

Development Requirements Supplementary Planning Document (SPD)

Part W: Gypsies and Travellers and Travelling Showpeople

October 2021

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This part of the Development Requirements SPD provides further detailed guidance on the interpretation of a range of Core Strategy policies, as appropriate:

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

Because Gypsies and Travellers and Travelling Showpeople have specific housing requirements we need specific planning guidance to help deliver their homes. This Part of the SPD provides that guidance.

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 the SPD will make it easier for the Council to grant planning permission. The Council's planning policies are set out in the Core Strategy available at: www.stratford.gov.uk/corestrategy

Key words or terms which appear throughout the document are included in the Glossary

W1. 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. The Public Sector Equality Duty requires councils to have due regard to eliminating discrimination and harassment, advancing equality of opportunity between members of protected groups and others, and to foster good relations between persons who share a relevant protected characteristic and those who do not. Meeting the accommodation needs of the Gypsy and Traveller and Travelling Showpeople community is an important objective of the Council's Housing Strategy 2021 to 2026 (Action 6) and includes a commitment to work in partnership to raise awareness of the housing waiting list amongst people who are socially and/or digitally excluded, including the Gypsy and Traveller community (Action 13.4).

Everyone should have the opportunity to live in a good quality home. The planning system plays an important role in ensuring fair and equal treatment for these communities by enabling provision of suitable accommodation. There is a distinction between Gypsy and Traveller sites and pitches and Travelling Showpeople yards and plots, which are typically larger to accommodate circus and fairground equipment.

The planning system already plans effectively for the settled community. Record levels of homes have been built in the District in recent years to ensure that its housing needs are and continue to be met. The Council has published 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 other parts of the [Development Requirements SPD](#).

Meeting the accommodation needs of Gypsies and Travellers and Travelling Showpeople will enable the Council 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 and the possibility of 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.

Policy CS.21 (Gypsies and Travellers and Travelling Showpeople) of the Council's Core Strategy sets out the how applications for the provision of new accommodation will be considered across the District. A copy of the policy is set out in section W5.

Neighbourhood Development Plans (NDPs) are prepared by Parish Councils or Neighbourhood Forums. A number of communities across the District have taken the opportunity to prepare an NDP for their area. NDPs form part of the statutory Development Plan and are required to be in conformity with the Core Strategy including Policy CS.21 relating to the provision of new Gypsy and Traveller and Travelling Showpeople accommodation across the District. SPDs are guidance documents and are a material consideration in the determination of planning applications. This SPD seeks to provide guidance on the implementation of Policy CS.21 in order to satisfy District-wide needs.

This SPD can not allocate land for new Gypsy and Traveller accommodation. This can only be done through the Local Plan / Development Plan process following full public consultation and examination in public. To this end the Council is looking to progress the allocation of sites within a future Development Plan Document / Local Plan. The latest timescales are available to view within the Council's [Local Development Scheme](#).

W2. Gypsy and Traveller and Travelling Showpeople Housing Needs

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.

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. This is summarised in Table 1 below. 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](#).

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.

The GTAA does not identify the need for any transit sites within the District, rather it recommends a 'negotiated stopping policy' which would allow land to be temporarily used as authorised short-term (less than 28 days) stopping places. These sites would not require planning permission and as such are not covered in detail within this SPD. The Council is working with Warwickshire County Council and other partners to set up a county-wide approach to negotiated stopping.

Monitoring the Need

The Council produces an [Authority Monitoring Report \(AMR\)](#) on an annual basis which includes information on how the needs of Gypsies, Travellers and Traveller Showpeople are being met within the District. The 2019/20 AMR confirms that 52 pitches have been granted planning permission since 2011. Since the GTAA was published in 2019, one additional permanent pitch was granted permission and a permission for six pitches has expired, resulting in a net loss in supply of 5 pitches. It can be concluded, therefore, that since the GTAA was published there is now an even greater need for additional accommodation.

W3. New Gypsy and Traveller and Travelling Showpeople Housing

As evidenced in the 2019 GTAA (See Section W2 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. 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 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. In line with criteria 9 of Policy CS.21, sites that make best use of previously developed, untidy or derelict land will be encouraged where available and suitable.

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 assess the suitability of new provision in areas outside of the following designations in accordance with the relevant policies within the Core Strategy, notably CS.6 (Natural Environment), CS.7 Green Infrastructure and CS.8 (Historic Environment):

- Conservation Areas
- Local Wildlife Sites
- Sites of Special Scientific Interest (SSSIs)
- Ancient Woodland
- Local Nature Reserves
- Registered Parks and Gardens
- Historic Battlefields
- Scheduled Monuments

The impact of proposed sites that are outside of but within close proximity to these designations will also need to be assessed.

New provision will also need to be assessed with regards to the impact on Listed Buildings and their settings.

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:

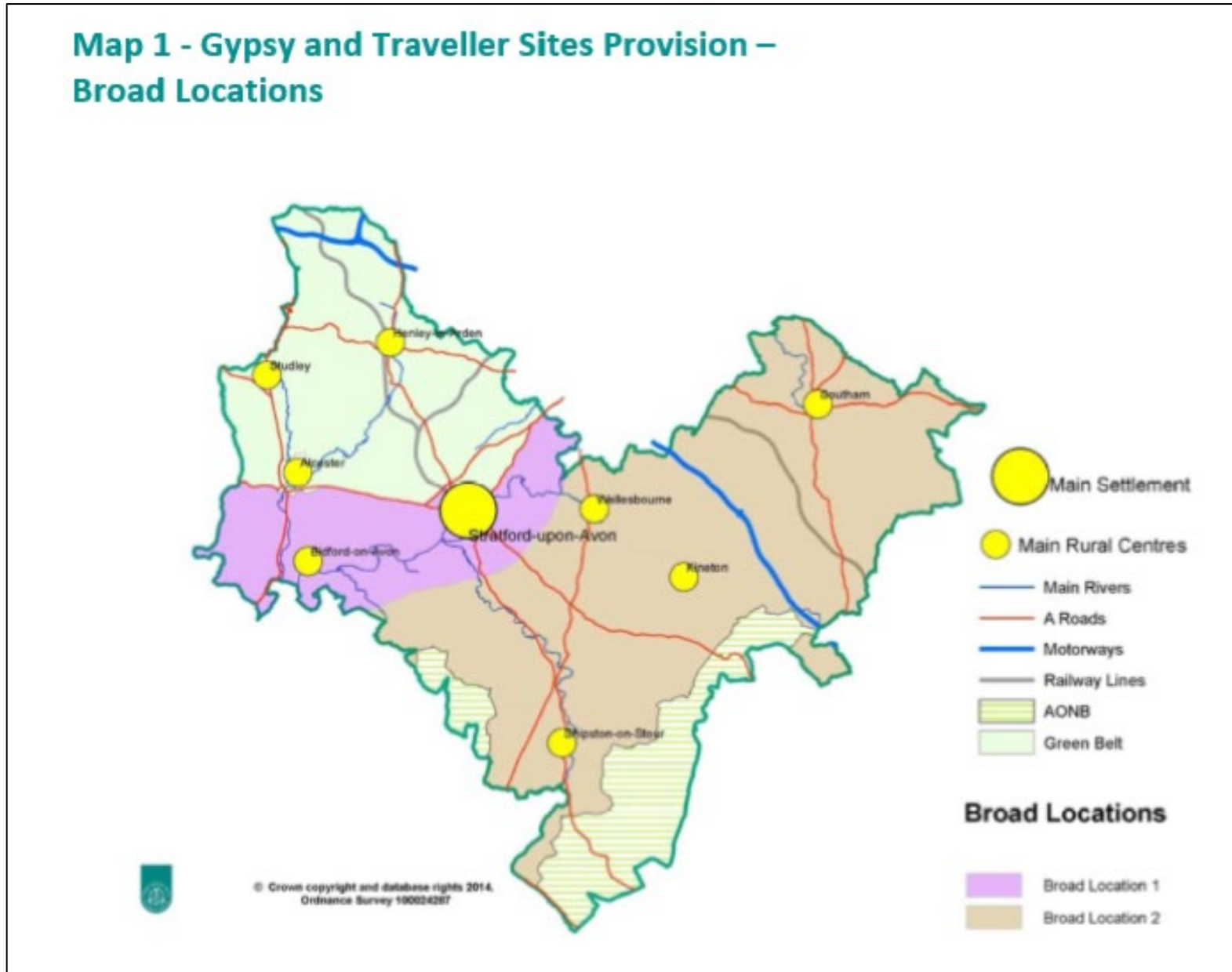
- Special Landscape Areas – Policy CS.12
- Areas of Restraint – Policy CS.13

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. This will be a key consideration in the determination of any planning application.

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

Additional pitches and plots on existing sites

A range of considerations that will need to be taken into account for applications relating to additional pitches/plots on existing sites. This includes compliance with national and local planning policy, and the content of this SPD guidance. This will include consideration of the individual needs of the families present on the site given the existence of legitimate planning use on existing authorised sites.



W4. Design Criteria for new pitches/plots and sites/yards

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

In January 2021, [a guidance document to providing and managing Gypsy and Traveller homes 'Places we're proud of'](#) was published by the National Policy Advisory Panel on Gypsy and Traveller Housing. It provides useful information on site design and facilities.

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 and take into account the needs and demographics of families resident on them, including those with disabilities who may have specific needs. Applications for transit sites will be considered in line with the design criteria, although the use of temporary amenity buildings may be more appropriate than permanent buildings.

Applicants are also encouraged to consider Public Health Warwickshire's '[Promoting Health and Wellbeing through Spatial Planning](#)' in order to ensure the best health and wellbeing outcomes for Gypsy and Traveller and Travelling Showpeople communities when designing new accommodation.

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. Guidance on landscape design is available within [Part M \(Landscape Design and Trees\) of the Council's Development Requirements SPD](#). Pitch boundaries may include fences, low walls, hedges and natural features. Pitches/plots should not extend to the site boundaries and suitable planting and landscaping using trees and shrubs 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. Information on character considerations within the District is available within [Part B \(Character and Local Distinctiveness\) of the Council's Development Requirements SPD](#). Amenity blocks should be provided on individual pitches without the need for communal buildings, and meet the latest mobility standards set out in building regulations. The use of green roofs, solar panels and timber cladding on amenity buildings is encouraged.

Health & Safety and Access

- A4. All sites and pitches should conform to the latest health and safety guidance. 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.
- A5. 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. The availability of suitable footpaths and pavements in the proximity of the site will need to be considered to enable safe pedestrian movements to and from the site.
- A6. 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.
- A7. Safe, secure boundaries should be provided to enable families to securely benefit from their environment. This is especially important in multi-family sites where a range of vehicles could be moving around the site presenting a danger to children and pedestrians.

On-Site Facilities

- A8. As a minimum the following utilities should be provided on site – mains electricity supply, adequate and safe water supply and drainage including sustainable urban drainage systems (SUDS) where appropriate, sanitation, broadband/wifi and provision for the screened storage and efficient collection of waste, including recyclable materials. Early engagement with Warwickshire County Council as the Lead Local Flood Authority at pre-planning stage is encouraged. Further information is available at www.warwickshire.gov.uk/flooding¹.
- A9. 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.10 Existing environmental and heritage assets should be conserved and enhanced. Any adverse impacts on these assets will only be acceptable if satisfactory mitigating measures can be provided.
- A.11 Visitor space for friends and family to pull onto the site for short periods of time while travelling should also be factored into site design.

Pitch and Plot Provision

- A.12 Each pitch or plot should measure at least 500 square metres (0.05ha) and provide as a minimum in order to accommodate a single household:²
- an amenity building;
 - an amenity/garden area;
 - hard standing for storage shed and drying;
 - hard standing for a static caravan if a static caravan is to be situated on the pitch;
 - hard standing for a touring caravan; and
 - two car parking spaces.

The above facilities will be laid out to facilitate low maintenance and to ensure the safety of residents and allow ease of movement, whether walking, cycling or driving. On shared family sites it may be suitable to provide a communal amenity building as opposed to individual buildings in order to combat loneliness and provide a hub for support services to residents. However, on multi-family sites individual amenity buildings will be required.

¹ Connection to the existing foul sewer network is strongly advised to ensure no deterioration to the watercourse in line with the WFD. Any alternative foul drainage proposals would need an environmental investigation to demonstrate that there would be no adverse impact on the environment. This is in line with NPPF paragraph 170 and Stratford-on-Avon's Core Strategy Policy CS.4 "Water Environment and Flood Risk" to ensure there is no negative impact on water quality. Please note, under the Environmental Permitting (England and Wales) Regulations 2016, the discharge of polluting substances (including sewage effluent) into surface waters or the ground requires the authorisation of the Environment Agency.

This authorisation may be either an Environmental Permit to control the discharge or a registered exemption. This is irrespective of any Planning Permission and there is no guarantee this will be granted. Therefore, the Environment Agency should be contacted in the first instance for advice. Additional 'Environmental Permitting Guidance' can be found at: <https://www.gov.uk/environmental-permit-check-if-you-need-one>.

² Based on advice contained within the [Stratford-on-Avon District Gypsy and Traveller Accommodation Assessment Update Study \(April 2019\)](#)

B: Gypsy & Traveller accommodation specific criteria:

(in addition to criteria A1-A12)

- B1. There is clear separation between communal areas and pitches/plots, and between residential areas and any non-residential areas.
- 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-A12):

- 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.

Strategic Flood Risk Assessment (SFRA)

The most up to date available SFRA should be referred to in any future proposals to ensure development is located outside the floodplain, including the 1 in 100 year plus climate change extent. This is particularly so if the cumulative impacts of future development could make local areas susceptible to flooding under NPPF Paragraph 156. Climate Change Allowances

The Environment Agency has updated its guidance on how climate change could affect flood risk to new developments which came into immediate effect on 17th December 2019. These climate change allowances vary in each river catchment (Severn, Humber and Thames). Under the new guidance when determining the climate change allowances, there is increased emphasis on the flood risk vulnerability classification of the proposed development. For some development types and locations, two possible climate change allowances are given. It is the higher of these two allowances which should be used in any assessment and mitigation works, particularly if there are areas identified as particularly sensitive to fluvial flood risk in the SFRA. Additionally, the climate change allowances for floodplain compensation have been updated. The appropriate allowance to assess off-site impacts and calculate floodplain storage compensation depends on the land uses in affected areas. In the majority of cases the higher central allowance to calculate floodplain storage compensation should be used. It is for the developer to demonstrate with evidence that a lower allowance should be used.

Details on the above guidance and allowances to be used can be found here: <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>.

Additional Information Under Table 3 of the 'Flood Risk and Coastal Change' section of the Planning Practice Guidance, 'highly vulnerable' development, including caravans, mobile homes and park homes intended for permanent residential use should not be permitted in Flood Zone 3. Additional information can be found here: <https://www.gov.uk/guidance/flood-risk-andcoastal-change>.

W5. 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.

W6. 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).
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> This 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 b) the reasons for ceasing their nomadic habit of life 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.
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,

Term	Definition
	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.

Term	Definition
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 plot for Travelling Showpersons, 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	<p>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.</p>
Unauthorised site	<p>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.</p>
Yard	<p>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.</p>