

**Gypsy and Traveller
and Travelling Showpeople
Supplementary Planning Document
(SPD)**

Consultation Draft

January 2021

About this Consultation

Purpose

Stratford-on-Avon District Council is holding a six week public consultation on the Gypsy and Traveller and Travelling Showpeople Supplementary Planning Document (SPD). It is one of a number of SPDs that accompanies the Core Strategy. When finished (adopted), it will be used by the Council to help make decisions on planning applications.

Structure of the Document

The document is divided into five sections each with a number of sub-sections. There are no specific consultation questions; you can comment on any aspect of the document.

How to Comment

The period for comments is from **Thursday 7 January to Friday 19 February 2021**. Comments received after the deadline may not be considered. You can respond in the following ways:



Using the online comment form at www.stratford.gov.uk/gandt-spd



Posting the comment form to: Stratford-on-Avon District Council, Elizabeth House, Church Street, Stratford upon Avon, CV37 6HX



Emailing the comment form to policy.consultation@stratford-dc.gov.uk

Availability of Documents

Copies of the consultation documents are available to view on the District Council's website at www.stratford.gov.uk/gandt-spd. In addition to the draft SPD, this includes the Strategic Environmental Assessment and Habitats Regulation Assessment (SEA and HRA) Screening Report and the Equalities Impact Assessment.

Subject to changing restrictions resulting from the Coronavirus pandemic, it is also available to view at the District Council offices (Elizabeth House, Church Street, Stratford-upon-Avon, CV37 6HX between 10am and 2pm Monday to Friday) and at main public libraries across the District. Please check current restrictions before you visit.

Copies of the consultation document may also be purchased from the Planning Policy Team.

If you have any queries regarding this document, please contact the Policy Team. If you find the text in this document difficult to read, we may be able to supply it in a format better suited to your needs.

Phone: 01789 260334

Email: planning.policy@stratford-dc.gov.uk

Write to: Policy Team, Stratford-on-Avon District Council, Elizabeth House, Church Street, Stratford-upon-Avon, CV37 6HX

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1. Purpose of the SPD

1.1 Why we have prepared this guidance

Stratford-on-Avon District Council is committed to developing sustainable communities that are strong, vibrant and healthy, and which meet the needs of all sectors of the community, including Gypsies and Travellers and Travelling Showpeople. Everyone should have the opportunity to live in a good quality home. The planning system has an important role to play in ensuring fair and equal treatment for Gypsies and Travellers and Travelling Showpeople by enabling the provision of suitable accommodation.

In 2019 the Council undertook research which established that there is a need for additional permanent Gypsy and Traveller pitches and sites and Travelling Showpeople plots and yards within the District. Meeting this need will contribute to a better quality of life, promote better integration with the settled community and reduce the number of unauthorised encampments. The Council has signed up to a [protocol for dealing with unauthorised encampments in conjunction with Warwickshire Police](#).

The planning system already plans effectively for the settled community. Record levels of market and affordable homes have been built in this District in recent years to ensure that the housing needs of the District are and continue to be met. The Council has already published detailed guidance to assist in the delivery of 'bricks and mortar' housing and advise on what such homes should look like. Such advice is set out in the Development Requirements Supplementary Planning Document available at www.stratford.gov.uk/devreq-spd.

Because Gypsies and Travellers have specific housing requirements we need specific planning guidance to help deliver their homes. This SPD provides that guidance for Gypsy and Traveller sites and Traveling Showpersons yards. There is a distinction between Gypsy and Traveller sites and pitches and Travelling Showpeople yards and plots. The latter are typically larger to accommodate circus and fairground lorries and equipment.

1.2 Relationship to the emerging Gypsy and Traveller Plan

It is not possible for this SPD to allocate land for new Gypsy and Traveller accommodation. Allocating new sites to meet such provision can only be done through the Local Plan / Development Plan process following full public consultation and examination in public. To this end the Council has started work on a Gypsy and Traveller Local Plan. The timetable for the production of this Plan is set out within the Council's [Local Development Scheme](#).

This SPD is an interim measure to provide additional planning policy guidance within the context established by the existing adopted Core Strategy Policy CS.21 – Gypsies and Travellers and Travelling Showpeople (see Section 1.3). The contents of the SPD will then be subsumed into the Gypsy and Traveller Plan in due course in order to place all planning policy and guidance relating to Gypsies and Travellers and Travelling Showpeople in one document.

You can find out more about the emerging Gypsy and Traveller Local Plan @ www.stratford.gov.uk/gandt

1.3 Existing Planning Policy

Meeting the accommodation needs of Gypsies and Travellers and Travelling Showpeople will enable the Council, as the Local Planning Authority, to control and manage their needs in the District. National policy ([Planning Policy for Traveller Sites, 2015](#)) emphasises the need for travellers to be provided with a settled base that reduces the need for long-distance travelling, possible anti-social behaviour and environmental damage caused by unauthorised encampments. The lack of suitable permanent sites can lead to unauthorised encampments, whereas the identification of specific sites provides certainty to communities as to where development will take place rather than having to react to speculative applications or appeals.

This SPD provides further detailed guidance on the interpretation of the following [Core Strategy](#) policies in relation to Gypsy and Traveller and Travelling Showpeople accommodation, as appropriate:

- CS.1 Sustainable Development
- CS.9 Design and Distinctiveness
- CS.21 Gypsies and Travellers and Travelling Showpeople

It will be used by Stratford-on-Avon District Council to help reach decisions on whether to approve or refuse planning applications. Making sure that applications comply with the guidance contained within SPD will make it easier for the Council to grant planning permission. A copy of Core Strategy Policy CS.21 is attached at Appendix 1, for information.

1.4 Planning White Paper

In August 2020 the Government published the White Paper 'Planning for the Future' setting out wide ranging proposed reforms to the planning system. It is, therefore, currently unclear how the reformed planning system will operate or when it will come into effect. The purpose of this SPD, however, is to be a short-term measure in advance of a Gypsy and Traveller Local Plan and/or any reforms to the planning system. The content of this SPD will be used to inform the future direction of planning for Gypsies and Travellers and Travelling Showpeople within the District in the future.

1.5 Structure of the SPD

The SPD seeks to provide clarity, transparency and consistency to applicants, landowners, and the settled and travelling community on a number of aspects on Gypsy and Traveller and Travelling Showpeople accommodation within Stratford-on-Avon District:

- Section 2 sets out the accommodation needs for Gypsies and Travellers and Travelling Showpeople within Stratford-on-Avon District.
- Section 3 provides guidance on the application of the 'Broad Locations' for new permanent Gypsy and Traveller sites and Travelling Showpeople yards as set out within the Core Strategy.
- Section 4 sets out design principles of traveller sites/yards and pitches/plots.

2. Gypsy and Traveller and Travelling Showpeople Accommodation Needs

2.1 The Gypsy and Traveller and Travelling Showpeople Communities

Travelling is an integral part of the cultural identity for Gypsy and Traveller and Travelling Showpeople households. It is legally accepted that nomadism, and living in a caravan, is a reflection of the cultural heritage of such families, not simply a lifestyle choice. Gypsies and Travellers are recognised ethnic groups and are entitled to the same access to housing as the settled community. Often in a cycle of 'enforced' nomadism, being continually moved on by the authorities because of the shortage of authorised sites, means they are often more disadvantaged than any other ethnic group in terms of access to healthcare and education.

2.2 Evidence of Needs

Strategic Objective 15 of the Stratford-on-Avon Core Strategy (2016) identified a need for 71 additional gypsy and traveller pitches by 2031 (based on the 2014 Gypsy and Traveller Needs Assessment). An updated 2019 Gypsy and Traveller Accommodation Assessment (GTAA) established up to date information on need across the District up to 2035.

There are differing approaches as to who constitutes a Gypsy and Traveller in planning terms. Table 1 provides two needs figures; first, one based on an ethnic identity definition and the second based on the needs of families who have not permanently ceased to travel (i.e. based on the national definition as set out in the 2015 Planning Policy for Traveller Sites). The main drivers of need are from 'hidden' households and new family formation. The main needs figure is that based on the 2015 definition (59), with the ethnic-based accommodation needs figure as a 'reserve' figure (70).

There is also a need for 6 additional Travelling Showpeople plots over the same period.

Table 1: Summary of additional Gypsy and Traveller and Travelling Showpeople accommodation needs within Stratford-on-Avon District 2019-2035 (pitches/plots)

Period	Gypsy & Traveller pitches - Ethnic definition	Gypsy & Traveller pitches - PPTS 2015 definition	Travelling Showpeople plots
Total 2019-2024	36	28	3
Total 2024-2029	15	13	1
Total 2029-2035	19	18	2
Overall Total 2019-2035	70	59	6
Source: Stratford-on-Avon District Gypsy and Traveller Accommodation Assessment (April 2019)			

The GTAA recommends that this need be met within the District in two ways:

1. The intensification and/or extension of existing traveller sites; and
2. The provision of new permanent traveller sites.

3. Broad locations for new permanent sites and yards

3.1 Context

As evidenced in the 2019 GTAA (See Section 2 of this SPD), there is a need for more permanent sites within the District for Gypsies, Travellers and Travelling Showpeople.

Policy CS.21 of the adopted Core Strategy (July 2016) identifies two broad locations across the District within which new sites and yards will be preferred.

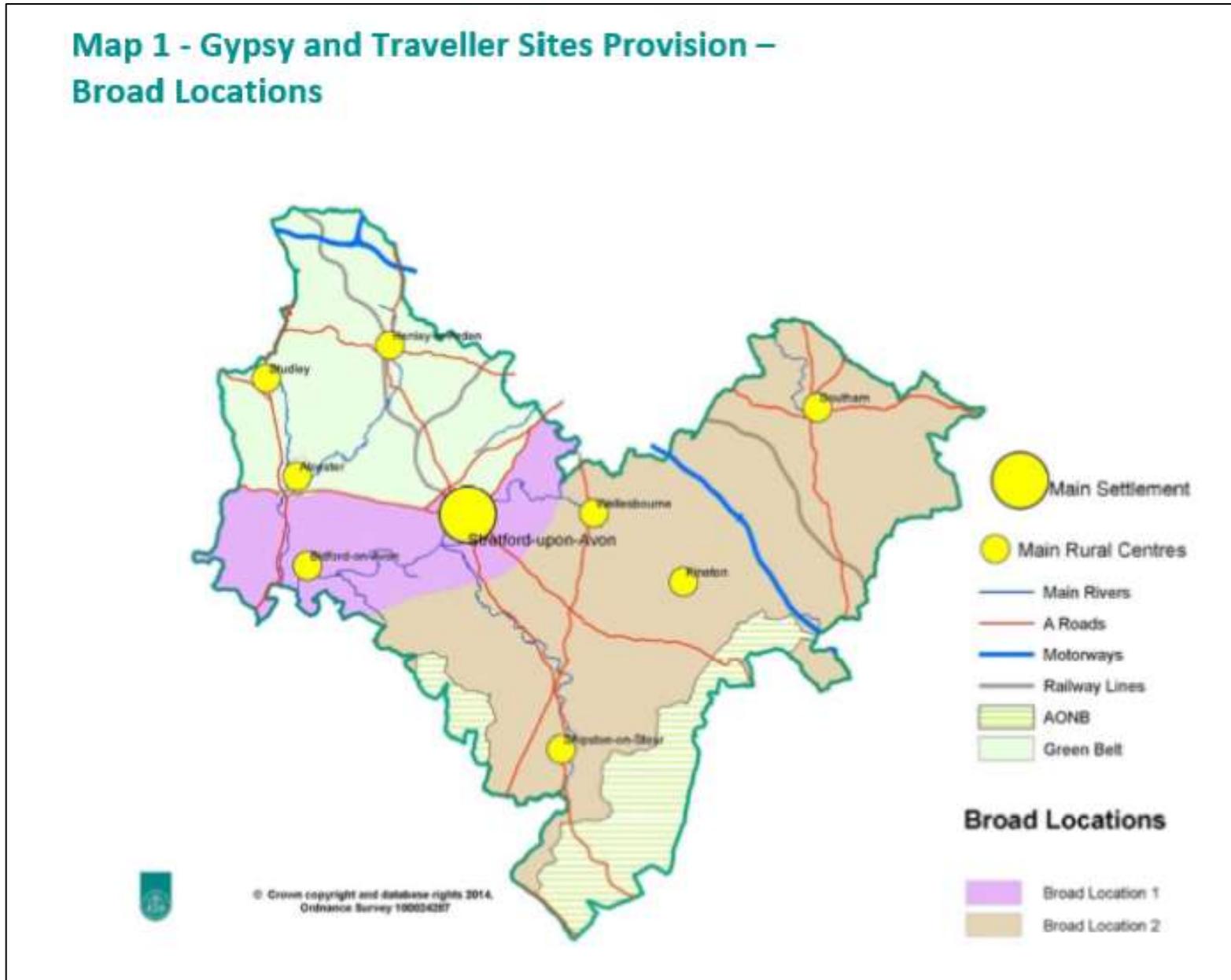
In accordance with criterion 1 of Policy CS.21, the two areas exclude the Green Belt to the north of the District and the Cotswolds Area of Outstanding Natural Beauty (AONB) to the south of the District. These broad areas are shown on Map 1, replicated from the Core Strategy, which also shows the main settlements and transport corridors:

- Broad Location 1 – the 'Avon Valley' outside of the Green Belt
- Broad Location 2 – the remainder of the District, but outside the Cotswolds AONB

The Council acknowledges that these broad locations are very extensive. They also include a wide variety of existing land uses, including many areas and sites that may not be suitable for development e.g. local wildlife sites, conservation areas, ancient woodland etc. To provide further guidance, this section of the SPD sets out some more specific locational criteria based on Policy CS.21 in order to identify those areas within the broad locations where the Council would be particularly supportive of the principle of new Gypsy and Traveler sites and Travelling Showperson yards. It is hoped that this proactive and positive approach will provide certainty to both applicants and communities, and encourage landowners to bring forward such sites to help meet the District's needs.

Any application would continue to be assessed on a case-by-case basis in accordance with national and local planning policies and any relevant material considerations. It is also important to note that different considerations will need to be taken into account for applications relating to additional pitches/plots on existing sites and the provision of completely new sites/yards. This is due to the existence of legitimate planning use on existing authorised sites.

You can find out more about the Council's planning policies in the adopted Core Strategy @ www.stratford.gov.uk/corestrategy



3.2 Proximity to local services and facilities

Criterion 7 of Policy CS.21 states:

The site will be in a sustainable location in reasonable proximity to local services and facilities, including health and emergency services, making them accessible by modes of transport more sustainable than the private car.

In identifying appropriate sites, the Council is required to ensure that they are sustainable economically, socially and environmentally, taking account of the need to access local facilities, and promoting peaceful and integrated co-existence between the site and the local community¹.

The statutory walking distance that the Government considers that a child should be able to walk to their nearest suitable school², is:

- Two miles (3.2 km) for children under eight years of age
- Three miles (4.8 km) for children aged eight to sixteen years of age

Considering this, the following thresholds have been applied in order to identify locations in which new permanent sites would, in principle, be supported:

- 4.8 km from the edge of Stratford-upon-Avon and the Main Rural Centres; or
- 3.2 km from the edge of Local Service Villages that have a primary school.

Any individual site proposals will need to be considered in relation to the availability of suitable footpaths and pavements in the proximity of the site to enable safe pedestrian movements to and from the site.

Please note, in accordance with Core Strategy Policy CS.21, areas outside of the above thresholds but within the broad locations may also be supported, subject to the factors specified below.

3.3 Land Use Designations

Criterion 2 of Core Strategy Policy CS.21 guides the location of new pitches and plots as follows:

The site is not located within an area of designated historic or environmental importance and will not compromise the objectives of any national or local designation, including Special Landscape Areas

Taking this into account, the Council will consider the location of new provision in areas outside of the following designations:

- Conservation Areas
- Local Wildlife Sites
- Sites of Special Scientific Interest (SSSIs)
- Ancient Woodland

¹ Planning Policy for Traveller Sites (PPTS), 2015

²https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/575323/Home_to_school_travel_and_transport_guidance.pdf

- Local Nature Reserves
- Registered Parks and Gardens
- Historic Battlefields

3.4 Landscape Designations

Criterion 2 of Policy CS.21 seeks to ensure that sites do not compromise the objectives of any national or local designation, including Special Landscape Areas. The Core Strategy includes two landscape related local designations:

- Special Landscape Areas – Policy CS.12
- Areas of Restraint – Policy CS.13

Where proposals for new Gypsy and Traveller or Travelling Showpeople accommodation are located within either a Special Landscape Area or an Area of Restraint, they will need to demonstrate that they satisfy the relevant policy requirements and this will be a key consideration in the determination of any planning application.

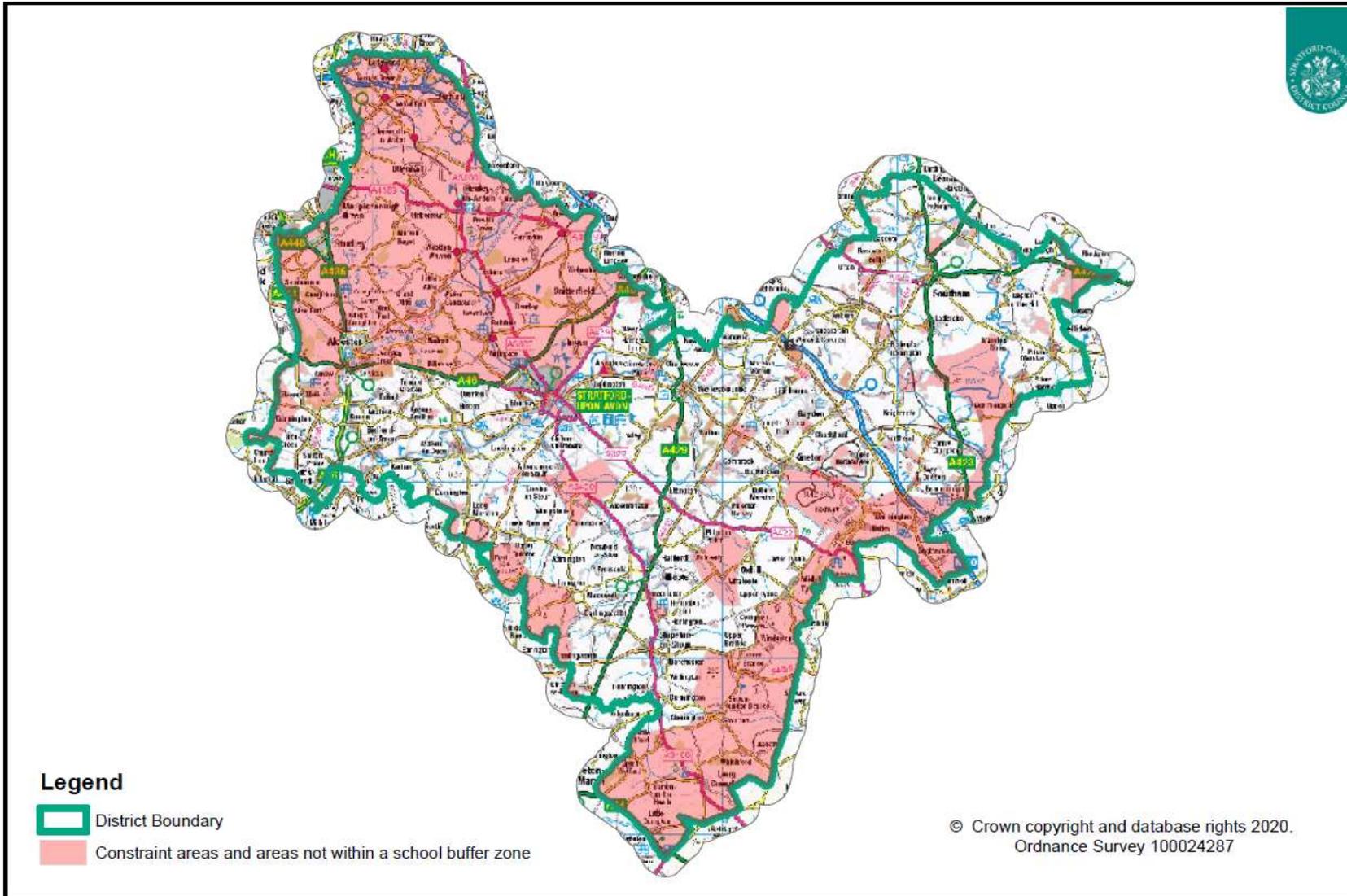
3.5 Detailed Broad Locations

The local services thresholds (section 3.2) and land-use designations (section 3.3) have been applied spatially as shown in Map 2. The resultant broad locations (i.e. those areas of the District not shaded red) are those areas within which the District Council would be particularly supportive of the principle of development for new Gypsy and Traveller sites and Travelling Showpeople Yards.

A series of more detailed maps for the western, central and eastern areas of the District are set out within Appendix 2.

You can find out more about the planning designations on the Proposals Map that accompanies the adopted Core Strategy @ www.stratford.gov.uk/corestrategy

Map 2 – Detailed Broad Locations for new permanent sites and yards



Stratford-on-Avon District

4. Design of new pitches/plots and sites/yards

4.1 Introduction

This section establishes what the Council expects to see in terms of the design and layout of new Gypsy and Traveller sites and pitches, and Travelling Showpeople plots and yards. It takes into account national policy (PPTS, 2015) which requires proper consideration of the effect of local environmental quality on the health and well-being of residents and others.

National policy (PPTS, 2015) requires policies to reflect the extent to which traditional lifestyles can contribute to sustainability and give regard to the need for travelling showpeople to have mixed-use yards to allow residential accommodation and space for storage of equipment. As such, specific design principles have been included within the criteria to allow for this need.

Core Strategy Policy CS.9 (Design and Distinctiveness) highlights a range of factors that development should achieve in order to ensure high quality design. A number of these are particularly relevant to pitches/plots and sites/yards to ensure that they are:

- Attractive
- Sensitive
- Environmentally Sustainable
- Accessible
- Safe
- Healthy

4.2 Design Criteria

The criteria set out in Table 2 apply to all schemes seeking to gain planning permission for additional pitches/plots on an existing site or a new permanent site, in so far as they are relevant to the site and its location. It is acknowledged that as all sites will have different characteristics, the guidance needs to be applied with a degree of flexibility.

You can find out more about design considerations including those relating to landscaping, sustainable urban drainage systems and green infrastructure in the Development Requirements SPD @ www.stratford.gov.uk/devreq-spd.

Table 2: Design Criteria for new Gypsy and Traveller and Travelling Showpeople accommodation

A: General Criteria

Layout and Appearance

- A1. There is a clear demarcation of the site and pitch/plot boundaries using appropriate boundary treatments and landscaping which is characteristic of the local context. Pitches/plots should not extend to the site boundaries and suitable planting and landscaping is required to soften the visual impact.
- A2. Layouts should aim to minimise the risk and perception of crime and disorder and social exclusion for residents through:
 - a) Openness of design, enabling safe and easy travel through the site; and
 - b) Maximising natural surveillance
- A3. All permanent buildings and structures are designed to reflect and respect the wider character of the area in which they are located. Amenity blocks should be provided on individual pitches without the need for communal buildings.
- A4. There is clear separation between communal areas of open space and pitches/plots, and between residential areas and any non-residential areas.

Health & Safety and Access

- A5. To ensure fire safety, every caravan or mobile home is required to be separated from any other caravan or mobile home by a distance of at least 6 metres.
- A6. Safe access from the site to the highway for pedestrians, cyclists and vehicles is provided including for turning and parking, vehicles towing caravans, emergency vehicles and servicing requirements, including waste collection. Access should avoid a significant adverse impact on minor rural roads.
- A7. The proposal will not have any unacceptable adverse or detrimental impacts on the health and living conditions of the residents of the site or on neighbouring uses, including as a result of contamination, excessive noise, dust, fumes, lighting, traffic generation or activity, and noise from commercial activities.

On-Site Facilities

- A8. A communal recreation area is provided for children on sites of 10 or more pitches or plots. The location and size of the communal area should take into account the individual circumstances of the site and avoid conflict with vehicles on the site.
- A9. As a minimum the following utilities must be provided on site - mains water, electricity supply, drainage including sustainable urban drainage systems (SUDs) where appropriate, sanitation and provision for the screened storage and efficient collection of waste, including recyclable materials.
- A10. Proportionate levels of external lighting will be provided based on the size of the site, its location and any potential biodiversity impact. Any lighting scheme is required to avoid a detrimental impact on the surrounding locality by avoiding light spill outside of the site.
- A.11 Stables and/or other outbuildings will be considered on their merits depending upon the nature of the site and use and design proposed.

B: Gypsy & Traveller accommodation specific criteria:

(in addition to criteria A1-A11)

B1. Each pitch should measure at least 500 square metres (0.05ha) and provide as a minimum:³

- an amenity building;
- an amenity/garden area;
- hard standing for storage shed and drying;
- hard standing for a static caravan;
- hard standing for a touring caravan; and
- two car parking spaces.

The above facilities will be laid out to ensure the security and safety of residents and allow ease of movement, whether walking, cycling or driving.

B2. If granting permission on a shared site on an open plan basis rather than individual private pitches (usually on sites with extended families), permission should be given on a pitch-by-pitch equivalent basis to the above. For example, an existing pitch which has enough space to accommodate 2 touring caravans and 2 static caravans along with 4 parking spaces, 2 amenity blocks etc. could be counted as 2 pitches.

C: Travelling Showpeople accommodation specific criteria

(in addition to criteria A1-A11):

- C1. Employment uses should be restricted to purposely designed live/work plots or areas specifically designated and properly designed for such use, recognising that large equipment is essential to the lifestyle of many travelling showpeople.
- C2. Plots should have adequate space for the storage and maintenance of equipment and be laid out to avoid conflict between vehicles and residents.

³ Based on advice contained within the [Stratford-on-Avon District Gypsy and Traveller Accommodation Assessment Update Study \(April 2019\)](#)

Appendix 1 - Core Strategy Policy CS.21

Gypsies and Travellers and Travelling Showpeople

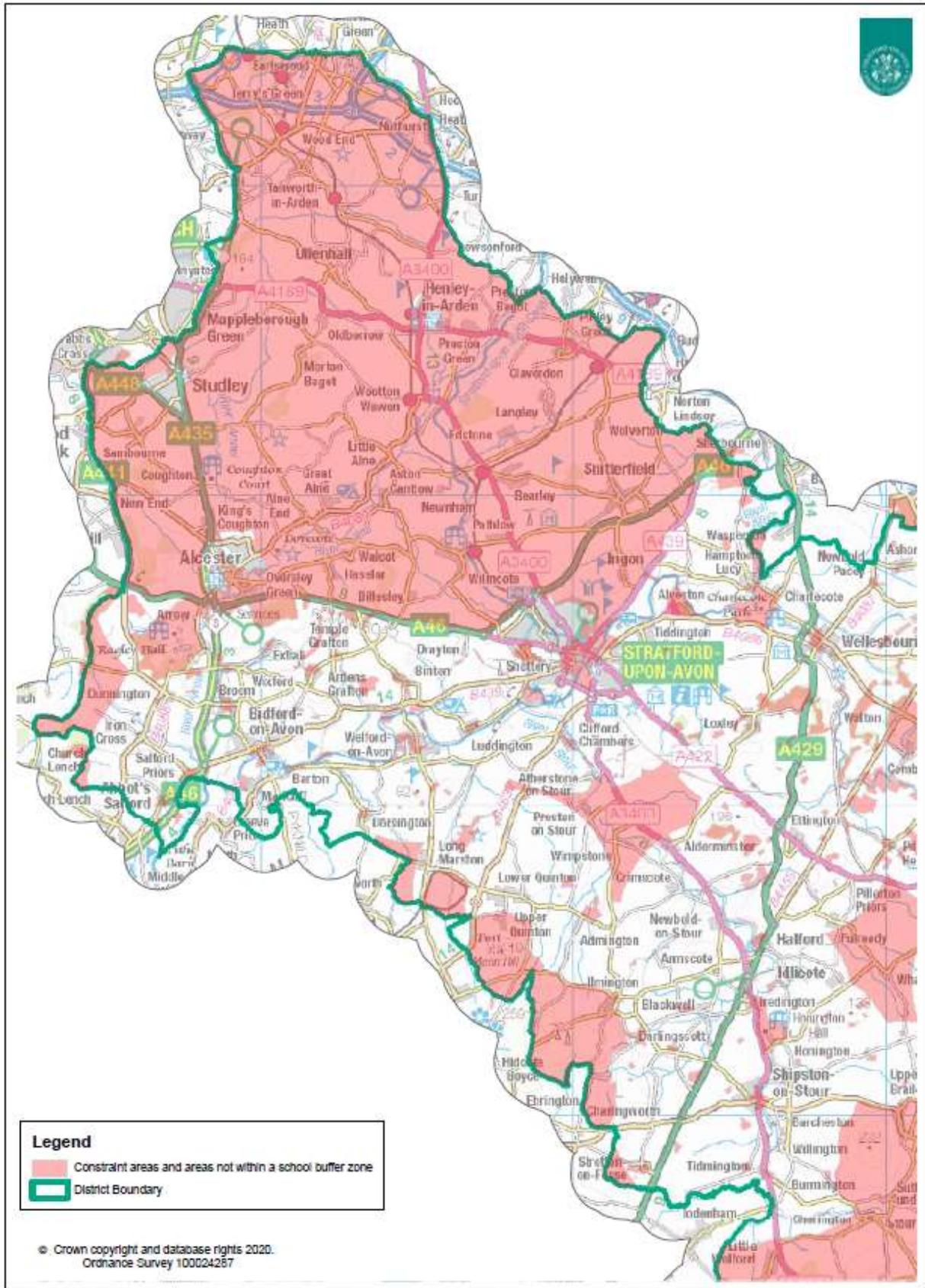
View the full adopted Core Strategy (2016) at [Core Strategy | Stratford-on-Avon District Council](#)

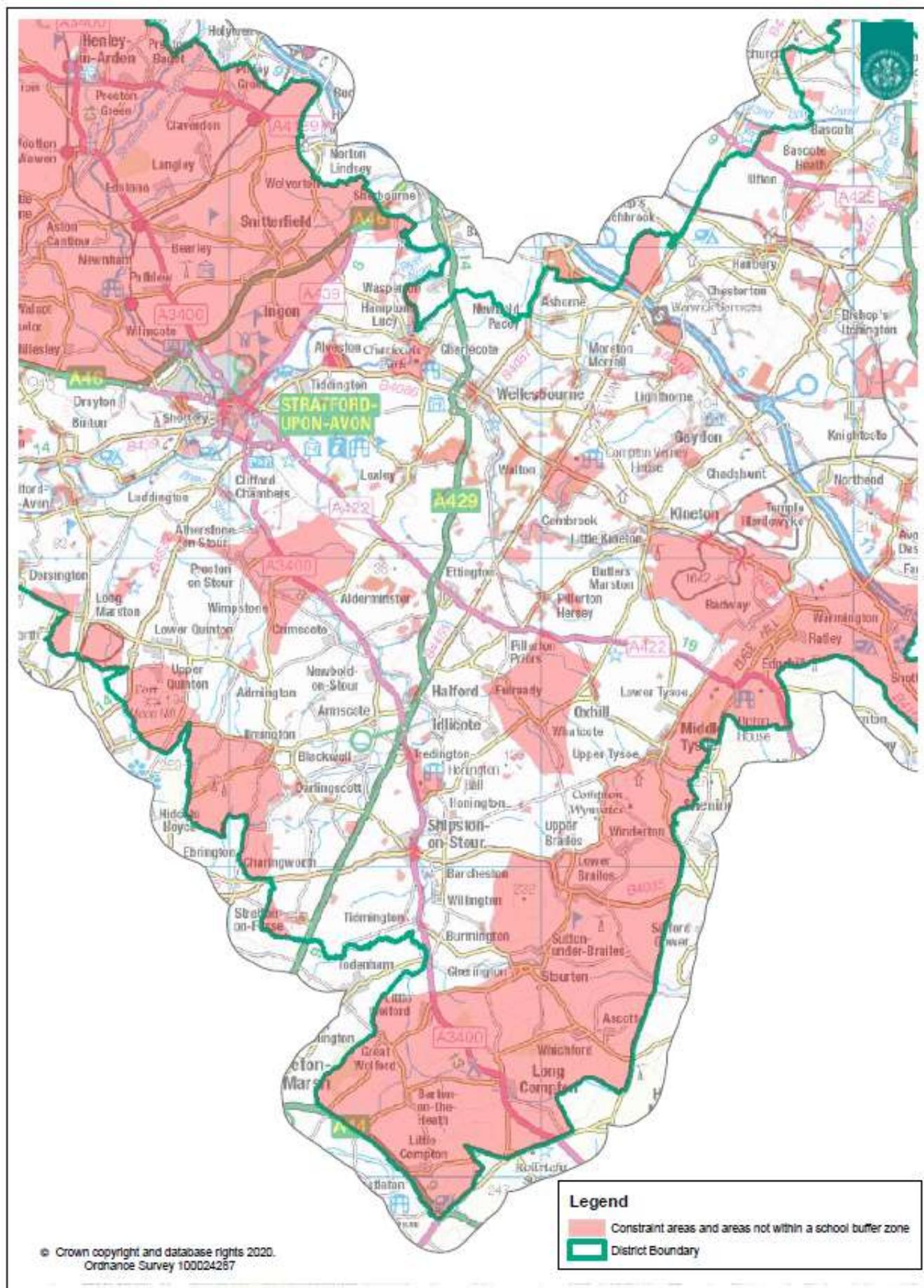
Proposals for the provision of permanent, temporary and transit Gypsy and Traveller pitches and Travelling Showpeople plots will be considered against the following criteria:

- 1 The site is not located within the Green Belt, unless there are very special circumstances, or the Cotswolds Area of Outstanding Natural Beauty (AONB), unless it complies with Policy CS.11;
- 2 The site is not located within an area of designated historic or environmental importance and will not compromise the objectives of any national or local designation, including Special Landscape Areas;
- 3 If located in proximity to the Cotswolds AONB, the site will have a buffer of appropriate scale and landscaping to minimise any adverse visual impact upon the AONB;
- 4 The site should avoid areas prone to fluvial, pluvial or surface water flooding, and exclude areas with a 1 in 100 or greater annual probability of flooding;
- 5 The site will not be located on unstable or contaminated land that cannot be mitigated;
- 6 The site will have safe access to the highway and avoid significant impact on minor rural roads;
- 7 The site will be in a sustainable location in reasonable proximity to local services and facilities, including health and emergency services, making them accessible by modes of transport more sustainable than the private car;
- 8 The location of the site will not result in unacceptable environmental impacts on the amenity of future occupiers of the site;
- 9 The development and use of the site makes best use of previously developed, untidy or derelict land where available and suitable and will not have unacceptable adverse impacts on the landscape, biodiversity or the built environment;
- 10 The site will have a good residential environment and be of good quality layout and design incorporating appropriate landscaping, security, utilities and facilities, and be acceptable in terms of foul and surface water drainage and waste storage and disposal;
- 11 The site will not have an unacceptable adverse impact on neighbouring residential amenity, including noise from any commercial activities;
- 12 Arrangements are put in place to ensure the proper management of the site to seek to ensure community cohesion between the settled and traveller communities.

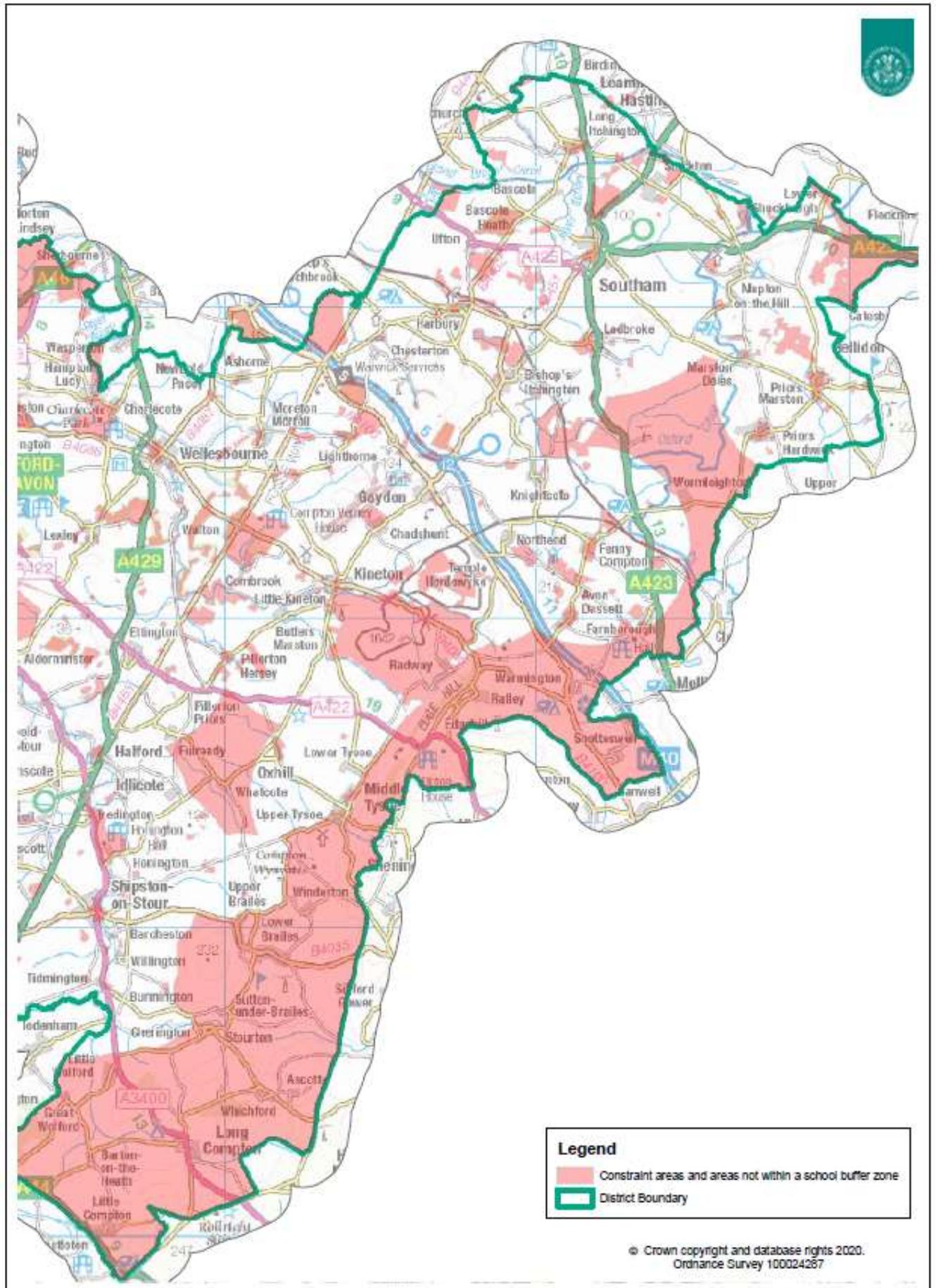
The Gypsy and Traveller Local Plan will identify sites but consideration will also be given to the provision of pitches as a component of sites allocated for development in the Core Strategy, where this is considered appropriate.

Appendix 2 – Maps clarifying the broad locations for new permanent sites and yards





Central



East

Appendix 3 - Glossary

Term	Definition
Allocation/ Allocated Site	A piece of land that has a particular use earmarked to it via the Local Plan. This might be for housing, employment or another purpose such as a Gypsy and Traveller site.
Amenity Building	A building that provides facilities for an individual pitch (private) or a site (communal). These can vary in size and in the facilities they provide, although a basic amenity building on a pitch should include, as a minimum: hot and cold water supply, electricity supply, a separate toilet and hand wash basin, a bath/shower room, a kitchen and dining area.
Amenity Space	This can refer to a garden area on an individual pitch or a communal area of open space / playground on a larger site that is shared by a number of pitches.
Authorised site	A site with planning permission for use as a Gypsy and Traveller or Travelling Showpeople site. It can be privately owned, leased or socially rented (owned by a council or registered provider).
Caravan	Defined by Section 29 (1) of the Caravan Sites and Control of Development Act 1960 a caravan as: "... any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer) and any motor vehicle so designed or adapted."
Development Plan	This refers to the statutory planning documents covering the District.
Development Plan Document	Development Plan Documents are the parts of the Local Plan which are subject to independent examination and which provide the statutory planning guidance for the District.
Enforcement Action	Action taken by the Council against failure to obtain planning permission for a use or development, or carrying out a use or development which does not accord with a permission or condition.
Gypsy and Traveller	As defined by the Government's Planning Policy for Traveller Sites (August 2015): <i>Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.</i> The DCLG guidance also states that in determining whether persons are "gypsies and travellers" for the purposes of planning policy, consideration should be given to the following issues amongst other relevant matters: a) whether they previously led a nomadic habit of life

	<p>b) the reasons for ceasing their nomadic habit of life</p> <p>c) whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.</p>
Heritage Assets	The term used in the National Planning Policy Framework to describe a range of features of heritage value, which may include archaeology, buildings, structures or designed landscapes. These assets may be designated or undesignated. Designated assets include Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.
National Planning Policy Framework	The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied.
Permanent residential site	A site intended for long-stay use by residents. They have no maximum length of stay but often constraints on travelling away from the site.
Pitch	A pitch is the space required to accommodate one Gypsy and Traveller household. The Stratford-on-Avon GTAA (April 2019) recommends that typical permanent pitches should be capable of accommodating hard standing for a touring caravan and a static caravan, 2 car parking spaces, 1 amenity block, hard standing for storage shed and drying and garden/amenity area.
Planning Condition	Planning conditions impose restrictions on the grant of planning permission. Planning obligations should only be agreed where planning conditions are not sufficient.
Planning Obligation	In the form of a legal agreement, planning obligations apply to an area of land and are secured to ensure that developers mitigate for the impacts of, and provide for the infrastructural requirements arising from, development.
Plot	Area on a yard for Travelling Showpeople to live. As well as dwelling units, Travelling Showpeople often keep their commercial equipment on a plot.
Private rented pitches	Pitches on sites which are rented on a commercial basis to other Gypsies and Travellers. The actual pitches tend to be less clearly defined than on socially rented sites.
Settled Community	A term used to refer to non-travellers
Shared Site	A shared site is a site occupied by more than one Gypsy or Traveller or Travelling Showpeople family.
Site	An area of land laid out and/or used for Gypsy and Traveller or caravans for residential occupation, which can be authorised (have planning permission) or unauthorised. Sites can be self-owned by a Gypsy and Traveller or Travelling Showperson resident, or rented from a private or social landlord. Sites vary in type and size and can range from one-caravan private family sites through to large local authority sites. Authorised private sites (those with planning permission) can be small, family-run, or larger, privately-owned rented sites.

Sustainable Drainage Systems (SUDS)	An approach to managing rainwater runoff from buildings and hardstanding. A benefit of the system is to reduce the quantity and rate of surface water flow running directly to rivers via stormwater networks.
Temporary Site	This is an authorised site that has been granted temporary planning permission. At the end of the specified time period (usually between 2-5 years, defined by a planning condition) the use of the site must cease and the site should be restored to its former condition.
Travelling Showpeople	<p>People who organise circuses and fairgrounds and who live on yards when not travelling between locations. Most Travelling Showpeople are members of the Showmen’s Guild of Great Britain.</p> <p>A Travelling Showpersons plot sometimes called a yard, has capacity for residential accommodation plus space for the storage (and maintenance) of equipment.</p> <p>Travelling Showpeople’s needs are distinct to the needs of the wider Gypsy & Traveller community and the sites are usually mixed-use (i.e. residential and storage use).</p>
Unauthorised encampment	Unauthorised developments include situations where the land is owned by the occupier, or the occupier has the consent of the owner (e.g. is tolerated /no trespass has occurred), but where relevant planning permission has not been granted.
Unauthorised site	Land occupied by Gypsies and Travellers or Travelling Showpeople without the appropriate planning or other permissions. The term includes both unauthorised development and unauthorised encampment.
Yard	An area of land laid out for Travelling Showpeople. As well as space for living quarters, due to work, Travelling Showpeople often require additional space in order to store and maintain large equipment.