigation costs**				
Item	**Design, SI, surveys, supervision costs, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	All disciplines			**Total**	**£64,311**
	CAPITAL WORKS				
C	**Service connections - water**				
Item	**Water supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Water supply connection to Hartlepool Water service	Item	1	£2,500	£2,500
2	New water supply pipework	Lm	140	£50	£7,000
3	Connections to pitch sites and amenity buildings	Lm	224	£50	£11,200
4	Water meters to amenity buildings and pitches	No.	8	£250	£2,000
				Total	**£22,700**
D	**Service connections – electrical**				
Item	**Electrical supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Electical supply connection, including main connection, connections to amenity blocks (1 supply per pitch), and metering.	Item	1	£12,000	£12,000
2	Electrical works to amenity blocks including: incoming isolator and distribution board; main equipotential bonding; internal lighting; external photocell lighting above the entrance; socket outlets; electric cooker outlet; wiring to extract fans; wiring to underfloor heating controls; electric heating; intruder alarm system; smoke and heat detection; 2 x pitch hook up pillar and earth	No.	4	£12,000	£48,000

	electrode; all testing and commissioning; all associated builder's work.				
3	Ducting and trenching	Lm	180	£50	£9,000
				Total	**£69,000**
E	**Service connections – drainage**				
Item	**Drainage from the amenity blocks and pitches and then off site, including foul (or septic tank option), interceptors to the run-off drains, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	NWL approved drainage connection to main sewer from site	No.	2	£2,000	£4,000
2	New main site drainage run	Lm	280	£100	£28,000
3	Access road gully pots and connections	No.	6	£250	£1,500
4	Highway manholes	No.	6	£1,750	£10,500
				Total	**£44,000**
F	**Service connections – telecommunications**				
Item	**Telecommunications supply to the site including the potential for phone lines and broadband internet**	**Unit**	**Qty**	**Rate**	**Total**
1	Telecommunications connection to site, including ducting, etc.	Item	1	£4,400	£4,400
				Total	**£4,400**
G	**Construction – street lighting**				
Item	**Street lighting to the site**				
1	Street lighting connections, ducting and columns	Item	1	£5,500	£5,500
				Total	**£5,500**
H	**Construction – additional works**				
Item	**Additional earthworks, levelling, etc. for sites with existing level issues and site clearance**				
1	Site clearance - trees, scrub, debris, etc.	m2	300	£10	£3,000
2	Additional excavation works	m3	0	£35	£0
3	Additional filling works	m3	0	£35	£0
				Total	**£3,000**
I	**Construction – highway**				

Item	Access junction, highway, turning head and footways	Unit	Qty	Rate	Total
1	Bitmac highway. Including excavation, sub-base and membrane	m2	1283	£87	£111,621
2	Road kerbs - highway	Lm	368	£45	£16,560
3	Bitmac footway. Including excavation, sub-base and membrane	m2	375	£45	£16,875
4	Pin kerbs - footway	Lm	500	£13	£6,250
				Total	**£151,306**
J	**Construction – pitch**				
Item	**Pitch hard standing (concrete), parking area (bitmac) and pitch footways (bitmac or pc pavers). Per pitch**	**Unit**	**Qty**	**Rate**	**Total**
1	Concrete pitch hardstanding (200mm thick with reinforcement). Including excavation, sub-base and membrane	Item	1	£6,000	£6,000
2	Bitmac hardstanding. Including excavation, sub-base and membrane	m2	133	£87	£11,571
3	Paving. Including excavation, sub-base and membrane	m2	76	£45	£3,420
4	Pin kerb edging	Lm	71	£13	£888
				Total	**£21,879**
	Pitches on the site	No.	8	£21,879	**£175,028**
K	**Construction – amenity block**				
Item	**Amenity block unit with a bathroom/wash area and toilet, kitchen area and living area (see layout in good practice guide, attached). Per unit.**	**Unit**	**Qty**	**Rate**	**Total**
1	Strip foundations	Lm	35	£100	£3,500
2	Excavate to reduce levels	m3	26	£30	£780
3	Concrete floor work including all preparation works	m2	74	£60	£4,440
4	Screed	m2	74	£20	£1,480
5	Cavity walls with facing brick externally and blockwork internally	m2	99	£120	£11,880
6	Cavity walls with blockwork both sides	m2	32	£75	£2,400
7	Additional blockwork	m2	53	£30	£1,590
8	Lintels (various sizes)	Item	1	£910	£910
9	Internal doors	No.	6	£500	£3,000
10	External doors	No.	2	£850	£1,700
11	Windows (various sizes)	Item	1	£2,700	£2,700
12	Roof structure	m2	74	£60	£4,440
13	Roof finish	m2	74	£50	£3,700
14	Fascia	Lm	17	£20	£340
15	Gutters	Lm	17	£20	£340
16	Pipework	No.	2	£20	£40

17	Kitchen units	Item	1	£3,000	£3,000
18	Sanitary fittings (bath, WC, sink, shower, wastes)	Item	1	£2,900	£2,900
19	Plasterwork to walls	m2	200	£15	£3,000
20	Floor finishes	m2	74	£35	£2,590
21	Skirtings	Lm	89	£10	£890
22	Ceiling finishes	m2	74	£20	£1,480
23	Tiles	m2	30	£50	£1,500
24	Decoration	m2	274	£8	£2,192
25	Sewer connections to main sewer from pitches	No.	2	£250	£500
26	Drainage connections from pitches to main sewer	Lm	56	£50	£2,800
27	Storage heating to amenity block unit (3 per pitch) with boiler system and hot water connections	Item	1	£8,000	£8,000
				Total	**£72,092**
	Units on the site	No.	4	£72,092	**£288,368**
L	**Construction – fencing**				
Item	**Pitch fencing, perimeter fencing and paddock areas**	**Unit**	**Qty**	**Rate**	**Total**
1	2.0m high close board timber fence to site perimeter	Lm	155	£60	£9,300
2	2.0m high close board timber fence to pitch sides	Lm	94	£60	£5,640
3	1.2m high close board timber fence to pitch front	Lm	60	£40	£2,400
4	2.0m to 1.2m close board timber fence transition	Lm	60	£45	£2,700
5	5.0m wide x 1.2m high sliding timber gates	No.	8	£800	£6,400
6	1.2m post and wire fence to paddocks	Lm	90	£25	£2,250
7	2.4m timber gates to paddocks	No.	1	£300	£300
8	Access barrier to main entrance	No.	1	£1,500	£1,500
				Total	**£30,490**
M	**Construction – landscaping**				
Item	**Site landscaping and screening works**	**Unit**	**Qty**	**Rate**	**Total**
1	Imported topsoil	m3	124.8	£35	£4,366
2	Grass seeding	m2	2495	£2	£4,990
3	Tree planting	No.	47	£50	£2,350
4	Hedge planting	Lm	210	£10	£2,100
				Total	**£13,806**
	COST SUMMARY				
	DESIGN AND PLANNING				
A	Planning costs – application submission costs				£4,945

B	Design costs				£64,311
	CAPITAL WORKS				
C	Service connections - water				£22,700
D	Service connections – electrical				£69,000
E	Service connections – drainage				£44,000
F	Service connections – telecommunications				£4,400
G	Construction – street lighting				£5,500
H	Construction – clearance and additional earthworks				£3,000
I	Construction – highway				£151,306
J	Construction – pitches				£175,028
K	Construction – amenity blocks				£288,368
L	Construction – fencing				£30,490
M	Construction – landscaping				£13,806
	Capital Works sub-total				£807,598
	Preliminary Items at 15%				£121,140
	Sub-total				£928,738
	Contingency Sum at 5%				£46,437
	Total Capital Works				**£975,175**
	Summary				
A	Planning costs				£4,945
B	Design costs				£64,311
C-M	Capital works costs				£975,175
	Total estimated costs				**£1,044,431**
	Cost per pitch: No. of pitches on site	8		**Cost**	**£130,554**

	GYPSY & TRAVELLER SITES - COST ASSESSMENT (Rev A)				
	SITE 439: Land at Catcote Road and MacAulay Road				
	LAYOUT:	**Units:**	4	**Pitches:**	£8
	DESIGN AND PLANNING				
A	**Planning costs – application submission costs**				
Item	**Application submission costs**	**Unit**	**Qty**	**Rate**	**Total**
1	Planning application fees	Item	1	£965	£3,860
2	Planning agent fees	Item	1	£500	£500
				Total	**£4,360**
B	**Design and Investigation costs**				
Item	**Design and supervision fees, surveys, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	All disciplines			**Total**	**£55,196**
	CAPITAL WORKS				
C	**Service connections - water**				
Item	**Water supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Water supply connection to Hartlepool Water service	Item	1	£2,500	£2,500
2	New water supply pipework	Lm	70	£100	£7,000
3	Connections to pitch sites and amenity buildings	Lm	224	£50	£11,200
4	Water meters to amenity buildings and pitches	No.	8	£250	£2,000
				Total	**£22,700**
D	**Service connections – electrical**				
Item	**Electrical supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Electical supply connection, including main connection, connections to amenity blocks (1 supply per pitch), and metering.	Item	1	£6,000	£6,000

2	Electrical works to amenity blocks including: incoming isolator and distribution board; main equipotential bonding; internal lighting; external photocell lighting above the entrance; socket outlets; electric cooker outlet; wiring to extract fans; wiring to underfloor heating controls; electric heating; intruder alarm system; smoke and heat detection; 2 x pitch hook up pillar and earth electrode; all testing and commissioning; all associated builder's work.	No.	4	£12,000	£48,000
3	Ducting and trenching	Lm	140	£50	£7,000
				Total	**£61,000**
E	**Service connections – drainage**				
Item	**Drainage from the amenity blocks and pitches and then off site, including foul (or septic tank option), interceptors to the run-off drains, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	NWL approved drainage connection to main sewer from site	No.	2	£2,000	£4,000
2	New main site drainage run	Lm	140	£100	£14,000
3	Access road gully pots and connections	No.	4	£250	£1,000
4	Highway manholes	No.	4	£1,750	£7,000
				Total	**£26,000**
F	**Service connections – telecommunications**				
Item	**Telecommunications supply to the site including the potential for phone lines and broadband internet**	**Unit**	**Qty**	**Rate**	**Total**
1	Telecommunications connection to site, including ducting, etc.	Item	1	£2,200	£2,200
				Total	**£2,200**
G	**Construction – street lighting**				
Item	**Street lighting to the site**				
1	Street lighting connections, ducting and columns	Item	1	£1,500	£1,500
				Total	**£1,500**
H	**Construction – additional works**				
Item	**Additional earthworks, levelling, etc. for sites with existing level issues and site clearance**				
1	Site clearance - trees, scrub, debris, etc.	m2	50	£10	£500
2	Additional excavation works	m3	0	£35	£0
3	Additional filling works	m3	0	£35	£0

				Total	**£500**
I	**Construction – highway**				
Item	**Access junction, highway, turning head and footways**	**Unit**	**Qty**	**Rate**	**Total**
1	Bitmac highway. Including excavation, sub-base and membrane	m2	655	£87	£56,985
2	Road kerbs - highway	Lm	206	£45	£9,270
3	Bitmac footway. Including excavation, sub-base and membrane	m2	452	£45	£20,340
4	Pin kerbs - footway	Lm	146	£13	£1,825
				Total	**£88,420**
J	**Construction – pitch**				
Item	**Pitch hard standing (concrete), parking area (bitmac) and pitch footways (bitmac or pc pavers). Per pitch**	**Unit**	**Qty**	**Rate**	**Total**
1	Concrete pitch hardstanding (200mm thick with reinforcement). Including excavation, sub-base and membrane	Item	1	£6,000	£6,000
2	Bitmac hardstanding. Including excavation, sub-base and membrane	m2	133	£87	£11,571
3	Paving. Including excavation, sub-base and membrane	m2	76	£45	£3,420
4	Pin kerb edging	Lm	71	£13	£888
				Total	**£21,879**
	Pitches on the site	No.	8	£21,879	**£175,028**
K	**Construction – amenity block**				
Item	**Amenity block unit with a bathroom/wash area and toilet, kitchen area and living area (see layout in good practice guide, attached). Per unit.**	**Unit**	**Qty**	**Rate**	**Total**
1	Strip foundations	Lm	35	£100	£3,500
2	Excavate to reduce levels	m3	26	£30	£780
3	Concrete floor work induding all preparation works	m2	74	£60	£4,440
4	Screed	m2	74	£20	£1,480
5	Cavity walls with facing brick externally and blockwork internally	m2	99	£120	£11,880
6	Cavity walls with blockwork both sides	m2	32	£75	£2,400
7	Additional blockwork	m2	53	£30	£1,590
8	Lintels (various sizes)	Item	1	£910	£910
9	Internal doors	No.	6	£500	£3,000
10	External doors	No.	4	£850	£3,400
11	Windows (various sizes)	Item	1	£2,700	£2,700
12	Roof structure	m2	74	£60	£4,440
13	Roof finish	m2	74	£50	£3,700
14	Fascia	Lm	17	£20	£340

15	Gutters	Lm	17	£20	£340
16	Pipework	No.	2	£20	£40
17	Kitchen units	Item	1	£3,000	£3,000
18	Sanitary fittings (bath, WC, sink, shower, wastes)	Item	1	£2,900	£2,900
19	Plasterwork to walls	m2	200	£15	£3,000
20	Floor finishes	m2	74	£35	£2,590
21	Skirtings	Lm	89	£10	£890
22	Ceiling finishes	m2	74	£20	£1,480
23	Tiles	m2	30	£50	£1,500
24	Decoration	m2	274	£8	£2,192
25	Sewer connections to main sewer from pitches	No.	2	£250	£500
26	Drainage connections from pitches to main sewer	Lm	56	£50	£2,800
27	Storage heating to amenity block unit (3 per pitch) with boiler system and hot water connections	Item	1	£8,000	£8,000
				Total	**£73,792**
	Units on the site	No.	4	£73,792	**£295,168**
L	**Construction – fencing**				
Item	**Pitch fencing, perimeter fencing and paddock areas**	**Unit**	**Qty**	**Rate**	**Total**
1	2.0m high close board timber fence to site perimeter	Lm	154	£60	£9,240
2	2.0m high close board timber fence to pitch sides	Lm	53	£60	£3,180
3	1.2m high close board timber fence to pitch front	Lm	60	£40	£2,400
4	2.0m to 1.2m close board timber fence transition	Lm	75	£45	£3,375
5	5.0m wide x 1.2m high sliding timber gates	No.	8	£800	£6,400
6	1.2m post and wire fence to paddocks	Lm	0	£25	£0
7	2.4m timber gates to paddocks	No.	0	£300	£0
8	Access barrier to main entrance	No.	1	£1,500	£1,500
				Total	**£26,095**
M	**Construction – landscaping**				
Item	**Site landscaping and screening works**	**Unit**	**Qty**	**Rate**	**Total**
1	Imported topsoil	m3	75	£35	£2,625
2	Grass seeding	m2	500	£2	£1,000
3	Tree planting	No.	21	£50	£1,050
4	Hedge planting	Lm	0	£10	£0
				Total	**£4,675**
	COST SUMMARY				
	DESIGN AND PLANNING				
A	Planning costs – application submission				£4,360

	costs				
B	Design costs				£55,196
	CAPITAL WORKS				
C	Service connections - water				£22,700
D	Service connections – electrical				£61,000
E	Service connections – drainage				£26,000
F	Service connections – telecommunications				£2,200
G	Construction – street lighting				£1,500
H	Construction – clearance and additional earthworks				£500
I	Construction – highway				£88,420
J	Construction – pitches				£175,028
K	Construction – amenity blocks				£295,168
L	Construction – fencing				£26,095
M	Construction – landscaping				£4,675
	Capital Works sub-total				£703,286
	Preliminary Items at 15%				£105,493
	Sub-total				£808,779
	Contingency Sum at 5%				£40,439
	Total Capital Works				**£849,218**
	Summary				
A	Planning costs				£4,360
B	Design costs				£55,196
C-M	Capital works costs				£849,218
	Total estimated costs				**£908,773**
	Cost per pitch: No. of pitches on site	8		**Cost**	**£113,597**

	GYPSY & TRAVELLER SITES - COST ASSESSMENT (Rev A)				
	SITE 446: Land at Old Cemetery Road				
	LAYOUT:	**Units:**	4	**Pitches:**	£8
	DESIGN AND PLANNING				
A	**Planning costs – application submission costs**				
Item	**Application submission costs**	**Unit**	**Qty**	**Rate**	**Total**
1	Planning application fees	Item	1	£965	£5,030
2	Planning agent fees	Item	1	£500	£500
				Total	**£5,530**
B	**Design and Investigation costs**				
Item	**Design and supervision fees, surveys, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	All disciplines			**Total**	**£66,991**
	CAPITAL WORKS				
C	**Service connections - water**				
Item	**Water supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Water supply connection to Hartlepool Water service	Item	1	£2,500	£2,500
2	New water supply pipework	Lm	150	£100	£15,000
3	Connections to pitch sites and amenity buildings	Lm	224	£50	£11,200
4	Water meters to amenity buildings and pitches	No.	8	£250	£2,000
				Total	**£30,700**
D	**Service connections – electrical**				
Item	**Electrical supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Electical supply connection, including main connection, connections to amenity blocks (1 supply per pitch), and metering.	Item	1	£15,000	£15,000
2	Electrical works to amenity blocks including: incoming isolator and distribution board; main equipotential bonding; internal lighting; external photocell lighting above the entrance; socket outlets; electric cooker outlet; wiring to extract fans; wiring to underfloor heating controls; electric heating; intruder alarm system; smoke and heat detection;	No.	4	£12,000	£48,000

	2 x pitch hook up pillar and earth electrode; all testing and commissioning; all associated builder's work.				
3	Ducting and trenching	Lm	160	£50	£8,000
				Total	**£71,000**
E	**Service connections – drainage**				
Item	**Drainage from the amenity blocks and pitches and then off site, including foul (or septic tank option), interceptors to the run-off drains, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	NWL approved drainage connection to main sewer from site	No.	2	£3,000	£6,000
2	New main site drainage run	Lm	300	£100	£30,000
3	Access road gully pots and connections	No.	6	£250	£1,500
4	Highway manholes	No.	6	£1,750	£10,500
				Total	**£48,000**
F	**Service connections – telecommunications**				
Item	**Telecommunications supply to the site including the potential for phone lines and broadband internet**	**Unit**	**Qty**	**Rate**	**Total**
1	Telecommunications connection to site, including ducting, etc.	Item	1	£4,400	£4,400
				Total	**£4,400**
G	**Construction – street lighting**				
Item	**Street lighting to the site**				
1	Street lighting connections, ducting and columns	Item	1	£5,500	£5,500
				Total	**£5,500**
H	**Construction – additional works**				
Item	**Additional earthworks, levelling, etc. for sites with existing level issues and site clearance**				
1	Site clearance - trees, scrub, debris, etc.	m2	150	£10	£1,500
2	Additional excavation works	m3	0	£35	£0
3	Additional filling works	m3	0	£35	£0
				Total	**£1,500**
I	**Construction – highway**				

Item	Access junction, highway, turning head and footways	Unit	Qty	Rate	Total
1	Bitmac highway. Including excavation, sub-base and membrane	m2	1317	£87	£114,579
2	Road kerbs - highway	Lm	407	£45	£18,315
3	Bitmac footway. Including excavation, sub-base and membrane	m2	735	£45	£33,075
4	Pin kerbs - footway	Lm	512	£13	£6,400
				Total	**£172,369**
J	**Construction – pitch**				
Item	**Pitch hard standing (concrete), parking area (bitmac) and pitch footways (bitmac or pc pavers). Per pitch**	**Unit**	**Qty**	**Rate**	**Total**
1	Concrete pitch hardstanding (200mm thick with reinforcement). Including excavation, sub-base and membrane	Item	1	£6,000	£6,000
2	Bitmac hardstanding. Including excavation, sub-base and membrane	m2	133	£87	£11,571
3	Paving. Including excavation, sub-base and membrane	m2	76	£45	£3,420
4	Pin kerb edging	Lm	71	£13	£888
				Total	**£21,879**
	Pitches on the site	No.	8	£21,879	**£175,028**
K	**Construction – amenity block**				
Item	**Amenity block unit with a bathroom/wash area and toilet, kitchen area and living area (see layout in good practice guide, attached). Per unit.**	**Unit**	**Qty**	**Rate**	**Total**
1	Strip foundations	Lm	35	£100	£3,500
2	Excavate to reduce levels	m3	26	£30	£780
3	Concrete floor work induding all preparation works	m2	74	£60	£4,440
4	Screed	m2	74	£20	£1,480
5	Cavity walls with facing brick externally and blockwork internally	m2	99	£120	£11,880
6	Cavity walls with blockwork both sides	m2	32	£75	£2,400
7	Additional blockwork	m2	53	£30	£1,590
8	Lintels (various sizes)	Item	1	£910	£910
9	Internal doors	No.	6	£500	£3,000
10	External doors	No.	4	£850	£3,400
11	Windows (various sizes)	Item	1	£2,700	£2,700
12	Roof structure	m2	74	£60	£4,440
13	Roof finish	m2	74	£50	£3,700
14	Fascia	Lm	17	£20	£340
15	Gutters	Lm	17	£20	£340
16	Pipework	No.	2	£20	£40
17	Kitchen units	Item	1	£3,000	£3,000

18	Sanitary fittings (bath, WC, sink, shower, wastes)	Item	1	£2,900	£2,900
19	Plasterwork to walls	m2	200	£15	£3,000
20	Floor finishes	m2	74	£35	£2,590
21	Skirtings	Lm	89	£10	£890
22	Ceiling finishes	m2	74	£20	£1,480
23	Tiles	m2	30	£50	£1,500
24	Decoration	m2	274	£8	£2,192
25	Sewer connections to main sewer from pitches	No.	2	£250	£500
26	Drainage connections from pitches to main sewer	Lm	56	£50	£2,800
27	Storage heating to amenity block unit (3 per pitch) with boiler system and hot water connections	Item	1	£8,000	£8,000
				Total	**£73,792**
	Units on the site	No.	4	£73,792	**£295,168**
L	**Construction – fencing**				
Item	**Pitch fencing, perimeter fencing and paddock areas**	**Unit**	**Qty**	**Rate**	**Total**
1	2.0m high close board timber fence to site perimeter	Lm	96	£60	£5,760
2	2.0m high close board timber fence to pitch sides	Lm	207	£60	£12,420
3	1.2m high close board timber fence to pitch front	Lm	60	£40	£2,400
4	2.0m to 1.2m close board timber fence transition	Lm	75	£45	£3,375
5	5.0m wide x 1.2m high sliding timber gates	No.	8	£800	£6,400
6	1.2m post and wire fence to paddocks	Lm	0	£25	£0
7	2.4m timber gates to paddocks	No.	0	£300	£0
8	Access barrier to main entrance	No.	1	£1,500	£1,500
				Total	**£31,855**
M	**Construction – landscaping**				
Item	**Site landscaping and screening works**	**Unit**	**Qty**	**Rate**	**Total**
1	Imported topsoil	m3	67.5	£35	£2,363
2	Grass seeding	m2	1350	£2	£2,700
3	Tree planting	No.	0	£50	£0
4	Hedge planting	Lm	0	£10	£0
				Total	**£5,063**
	COST SUMMARY				
	DESIGN AND PLANNING				
A	Planning costs – application submission costs				£5,530
B	Design costs				£66,991

	CAPITAL WORKS				
C	Service connections - water				£30,700
D	Service connections – electrical				£71,000
E	Service connections – drainage				£48,000
F	Service connections – telecommunications				£4,400
G	Construction – street lighting				£5,500
H	Construction – clearance and additional earthworks				£1,500
I	Construction – highway				£172,369
J	Construction – pitches				£175,028
K	Construction – amenity blocks				£295,168
L	Construction – fencing				£31,855
M	Construction – landscaping				£5,063
	Capital Works sub-total				£840,583
	Preliminary Items at 15%				£126,087
	Sub-total				£966,670
	Contingency Sum at 5%				£48,333
	Total Capital Works				**£1,015,003**
	Summary				
A	Planning costs				£5,530
B	Design costs				£66,991
C-M	Capital works costs				£1,015,003
	Total estimated costs				**£1,087,524**
	Cost per pitch: No. of pitches on site	8		**Cost**	**£135,941**

	GYPSY & TRAVELLER SITES - COST ASSESSMENT (Rev A)				
	SITE 448: Land at MacRae Road and Monkton Road				
	LAYOUT:	**Units:**	4	**Pitches:**	£8
	DESIGN AND PLANNING				
A	**Planning costs – application submission costs**				
Item	**Application submission costs**	**Unit**	**Qty**	**Rate**	**Total**
1	Planning application fees	Item	1	£965	£4,250
2	Planning agent fees	Item	1	£500	£500
				Total	**£4,750**
B	**Design and Investigation costs**				
Item	**Design and supervision fees, surveys, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	All disciplines			**Total**	**£62,932**
	CAPITAL WORKS				
C	**Service connections - water**				
Item	**Water supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Water supply connection to Hartlepool Water service	Item	1	£2,500	£2,500
2	New water supply pipework	Lm	200	£100	£20,000
3	Connections to pitch sites and amenity buildings	Lm	224	£50	£11,200
4	Water meters to amenity buildings and pitches	No.	8	£250	£2,000
				Total	**£35,700**
D	**Service connections – electrical**				
Item	**Electrical supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Electical supply connection, including main connection, connections to amenity blocks (1 supply per pitch), and metering.	Item	1	£6,000	£6,000

2	Electrical works to amenity blocks including: incoming isolator and distribution board; main equipotential bonding; internal lighting; external photocell lighting above the entrance; socket outlets; electric cooker outlet; wiring to extract fans; wiring to underfloor heating controls; electric heating; intruder alarm system; smoke and heat detection; 2 x pitch hook up pillar and earth electrode; all testing and commissioning; all associated builder's work.	No.	4	£12,000	£48,000
3	Ducting and trenching	Lm	150	£50	£7,500
				Total	**£61,500**
E	**Service connections – drainage**				
Item	**Drainage from the amenity blocks and pitches and then off site, including foul (or septic tank option), interceptors to the run-off drains, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	NWL approved drainage connection to main sewer from site	No.	2	£2,000	£4,000
2	New main site drainage run	Lm	400	£100	£40,000
3	Access road gully pots and connections	No.	8	£250	£2,000
4	Highway manholes	No.	8	£1,750	£14,000
				Total	**£60,000**
F	**Service connections – telecommunications**				
Item	**Telecommunications supply to the site including the potential for phone lines and broadband internet**	**Unit**	**Qty**	**Rate**	**Total**
1	Telecommunications connection to site, including ducting, etc.	Item	1	£2,200	£2,200
				Total	**£2,200**
G	**Construction – street lighting**				
Item	**Street lighting to the site**				
1	Street lighting connections, ducting and columns	Item	1	£1,500	£1,500
				Total	**£1,500**
H	**Construction – additional works**				
Item	**Additional earthworks, levelling, etc. for sites with existing level issues and site clearance**				
1	Site clearance - trees, scrub, debris, etc.	m2	1000	£10	£10,000
2	Additional excavation works	m3	0	£35	£0
3	Additional filling works	m3	0	£35	£0

				Total	**£10,000**
I	**Construction – highway**				
Item	**Access junction, highway, turning head and footways**	**Unit**	**Qty**	**Rate**	**Total**
1	Bitmac highway. Including excavation, sub-base and membrane	m2	942	£87	£81,954
2	Road kerbs - highway	Lm	306	£45	£13,770
3	Bitmac footway. Including excavation, sub-base and membrane	m2	254	£45	£11,430
4	Pin kerbs - footway	Lm	152	£13	£1,900
				Total	**£109,054**
J	**Construction – pitch**				
Item	**Pitch hard standing (concrete), parking area (bitmac) and pitch footways (bitmac or pc pavers). Per pitch**	**Unit**	**Qty**	**Rate**	**Total**
1	Concrete pitch hardstanding (200mm thick with reinforcement). Including excavation, sub-base and membrane	Item	1	£6,000	£6,000
2	Bitmac hardstanding. Including excavation, sub-base and membrane	m2	133	£87	£11,571
3	Paving. Including excavation, sub-base and membrane	m2	76	£45	£3,420
4	Pin kerb edging	Lm	71	£13	£888
				Total	**£21,879**
	Pitches on the site	No.	8	£21,879	**£175,028**
K	**Construction – amenity block**				
Item	**Amenity block unit with a bathroom/wash area and toilet, kitchen area and living area (see layout in good practice guide, attached). Per unit.**	**Unit**	**Qty**	**Rate**	**Total**
1	Strip foundations	Lm	35	£100	£3,500
2	Excavate to reduce levels	m3	26	£30	£780
3	Concrete floor work induding all preparation works	m2	74	£60	£4,440
4	Screed	m2	74	£20	£1,480
5	Cavity walls with facing brick externally and blockwork internally	m2	99	£120	£11,880
6	Cavity walls with blockwork both sides	m2	32	£75	£2,400
7	Additional blockwork	m2	53	£30	£1,590
8	Lintels (various sizes)	Item	1	£910	£910
9	Internal doors	No.	6	£500	£3,000
10	External doors	No.	4	£850	£3,400
11	Windows (various sizes)	Item	1	£2,700	£2,700
12	Roof structure	m2	74	£60	£4,440
13	Roof finish	m2	74	£50	£3,700
14	Fascia	Lm	17	£20	£340

15	Gutters	Lm	17	£20	£340
16	Pipework	No.	2	£20	£40
17	Kitchen units	Item	1	£3,000	£3,000
18	Sanitary fittings (bath, WC, sink, shower, wastes)	Item	1	£2,900	£2,900
19	Plasterwork to walls	m2	200	£15	£3,000
20	Floor finishes	m2	74	£35	£2,590
21	Skirtings	Lm	89	£10	£890
22	Ceiling finishes	m2	74	£20	£1,480
23	Tiles	m2	30	£50	£1,500
24	Decoration	m2	274	£8	£2,192
25	Sewer connections to main sewer from pitches	No.	2	£250	£500
26	Drainage connections from pitches to main sewer	Lm	56	£50	£2,800
27	Storage heating to amenity block unit (3 per pitch) with boiler system and hot water connections	Item	1	£8,000	£8,000
				Total	**£73,792**
	Units on the site	No.	4	£73,792	**£295,168**
L	**Construction – fencing**				
Item	**Pitch fencing, perimeter fencing and paddock areas**	**Unit**	**Qty**	**Rate**	**Total**
1	2.0m high close board timber fence to site perimeter	Lm	105	£60	£6,300
2	2.0m high close board timber fence to pitch sides	Lm	96.5	£60	£5,790
3	1.2m high close board timber fence to pitch front	Lm	60	£40	£2,400
4	2.0m to 1.2m close board timber fence transition	Lm	67.5	£45	£3,038
5	5.0m wide x 1.2m high sliding timber gates	No.	8	£800	£6,400
6	1.2m post and wire fence to paddocks	Lm	120	£25	£3,000
7	2.4m timber gates to paddocks	No.	1	£300	£300
8	Access barrier to main entrance	No.	1	£1,500	£1,500
				Total	**£28,728**
M	**Construction – landscaping**				
Item	**Site landscaping and screening works**	**Unit**	**Qty**	**Rate**	**Total**
1	Imported topsoil	m3	211	£35	£7,385
2	Grass seeding	m2	2110	£2	£4,220
3	Tree planting	No.	47	£50	£2,350
4	Hedge planting	Lm	120	£10	£1,200
				Total	**£15,155**
	COST SUMMARY				
	DESIGN AND PLANNING				

A	Planning costs – application submission costs				£4,750
B	Design costs				£62,932
	CAPITAL WORKS				
C	Service connections - water				£35,700
D	Service connections – electrical				£61,500
E	Service connections – drainage				£60,000
F	Service connections – telecommunications				£2,200
G	Construction – street lighting				£1,500
H	Construction – clearance and additional earthworks				£10,000
I	Construction – highway				£109,054
J	Construction – pitches				£175,028
K	Construction – amenity blocks				£295,168
L	Construction – fencing				£28,728
M	Construction – landscaping				£15,155
	Capital Works sub-total				£794,033
	Preliminary Items at 15%				£119,105
	Sub-total				£913,137
	Contingency Sum at 5%				£45,657
	Total Capital Works				**£958,794**
	Summary				
A	Planning costs				£4,750
B	Design costs				£62,932
C-M	Capital works costs				£958,794
	Total estimated costs				**£1,026,476**
	Cost per pitch: No. of pitches on site	8		**Cost**	**£128,310**

	GYPSY & TRAVELLER SITES - COST ASSESSMENT (Rev A)				
	SITE 454: Land at Masefield Road/Gulliver Road				
	LAYOUT:	**Units:**	4	**Pitches:**	£8
	DESIGN AND PLANNING				
A	**Planning costs – application submission costs**				
Item	**Application submission costs**	**Unit**	**Qty**	**Rate**	**Total**
1	Planning application fees	Item	1	£965	£4,055
2	Planning agent fees	Item	1	£500	£500
				Total	**£4,555**
B	**Design and Investigation costs**				
Item	**Design and supervision fees, surveys, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	All disciplines			**Total**	**£64,739**
	CAPITAL WORKS				
C	**Service connections - water**				
Item	**Water supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Water supply connection to Hartlepool Water service	Item	1	£2,500	£2,500
2	New water supply pipework	Lm	140	£100	£14,000
3	Connections to pitch sites and amenity buildings	Lm	224	£50	£11,200
4	Water meters to amenity buildings and pitches	No.	8	£250	£2,000
				Total	**£29,700**
D	**Service connections – electrical**				
Item	**Electrical supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Electical supply connection, including main connection, connections to amenity blocks (1 supply per pitch), and metering.	Item	1	£18,750	£18,750
2	Electrical works to amenity blocks including: incoming isolator and distribution board; main equipotential bonding; internal lighting; external photocell lighting above the entrance; socket outlets; electric cooker outlet; wiring to extract fans; wiring to underfloor heating controls; electric heating; intruder alarm system; smoke and heat detection; 2 x pitch hook up pillar and	No.	4	£12,000	£48,000

	earth electrode; all testing and commissioning; all associated builder's work.				
3	Ducting and trenching	Lm	180	£50	£9,000
				Total	**£75,750**
E	**Service connections – drainage**				
Item	**Drainage from the amenity blocks and pitches and then off site, including foul (or septic tank option), interceptors to the run-off drains, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	NWL approved drainage connection to main sewer from site	No.	2	£3,000	£6,000
2	New main site drainage run	Lm	280	£100	£28,000
3	Access road gully pots and connections	No.	6	£250	£1,500
4	Highway manholes	No.	6	£1,750	£10,500
				Total	**£46,000**
F	**Service connections – telecommunications**				
Item	**Telecommunications supply to the site including the potential for phone lines and broadband internet**	**Unit**	**Qty**	**Rate**	**Total**
1	Telecommunications connection to site, including ducting, etc.	Item	1	£5,500	£5,500
				Total	**£5,500**
G	**Construction – street lighting**				
Item	**Street lighting to the site**				
1	Street lighting connections, ducting and columns	Item	1	£8,250	£8,250
				Total	**£8,250**
H	**Construction – additional works**				
Item	**Additional earthworks, levelling, etc. for sites with existing level issues and site clearance**				
1	Site clearance - trees, scrub, debris, etc.	m2	100	£10	£1,000
2	Additional excavation works	m3	0	£35	£0
3	Additional filling works	m3	800	£35	£28,000
				Total	**£29,000**
I	**Construction – highway**				

Item	Access junction, highway, turning head and footways	Unit	Qty	Rate	Total
1	Bitmac highway. Including excavation, sub-base and membrane	m2	932	£87	£81,084
2	Road kerbs - highway	Lm	286	£45	£12,870
3	Bitmac footway. Including excavation, sub-base and membrane	m2	444	£45	£19,980
4	Pin kerbs - footway	Lm	401	£13	£5,013
				Total	**£118,947**
J	**Construction – pitch**				
Item	**Pitch hard standing (concrete), parking area (bitmac) and pitch footways (bitmac or pc pavers). Per pitch**	**Unit**	**Qty**	**Rate**	**Total**
1	Concrete pitch hardstanding (200mm thick with reinforcement). Including excavation, sub-base and membrane	Item	1	£6,000	£6,000
2	Bitmac hardstanding. Including excavation, sub-base and membrane	m2	133	£87	£11,571
3	Paving. Including excavation, sub-base and membrane	m2	76	£45	£3,420
4	Pin kerb edging	Lm	71	£13	£888
				Total	**£21,879**
	Pitches on the site	No.	8	£21,879	**£175,028**
K	**Construction – amenity block**				
Item	**Amenity block unit with a bathroom/wash area and toilet, kitchen area and living area (see layout in good practice guide, attached). Per unit.**	**Unit**	**Qty**	**Rate**	**Total**
1	Strip foundations	Lm	35	£100	£3,500
2	Excavate to reduce levels	m3	26	£30	£780
3	Concrete floor work induding all preparation works	m2	74	£60	£4,440
4	Screed	m2	74	£20	£1,480
5	Cavity walls with facing brick externally and blockwork internally	m2	99	£120	£11,880
6	Cavity walls with blockwork both sides	m2	32	£75	£2,400
7	Additional blockwork	m2	53	£30	£1,590
8	Lintels (various sizes)	Item	1	£910	£910
9	Internal doors	No.	6	£500	£3,000
10	External doors	No.	4	£850	£3,400
11	Windows (various sizes)	Item	1	£2,700	£2,700
12	Roof structure	m2	74	£60	£4,440
13	Roof finish	m2	74	£50	£3,700
14	Fascia	Lm	17	£20	£340
15	Gutters	Lm	17	£20	£340
16	Pipework	No.	2	£20	£40
17	Kitchen units	Item	1	£3,000	£3,000

18	Sanitary fittings (bath, WC, sink, shower, wastes)	Item	1	£2,900	£2,900
19	Plasterwork to walls	m2	200	£15	£3,000
20	Floor finishes	m2	74	£35	£2,590
21	Skirtings	Lm	89	£10	£890
22	Ceiling finishes	m2	74	£20	£1,480
23	Tiles	m2	30	£50	£1,500
24	Decoration (walls, doors, skirtings, etc.)	m2	274	£8	£2,192
25	Sewer connections to main sewer from pitches	No.	2	£250	£500
26	Drainage connections from pitches to main sewer	Lm	56	£50	£2,800
27	Storage heating to amenity block unit (3 per pitch) with boiler system and hot water connections	Item	1	£8,000	£8,000
				Total	**£73,792**
	Units on the site	No.	4	£73,792	**£295,168**
L	**Construction – fencing**				
Item	**Pitch fencing, perimeter fencing and paddock areas**	**Unit**	**Qty**	**Rate**	**Total**
1	2.0m high close board timber fence to site perimeter	Lm	96	£60	£5,760
2	2.0m high close board timber fence to pitch sides	Lm	111	£60	£6,660
3	1.2m high close board timber fence to pitch front	Lm	60	£40	£2,400
4	2.0m to 1.2m close board timber fence transition	Lm	75	£45	£3,375
5	5.0m wide x 1.2m high sliding timber gates	No.	8	£800	£6,400
6	1.2m post and wire fence to paddocks	Lm	142	£25	£3,550
7	2.4m timber gates to paddocks	No.	0	£300	£0
8	Access barrier to main entrance	No.	1	£1,500	£1,500
				Total	**£29,645**
M	**Construction – landscaping**				
Item	**Site landscaping and screening works**	**Unit**	**Qty**	**Rate**	**Total**
1	Imported topsoil	m3	20	£35	£700
2	Grass seeding	m2	200	£2	£400
3	Tree planting	No.	50	£50	£2,500
4	Hedge planting	Lm	0	£10	£0
				Total	**£3,600**
	COST SUMMARY				
	DESIGN AND PLANNING				
A	Planning costs – application submission costs				£4,555
B	Design costs				£64,739

	CAPITAL WORKS				
C	Service connections - water				£29,700
D	Service connections – electrical				£75,750
E	Service connections – drainage				£46,000
F	Service connections – telecommunications				£5,500
G	Construction – street lighting				£8,250
H	Construction – clearance and additional earthworks				£29,000
I	Construction – highway				£118,947
J	Construction – pitches				£175,028
K	Construction – amenity blocks				£295,168
L	Construction – fencing				£29,645
M	Construction – landscaping				£3,600
	Capital Works sub-total				£816,588
	Preliminary Items at 15%				£122,488
	Sub-total				£939,076
	Contingency Sum at 5%				£46,954
	Total Capital Works				**£986,029**
	Summary				
A	Planning costs				£4,555
B	Design costs				£64,739
C-M	Capital works costs				£986,029
	Total estimated costs				**£1,055,323**
	Cost per pitch: No. of pitches on site	8		**Cost**	**£131,915**

	GYPSY & TRAVELLER SITES - COST ASSESSMENT (Rev A)				
	SITE 462 (a): Land at Hart Smallholdings - east (option adjacent to Fens)				
	LAYOUT:	**Units:**	4	**Pitches:**	£8
	DESIGN AND PLANNING				
A	**Planning costs – application submission costs**				
Item	**Application submission costs**	**Unit**	**Qty**	**Rate**	**Total**
1	Planning application fees	Item	1	£965	£4,640
2	Planning agent fees	Item	1	£500	£500
				Total	**£5,140**
B	**Design and Investigation costs**				
Item	**Design and supervision fees, surveys, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	All disciplines			**Total**	**£74,846**
	CAPITAL WORKS				
C	**Service connections - water**				
Item	**Water supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Water supply connection to Hartlepool Water service	Item	1	£2,500	£2,500
2	New water supply pipework	Lm	300	£100	£30,000
3	Connections to pitch sites and amenity buildings	Lm	224	£50	£11,200
4	Water meters to amenity buildings and pitches	No.	8	£250	£2,000
				Total	**£45,700**
D	**Service connections – electrical**				
Item	**Electrical supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Electical supply connection, including main connection, connections to amenity blocks (1 supply per pitch), and metering.	Item	1	£18,750	£18,750

2	Electrical works to amenity blocks including: incoming isolator and distribution board; main equipotential bonding; internal lighting; external photocell lighting above the entrance; socket outlets; electric cooker outlet; wiring to extract fans; wiring to underfloor heating controls; electric heating; intruder alarm system; smoke and heat detection; 2 x pitch hook up pillar and earth electrode; all testing and commissioning; all associated builder's work.	No.	4	£12,000	£48,000
3	Ducting and trenching	Lm	210	£50	£10,500
				Total	**£77,250**
E	**Service connections – drainage**				
Item	**Drainage from the amenity blocks and pitches and then off site, including foul (or septic tank option), interceptors to the run-off drains, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	NWL approved drainage connection to main sewer from site	No.	2	£3,000	£6,000
2	New main site drainage run	Lm	600	£100	£60,000
3	Access road gully pots and connections	No.	8	£250	£2,000
4	Highway manholes	No.	8	£1,750	£14,000
				Total	**£82,000**
F	**Service connections – telecommunications**				
Item	**Telecommunications supply to the site including the potential for phone lines and broadband internet**	**Unit**	**Qty**	**Rate**	**Total**
1	Telecommunications connection to site, including ducting, etc.	Item	1	£5,500	£5,500
				Total	**£5,500**
G	**Construction – street lighting**				
Item	**Street lighting to the site**				
1	Street lighting connections, ducting and columns	Item	1	£8,250	£8,250
				Total	**£8,250**
H	**Construction – additional works**				
Item	**Additional earthworks, levelling, etc. for sites with existing level issues and site clearance**				
1	Site clearance - trees, scrub, debris, etc.	m2	50	£10	£500
2	Additional excavation works	m3	0	£35	£0
3	Additional filling works	m3	0	£35	£0

				Total	**£500**
I	**Construction – highway**				
Item	**Access junction, highway, turning head and footways**	**Unit**	**Qty**	**Rate**	**Total**
1	Bitmac highway. Including excavation, sub-base and membrane	m2	1758	£87	£152,946
2	Road kerbs - highway	Lm	539	£45	£24,255
3	Bitmac footway. Including excavation, sub-base and membrane	m2	385	£45	£17,325
4	Pin kerbs - footway	Lm	244	£13	£3,050
				Total	**£197,576**
J	**Construction – pitch**				
Item	**Pitch hard standing (concrete), parking area (bitmac) and pitch footways (bitmac or pc pavers). Per pitch**	**Unit**	**Qty**	**Rate**	**Total**
1	Concrete pitch hardstanding (200mm thick with reinforcement). Including excavation, sub-base and membrane	Item	1	£6,000	£6,000
2	Bitmac hardstanding. Including excavation, sub-base and membrane	m2	133	£87	£11,571
3	Paving. Including excavation, sub-base and membrane	m2	76	£45	£3,420
4	Pin kerb edging	Lm	71	£13	£888
				Total	**£21,879**
	Pitches on the site	No.	8	£21,879	**£175,028**
K	**Construction – amenity block**				
Item	**Amenity block unit with a bathroom/wash area and toilet, kitchen area and living area (see layout in good practice guide, attached). Per unit.**	**Unit**	**Qty**	**Rate**	**Total**
1	Strip foundations	Lm	35	£100	£3,500
2	Excavate to reduce levels	m3	26	£30	£780
3	Concrete floor work induding all preparation works	m2	74	£60	£4,440
4	Screed	m2	74	£20	£1,480
5	Cavity walls with facing brick externally and blockwork internally	m2	99	£120	£11,880
6	Cavity walls with blockwork both sides	m2	32	£75	£2,400
7	Additional blockwork	m2	53	£30	£1,590
8	Lintels (various sizes)	Item	1	£910	£910
9	Internal doors	No.	6	£500	£3,000
10	External doors	No.	4	£850	£3,400
11	Windows (various sizes)	Item	1	£2,700	£2,700
12	Roof structure	m2	74	£60	£4,440
13	Roof finish	m2	74	£50	£3,700
14	Fascia	Lm	17	£20	£340

15	Gutters	Lm	17	£20	£340
16	Pipework	No.	2	£20	£40
17	Kitchen units	Item	1	£3,000	£3,000
18	Sanitary fittings (bath, WC, sink, shower, wastes)	Item	1	£2,900	£2,900
19	Plasterwork to walls	m2	200	£15	£3,000
20	Floor finishes	m2	74	£35	£2,590
21	Skirtings	Lm	89	£10	£890
22	Ceiling finishes	m2	74	£20	£1,480
23	Tiles	m2	30	£50	£1,500
24	Decoration	m2	274	£8	£2,192
25	Sewer connections to main sewer from pitches	No.	2	£250	£500
26	Drainage connections from pitches to main sewer	Lm	56	£50	£2,800
27	Storage heating to amenity block unit (3 per pitch) with boiler system and hot water connections	Item	1	£8,000	£8,000
				Total	**£73,792**
	Units on the site	No.	4	£73,792	**£295,168**
L	**Construction – fencing**				
Item	**Pitch fencing, perimeter fencing and paddock areas**	**Unit**	**Qty**	**Rate**	**Total**
1	2.0m high close board timber fence to site perimeter	Lm	0	£60	£0
2	2.0m high close board timber fence to pitch sides	Lm	207	£60	£12,420
3	1.2m high close board timber fence to pitch front	Lm	60	£40	£2,400
4	2.0m to 1.2m close board timber fence transition	Lm	75	£45	£3,375
5	5.0m wide x 1.2m high sliding timber gates	No.	8	£800	£6,400
6	1.2m post and wire fence to paddocks	Lm	390	£25	£9,750
7	2.4m timber gates to paddocks	No.	1	£300	£300
8	Access barrier to main entrance	No.	1	£1,500	£1,500
				Total	**£36,145**
M	**Construction – landscaping**				
Item	**Site landscaping and screening works**	**Unit**	**Qty**	**Rate**	**Total**
1	Imported topsoil	m3	45	£35	£1,575
2	Grass seeding	m2	900	£2	£1,800
3	Tree planting	No.	40	£50	£2,000
4	Hedge planting	Lm	520	£10	£5,200
				Total	**£10,575**
	COST SUMMARY				
	DESIGN AND PLANNING				

A	Planning costs – application submission costs				£5,140
B	Design costs				£74,846
	CAPITAL WORKS				
C	Service connections - water				£45,700
D	Service connections – electrical				£77,250
E	Service connections – drainage				£82,000
F	Service connections – telecommunications				£5,500
G	Construction – street lighting				£8,250
H	Construction – clearance and additional earthworks				£500
I	Construction – highway				£197,576
J	Construction – pitches				£175,028
K	Construction – amenity blocks				£295,168
L	Construction – fencing				£36,145
M	Construction – landscaping				£10,575
	Capital Works sub-total				£933,692
	Preliminary Items at 15%				£140,054
	Sub-total				£1,073,746
	Contingency Sum at 5%				£53,687
	Total Capital Works				**£1,127,433**
	Summary				
A	Planning costs				£5,140
B	Design costs				£74,846
C-M	Capital works costs				£1,127,433
	Total estimated costs				**£1,207,419**
	Cost per pitch: No. of pitches on site	8		**Cost**	**£150,927**

	GYPSY & TRAVELLER SITES - COST ASSESSMENT (Rev A)				
	SITE 464: Land at Summerhill				
	LAYOUT:	**Units:**	4	**Pitches:**	£8
	DESIGN AND PLANNING				
A	**Planning costs – application submission costs**				
Item	**Application submission costs**	**Unit**	**Qty**	**Rate**	**Total**
1	Planning application fees	Item	1	£965	£3,860
2	Planning agent fees	Item	1	£500	£500
				Total	**£4,360**
B	**Design and Investigation costs**				
Item	**Design and supervision fees, surveys, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	All disciplines			**Total**	**£77,865**
	CAPITAL WORKS				
C	**Service connections - water**				
Item	**Water supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Water supply connection to Hartlepool Water service	Item	1	£2,500	£2,500
2	New water supply pipework	Lm	180	£100	£18,000
3	Connections to pitch sites and amenity buildings	Lm	224	£50	£11,200
4	Water meters to amenity buildings and pitches	No.	8	£250	£2,000
				Total	**£33,700**
D	**Service connections – electrical**				
Item	**Electrical supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Electical supply connection, including main connection, connections to amenity blocks (1 supply per pitch), and metering.	Item	1	£18,750	£18,750
2	Electrical works to amenity blocks including: incoming isolator and distribution board; main equipotential bonding; internal lighting; external photocell lighting above the entrance; socket outlets; electric cooker outlet; wiring to extract fans; wiring to underfloor heating controls; electric heating; intruder alarm system; smoke and heat detection; 2 x pitch hook up pillar and	No.	4	£12,000	£48,000

	earth electrode; all testing and commissioning; all associated builder's work.				
3	Ducting and trenching	Lm	240	£50	£12,000
				Total	**£78,750**
E	**Service connections – drainage**				
Item	**Drainage from the amenity blocks and pitches and then off site, including foul (or septic tank option), interceptors to the run-off drains, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	NWL approved drainage connection to main sewer from site	No.	2	£3,000	£6,000
2	New main site drainage run	Lm	280	£100	£28,000
3	Access road gully pots and connections	No.	4	£250	£1,000
4	Highway manholes	No.	6	£1,750	£10,500
				Total	**£45,500**
F	**Service connections – telecommunications**				
Item	**Telecommunications supply to the site including the potential for phone lines and broadband internet**	**Unit**	**Qty**	**Rate**	**Total**
1	Telecommunications connection to site, including ducting, etc.	Item	1	£5,500	£5,500
				Total	**£5,500**
G	**Construction – street lighting**				
Item	**Street lighting to the site**				
1	Street lighting connections, ducting and columns	Item	1	£8,250	£8,250
				Total	**£8,250**
H	**Construction – additional works**				
Item	**Additional earthworks, levelling, etc. for sites with existing level issues and site clearance**				
1	Site clearance - trees, scrub, debris, etc.	m2	500	£10	£5,000
2	Additional excavation works	m3	0	£35	£0
3	Additional filling works	m3	0	£35	£0
				Total	**£5,000**
I	**Construction – highway**				

Item	Access junction, highway, turning head and footways	Unit	Qty	Rate	Total
1	Bitmac highway. Including excavation, sub-base and membrane	m2	738	£87	£64,206
2	Road kerbs - highway	Lm	204	£45	£9,180
3	Bitmac footway. Including excavation, sub-base and membrane	m2	314	£45	£14,130
4	Pin kerbs - footway	Lm	187	£13	£2,338
				Total	**£89,854**
J	**Construction – pitch**				
Item	**Pitch hard standing (concrete), parking area (bitmac) and pitch footways (bitmac or pc pavers). Per pitch**	**Unit**	**Qty**	**Rate**	**Total**
1	Concrete pitch hardstanding (200mm thick with reinforcement). Including excavation, sub-base and membrane	Item	1	£6,000	£6,000
2	Bitmac hardstanding. Including excavation, sub-base and membrane	m2	133	£87	£11,571
3	Paving. Including excavation, sub-base and membrane	m2	76	£45	£3,420
4	Pin kerb edging	Lm	71	£13	£888
				Total	**£21,879**
	Pitches on the site	No.	8	£21,879	**£175,028**
K	**Construction – amenity block**				
Item	**Amenity block unit with a bathroom/wash area and toilet, kitchen area and living area (see layout in good practice guide, attached). Per unit.**	**Unit**	**Qty**	**Rate**	**Total**
1	Strip foundations	Lm	35	£100	£3,500
2	Excavate to reduce levels	m3	26	£30	£780
3	Concrete floor work induding all preparation works	m2	74	£60	£4,440
4	Screed	m2	74	£20	£1,480
5	Cavity walls with facing brick externally and blockwork internally	m2	99	£120	£11,880
6	Cavity walls with blockwork both sides	m2	32	£75	£2,400
7	Additional blockwork	m2	53	£30	£1,590
8	Lintels (various sizes)	Item	1	£910	£910
9	Internal doors	No.	6	£500	£3,000
10	External doors	No.	4	£850	£3,400
11	Windows (various sizes)	Item	1	£2,700	£2,700
12	Roof structure	m2	74	£60	£4,440
13	Roof finish	m2	74	£50	£3,700
14	Fascia	Lm	17	£20	£340
15	Gutters	Lm	17	£20	£340
16	Pipework	No.	2	£20	£40
17	Kitchen units	Item	1	£3,000	£3,000

18	Sanitary fittings (bath, WC, sink, shower, wastes)	Item	1	£2,900	£2,900
19	Plasterwork to walls	m2	200	£15	£3,000
20	Floor finishes	m2	74	£35	£2,590
21	Skirtings	Lm	89	£10	£890
22	Ceiling finishes	m2	74	£20	£1,480
23	Tiles	m2	30	£50	£1,500
24	Decoration	m2	274	£8	£2,192
25	Sewer connections to main sewer from pitches	No.	2	£250	£500
26	Drainage connections from pitches to main sewer	Lm	56	£50	£2,800
27	Storage heating to amenity block unit (3 per pitch) with boiler system and hot water connections	Item	1	£8,000	£8,000
				Total	**£73,792**
	Units on the site	No.	4	£73,792	**£295,168**
L	**Construction – fencing**				
Item	**Pitch fencing, perimeter fencing and paddock areas**	**Unit**	**Qty**	**Rate**	**Total**
1	2.0m high close board timber fence to site perimeter	Lm	96	£60	£5,760
2	2.0m high close board timber fence to pitch sides	Lm	111	£60	£6,660
3	1.2m high close board timber fence to pitch front	Lm	60	£40	£2,400
4	2.0m to 1.2m close board timber fence transition	Lm	75	£45	£3,375
5	5.0m wide x 1.2m high sliding timber gates	No.	8	£800	£6,400
6	1.2m post and wire fence to paddocks	Lm	130	£25	£3,250
7	2.4m timber gates to paddocks	No.	0	£300	£0
8	Access barrier to main entrance	No.	1	£1,500	£1,500
				Total	**£29,345**
M	**Construction – landscaping**				
Item	**Site landscaping and screening works**	**Unit**	**Qty**	**Rate**	**Total**
1	Imported topsoil	m3	81.7	£35	£2,860
2	Grass seeding	m2	817	£2	£1,634
3	Tree planting	No.	15	£50	£750
4	Hedge planting	Lm	243	£10	£2,430
				Total	**£7,674**
	COST SUMMARY				
	DESIGN AND PLANNING				
A	Planning costs – application submission costs				£4,360
B	Design costs				£77,865

	CAPITAL WORKS				
C	Service connections - water				£33,700
D	Service connections – electrical				£78,750
E	Service connections – drainage				£45,500
F	Service connections – telecommunications				£5,500
G	Construction – street lighting				£8,250
H	Construction – clearance and additional earthworks				£5,000
I	Construction – highway				£89,854
J	Construction – pitches				£175,028
K	Construction – amenity blocks				£295,168
L	Construction – fencing				£29,345
M	Construction – landscaping				£7,674
	Capital Works sub-total				£773,768
	Preliminary Items at 15%				£116,065
	Sub-total				£889,833
	Contingency Sum at 5%				£44,492
	Total Capital Works				**£934,325**
	Summary				
A	Planning costs				£4,360
B	Design costs				£77,865
C-M	Capital works costs				£934,325
	Total estimated costs				**£1,016,550**
	Cost per pitch: No. of pitches on site	8		**Cost**	**£127,069**

	GYPSY & TRAVELLER SITES - COST ASSESSMENT (Rev A)				
	SITE 465: Land at Hart Smallholdings - west (site opposite Glebe Farm)				
	LAYOUT:	**Units:**	4	**Pitches:**	£8
	DESIGN AND PLANNING				
A	**Planning costs – application submission costs**				
Item	**Application submission costs**	**Unit**	**Qty**	**Rate**	**Total**
1	Planning application fees	Item	1	£965	£4,250
2	Planning agent fees	Item	1	£500	£500
				Total	**£4,750**
B	**Design and Investigation costs**				
Item	**Design and supervision fees, surveys, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	All disciplines			**Total**	**£86,245**
	CAPITAL WORKS				
C	**Service connections - water**				
Item	**Water supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Water supply connection to Hartlepool Water service	Item	1	£2,500	£2,500
2	New water supply pipework	Lm	400	£100	£40,000
3	Connections to pitch sites and amenity buildings	Lm	224	£50	£11,200
4	Water meters to amenity buildings and pitches	No.	8	£250	£2,000
				Total	**£55,700**
D	**Service connections – electrical**				
Item	**Electrical supply to the site and then to amenity blocks and pitches. To be metered from the pitch.**	**Unit**	**Qty**	**Rate**	**Total**
1	Electical supply connection, including main connection, connections to amenity blocks (1 supply per pitch), and metering.	Item	1	£18,750	£18,750

2	Electrical works to amenity blocks including: incoming isolator and distribution board; main equipotential bonding; internal lighting; external photocell lighting above the entrance; socket outlets; electric cooker outlet; wiring to extract fans; wiring to underfloor heating controls; electric heating; intruder alarm system; smoke and heat detection; 2 x pitch hook up pillar and earth electrode; all testing and commissioning; all associated builder's work.	No.	4	£12,000	£48,000
3	Ducting and trenching	Lm	180	£50	£9,000
				Total	**£75,750**
E	**Service connections – drainage**				
Item	**Drainage from the amenity blocks and pitches and then off site, including foul (or septic tank option), interceptors to the run-off drains, etc.**	**Unit**	**Qty**	**Rate**	**Total**
1	NWL approved drainage connection to main sewer from site	No.	2	£3,000	£6,000
2	New main site drainage run	Lm	800	£100	£80,000
3	Access road gully pots and connections	No.	4	£250	£1,000
4	Highway manholes	No.	12	£1,750	£21,000
				Total	**£108,000**
F	**Service connections – telecommunications**				
Item	**Telecommunications supply to the site including the potential for phone lines and broadband internet**	**Unit**	**Qty**	**Rate**	**Total**
1	Telecommunications connection to site, including ducting, etc.	Item	1	£5,500	£5,500
				Total	**£5,500**
G	**Construction – street lighting**				
Item	**Street lighting to the site**				
1	Street lighting connections, ducting and columns	Item	1	£8,250	£8,250
				Total	**£8,250**
H	**Construction – additional works**				
Item	**Additional earthworks, levelling, etc. for sites with existing level issues and site clearance**				
1	Site clearance - trees, scrub, debris, etc.	m2	50	£10	£500
2	Additional excavation works	m3	0	£35	£0
3	Additional filling works	m3	0	£35	£0

				Total	**£500**
I	**Construction – highway**				
Item	**Access junction, highway, turning head and footways**	**Unit**	**Qty**	**Rate**	**Total**
1	Bitmac highway. Including excavation, sub-base and membrane	m2	682	£87	£59,334
2	Road kerbs - highway	Lm	152	£45	£6,840
3	Bitmac footway. Including excavation, sub-base and membrane	m2	320	£45	£14,400
4	Pin kerbs - footway	Lm	208	£13	£2,600
				Total	**£83,174**
J	**Construction – pitch**				
Item	**Pitch hard standing (concrete), parking area (bitmac) and pitch footways (bitmac or pc pavers). Per pitch**	**Unit**	**Qty**	**Rate**	**Total**
1	Concrete pitch hardstanding (200mm thick with reinforcement). Including excavation, sub-base and membrane	Item	1	£6,000	£6,000
2	Bitmac hardstanding. Including excavation, sub-base and membrane	m2	133	£87	£11,571
3	Paving. Including excavation, sub-base and membrane	m2	76	£45	£3,420
4	Pin kerb edging	Lm	71	£13	£888
				Total	**£21,879**
	Pitches on the site	No.	8	£21,879	**£175,028**
K	**Construction – amenity block**				
Item	**Amenity block unit with a bathroom/wash area and toilet, kitchen area and living area (see layout in good practice guide, attached). Per unit.**	**Unit**	**Qty**	**Rate**	**Total**
1	Strip foundations	Lm	35	£100	£3,500
2	Excavate to reduce levels	m3	26	£30	£780
3	Concrete floor work including all preparation works	m2	74	£60	£4,440
4	Screed	m2	74	£20	£1,480
5	Cavity walls with facing brick externally and blockwork internally	m2	99	£120	£11,880
6	Cavity walls with blockwork both sides	m2	32	£75	£2,400
7	Additional blockwork	m2	53	£30	£1,590
8	Lintels (various sizes)	Item	1	£910	£910
9	Internal doors	No.	6	£500	£3,000
10	External doors	No.	4	£850	£3,400
11	Windows (various sizes)	Item	1	£2,700	£2,700
12	Roof structure	m2	74	£60	£4,440
13	Roof finish	m2	74	£50	£3,700

14	Fascia	Lm	17	£20	£340
15	Gutters	Lm	17	£20	£340
16	Pipework	No.	2	£20	£40
17	Kitchen units	Item	1	£3,000	£3,000
18	Sanitary fittings (bath, WC, sink, shower, wastes)	Item	1	£2,900	£2,900
19	Plasterwork to walls	m2	200	£15	£3,000
20	Floor finishes	m2	74	£35	£2,590
21	Skirtings	Lm	89	£10	£890
22	Ceiling finishes	m2	74	£20	£1,480
23	Tiles	m2	30	£50	£1,500
24	Decoration	m2	274	£8	£2,192
25	Sewer connections to main sewer from pitches	No.	2	£250	£500
26	Drainage connections from pitches to main sewer	Lm	56	£50	£2,800
27	Storage heating to amenity block unit (3 per pitch) with boiler system and hot water connections	Item	1	£8,000	£8,000
				Total	**£73,792**
	Units on the site	No.	4	£73,792	**£295,168**
L	**Construction – fencing**				
Item	**Pitch fencing, perimeter fencing and paddock areas**	**Unit**	**Qty**	**Rate**	**Total**
1	2.0m high close board timber fence to site perimeter	Lm	96	£60	£5,760
2	2.0m high close board timber fence to pitch sides	Lm	111	£60	£6,660
3	1.2m high close board timber fence to pitch front	Lm	60	£40	£2,400
4	2.0m to 1.2m close board timber fence transition	Lm	75	£45	£3,375
5	5.0m wide x 1.2m high sliding timber gates	No.	8	£800	£6,400
6	1.2m post and wire fence to paddocks	Lm	230	£25	£5,750
7	2.4m timber gates to paddocks	No.	0	£300	£0
8	Access barrier to main entrance	No.	1	£1,500	£1,500
				Total	**£31,845**
M	**Construction – landscaping**				
Item	**Site landscaping and screening works**	**Unit**	**Qty**	**Rate**	**Total**
1	Imported topsoil	m3	28.75	£35	£1,006
2	Grass seeding	m2	575	£2	£1,150
3	Tree planting	No.	40	£50	£2,000
4	Hedge planting	Lm	332	£10	£3,320
				Total	**£7,476**
	COST SUMMARY				

	DESIGN AND PLANNING				
A	Planning costs – application submission costs				£4,750
B	Design costs				£86,245
	CAPITAL WORKS				
C	Service connections - water				£55,700
D	Service connections – electrical				£75,750
E	Service connections – drainage				£108,000
F	Service connections – telecommunications				£5,500
G	Construction – street lighting				£8,250
H	Construction – clearance and additional earthworks				£500
I	Construction – highway				£83,174
J	Construction – pitches				£175,028
K	Construction – amenity blocks				£295,168
L	Construction – fencing				£31,845
M	Construction – landscaping				£7,476
	Capital Works sub-total				£846,391
	Preliminary Items at 15%				£126,959
	Sub-total				£973,350
	Contingency Sum at 5%				£48,667
	Total Capital Works				**£1,022,017**
	Summary				
A	Planning costs				£4,750
B	Design costs				£86,245
C-M	Capital works costs				£1,022,017
	Total estimated costs				**£1,113,012**
	Cost per pitch: No. of pitches on site	8		**Cost**	**£139,127**

Appendix 4: Finance and Policy Committee Minutes (28th June 2013)
The following text (parts 1 and 2) is the extract of the relevant parts of the decision minutes from the Finance and Policy Committee.

Part 1: Relating to Sites 370 and 391 Extract

28. Supported Living – Land at Burbank Street and Centre for Independent Living (*Director of Regeneration and Neighbourhoods and Assistant Director (Adults))*

Type of decision
Key Decision – Test (i) and (ii) applies – Forward Plan Reference RN 5/13.

Purpose of report
To outline a proposal to redevelop land adjacent to the Havelock Centre for Independent Living (CIL), including the potential development of 20-25 units of accommodation for adults with a disability and a new purpose built Independent Living Centre.

Issue(s) for consideration
The Assistant Director, Regeneration reported that in September 2012 the Council was approached by a specialist adult social care provider seeking land to develop with the intention to provide housing care and support for adults with a disability. Discussions took place with both Planning Policy and Estates and two sites adjoining the Havelock Centre in Burbank were put forward. These sites were acceptable to the developer and terms were provisionally agreed for the sale of the sites.

Since that time discussions had progressed with Child and Adult Services and the Planning and Estates sections in relation to the proposed development. Terms had been provisionally agreed, as outlined in Confidential Appendix A to the report which contained exempt information under Schedule 12A Local Government Act 1972 (as amended by the Local Government (Access to Information) (Variation) Order 2006) namely, (para 3) information relating to the financial or business affairs of any particular person (including the authority holding that information)), for the sale of land relating to the residential and supported living elements of the scheme. Further negotiations would be required in relation to the CIL site.

During discussion with the developer, a proposal to construct a replacement for the existing Havelock Centre for Independent Living was proposed and some provisional plans had been drawn up. The present proposal was to build a new centre (of at least 950 sq metres Net Internal Area plus car parking externally) as a replacement for the existing Havelock Centre on the land adjoining it, prior to demolition of the existing centre and construction of a supported living residential scheme on the site of the current centre. The second site to the west in Burbank Street could be used to provide 20 – 30 units of accommodation of mixed tenure including

supported tenancies, shared living and specialist resident provision for adults with complex health and social care needs.

At present there were four disability specific organisations within the existing Havelock Centre leasing office space. The new development proposed to increase the office accommodation as well as creating additional training areas to increase income generation. In relation to the new Independent Living Centre, the developer was proposing that the Council would lease the Centre and manage it as the current CIL is managed. No lease terms have been agreed but this is likely to be a long term lease agreement (circa 35 years).

Part of the development would require the existing Multi Use Games Area (MUGA) to be relocated within the area and the developer had agreed to consult on and consider this in their proposals. This was an important consideration as the Council's Multi Use Games Area Strategy sought to maximise the availability of such facilities at ward level.

Members welcomed this exciting proposal though had some questions of clarification in relation to the proposal. Members questioned the issues around transport for the users of the facility and the Head of Service indicated that discussions were already commenced with the Integrated Transport Unit. Members also indicated that the users of the CIL had sought assurance that the facility would remain open while the development was ongoing. The Head of Service indicated that the plan was that once the new facility was completed then operations would move to that new building; there was not anticipated to be a closure period. Members also sought assurance that the MUGA would definitely be re-provided within the new development and this assurance was given by officers. The Chair also indicated that a robust business case would be required before the Council could relinquish ownership of the land in question.

Decision
That the Council enter into an exclusivity agreement with the proposed developer to provide the required security prior to design, site investigation and consultation work and the submission of a planning application.

Part 2: Relating to Site 403 Extract

31. Mill House Master Plan – First Phase (*Director of Regeneration and Neighbourhoods)*

Type of decision
Key Test (i) and (ii) applies - Forward Plan Reference No RN 90/11.

Purpose of report
To adopt the Mill House masterplan and to seek agreement to enter into a development partnership with Gus Robinson Developments, on land to the North of the football club, for the first phase of delivery.

Issue(s) for consideration
The Assistant Director, Regeneration reported that, as previously reported to Cabinet on the 19th March 2012, Gus Robinson Developments had been selected as the preferred bidder to develop a masterplan for the Mill House area of Hartlepool, which encompassed six hectares close to the town centre north of Morrison's supermarket between Clarence Road and Raby Road.

Gus Robinson Developments previously produced proposals for a masterplan which were reported to Cabinet on the 19th March 2012. They now wished to commence with the delivery of the first phase of development which involved providing housing on the Council owned land to the North of the site.

In order to facilitate the delivery of the scheme it was proposed that the Council enters into a Development Partnership with Gus Robinson Developments. In order to enable the first phase it was proposed that the partnership would share the risk of development and as such it was proposed that the Council transfer the land and Gus Robinson provide the capital and development expertise. Any profit in excess of the development/masterplan preparation costs and land value would be divided equally between the parties. The land to be transferred extended to some 1.06 acres and was identified in Appendix 2 to the report.

The revised masterplan proposals detailed in Appendix 3 to the report included two options depending on whether the existing leisure facilities were redeveloped on the existing site or relocated elsewhere. Alternative sites were currently being reviewed to determine the viability of the leisure proposals.

It was therefore proposed to adopt the masterplan with two options which included leisure facilities either being redeveloped on the existing site or relocated to an alternative location. A detailed report determining the future of the leisure facilities at Mill House would be brought back to the committee at a future date.

Members welcomed the proposals and also welcomed the inclusion of the Odeon site within the masterplan as this had been a blight on the town centre for over 20 years. It was indicated that the housing development would include 10% social housing. It was noted that the proposals for prudential borrowing to fund the proposals would require Council approval as a departure form the Budget and Policy Framework. The recommendations were unanimously supported by the Committee.

Decision

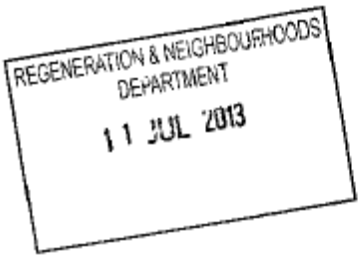
1. That the Mill House masterplan be adopted with the inclusion of two options depending whether the leisure facilities were to be redeveloped on the existing site or relocated elsewhere.

2. That the creation of a development partnership between the Council and Gus Robinson Developments be approved in order to facilitate the delivery of housing on land identified in Appendix 2 of the report as part of the first phase of the delivery of the Mill House Masterplan.

3. That Council be requested to approve the funding for the proposal as a departure from the 2013/14 Budget and Policy Framework.

Appendix 5: Homes and Communities Agency Confirmation

Homes & Communities Agency



Mr Andrew Carter
Senior Planning Officer
Hartlepool Borough Council
Bryan Hanson House
Hartlepool
TS24 7BT

9 July 2013

Dear Mr Carter,

Re: Traveller Pitch Funding

I write further to our on-going discussions regarding Hartlepool Borough Councils opportunity to bid for grant funding to support the delivery of a new Gypsy and Traveller site within Hartlepool.

Since the launch of the Affordable Homes Programme in 2011, Traveller Pitch Funding (TPF) has been available for partners to bid for grant funding for the delivery of new Gypsy and Traveller sites or for the extension and/or refurbishment of existing sites.

After the first round of bids were received and assessed, the Agency has been in a position of continuous market engagement, which simply means we can receive bids for grant funding from partners (usually local authorities or registered providers) to deliver additional interventions as and when opportunities present themselves.

As you are actively looking to develop a new site in Hartlepool, access to Traveller Pitch Funding may be of benefit to your council. It is important to note however that TPF is only available to support schemes that will be constructed and complete by March 2015 (the end of the Comprehensive Spending Review period) and we have had no indication that funding will be available past that date.

Following our discussions held 5th July 2013 I can confirm that should your council identify a preferred site that could be completed by March 2015 the Agency would welcome a funding bid to assist in the delivery of that site. Grant rates per new pitch proposed will not exceed the operating area average and based on your initial costing's for a range of sites it is evident the council will have to part fund any site developed.

Homes and Communities Agency
St. George's House, Kingsway, Team Valley,
Gateshead, Tyne & Wear, NE11 0NA

0300 1234 500
homesandcommunities.co.uk

As there is no certainty of funding post March 2015 the Homes & Communities Agency can offer no guarantee of financial support as we move into the next Spending Review period. However, we welcome the opportunity to work with you in an attempt to bring this matter to a satisfactory conclusion within the timescales available.

Yours sincerely,

Neil Cawson
Area Manager