

1. Final Search Parameters

- 1.1 Council-owned housing land. Land held by the Council for housing purposes is clearly suitable, in principle, as a gypsy and traveller site, which is a form of housing. As such, LBL Housing land is to be included in the search.
- 1.2 Council-owned non-housing land. Land held by the Council for non-housing purposes may be suitable as a gypsy and traveller site, and as such, LBL non-housing land is to be included in the search.
- 1.3 Private and other publicly owned land. Given this and recent Government initiatives to encourage additional housing, it is considered very unlikely that private or other public landowners would choose to bring forward and manage a gypsy and traveller site. In any event, the Council does not have resources available to buy additional land for the purposes of developing a gypsy and traveller site.
- 1.4 For these reasons, it is proposed to focus on Council owned, other than, possibly, adjacent land in other ownerships that may be necessary to develop a Council asset.
- 1.5 One or more sites? Subject to the findings of a revised GTANA, the need for additional pitches in Lewisham is likely to be relatively small. If this is confirmed, it is proposed that a single site be identified as this would provide economies of scale in terms of design, development and future management costs.
- 1.6 Type of site. The intention is to consider the full range of potential sites, including vacant open land, open land that is in use, vacant and occupied buildings and any combination.
- 1.7 Size of site. The findings of the 'Net Density and Gypsy & Traveller Sites' working paper, prepared by the London Gypsy & Traveller Unit in (July 2009), suggest that that for a new site in Inner London, the density should be within the range of 14 to 25 pitches per hectare (between 400 and 714sqm per pitch). Taking account of this and other advice in this working paper, the requirements set out in the CLG 'Designing Gypsy & Traveller Sites' Good Practice Guidance (May 2008), the Government's PPTS (August 2015) and the need to optimise the use of scarce urban land, it is proposed to base a search for sites on 400sqm per pitch.

1.8 Location of site. There are no known particular locational needs for gypsy and travellers who may wish to live on a site in Lewisham and given the difficulties in identifying a site, it is not proposed that any geographical preferences are identified (other than those in the selection criteria).

1.9 Whilst previous searches have sought to identify potential sites outside of the borough but close to its boundary, for practical and deliverability considerations, it is proposed to limit the search to land within the LB Lewisham.

2. Final Site Selection Criteria

Site Selection Criteria	Explanation and application
1. Effective and efficient use of public assets.	<p>(a) Effective use of public assets – Judgement, taking account of existing service commitments and use, running costs, investment requirements, reasonable alternative use(s) for the provision of other services and the SAMP.</p> <p>(b) Efficient use of public assets– Judgement, taking account of reasonable alternative use(s) and the Council’s need to minimise opportunity costs and optimise capital receipts.</p>
2. Reasonable access to local shops, services and community facilities in particular schools and health services.	<p>(a) Site within 800m of bus stop and/or station.</p> <p>(b) The following services within 1,500m:</p> <ul style="list-style-type: none"> (i) Local shop; (ii) Primary School; and (iii) Health facility.
3. Safe and reasonably convenient access to the road network.	<p>(a) Safe vehicular access or capable of creating safe vehicular access for 15m long caravan to/off a public highway.</p> <p>(b) Access for emergency services.</p> <p>(c) Clearance height of 3.7m.</p>
4. Capable of satisfactory provision for parking, turning, service and	<p>(a) Judgement (size and shape of site).</p> <p>(b) Infrequent access needed for 15m long caravan.</p>

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emergency vehicles.	
5. Mixed residential and business use opportunities.	(a) Mixed-use residential and business use acceptable in principle (b) Any likely adverse impacts are acceptable (assuming environmental permitting regulations, appropriate licensing and planning conditions manage activities that could be carried out).
6. Supply of essential services such as water, sewerage and drainage and waste disposal.	Assume all sites have access to all essential services or are capable of being connected (NB cost of doing so may vary and affect deliverability). N.B. All sites to be given a score of 'Average' for this criterion.
7. Scope for healthy lifestyles and integration.	(a) Opportunities for healthy lifestyles such as adequate landscaping & play areas - Judgement (size and shape of site). (b) High standard design and landscaped which facilitates the integration of the site with the surrounding environment and amenity of the occupiers adjoining the site - Judgement (size and shape of site).
8. Local environmental quality	(a) Contamination – Free from significant contamination or able to be cleaned up (consult LBL Environmental Health) ((NB cost of doing so may vary and affect deliverability). (b) Noise – Acceptable internal noise environment (consult LBL Environmental Health) (c) Air quality – Acceptable air quality (consult LBL Environmental Health) (d) Flooding – Reasonable prospect of sequential test and exceptions tests being met(See below)
9. Spatial planning & development management considerations.	(a) Key relevant site specific development plan policies – both for the site itself and adjoining land (b) Key relevant general policies (c) Key relevant policies in emerging Local Plan and any emerging Neighbourhood Plan (d) Key relevant planning guidance (e) Planning history – identification of any key relevant planning history. (f) Summary – overall conclusion, taking account of the above.
10. Deliverability.	Taking account of all of the previous criteria, sites

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	should be: <ul style="list-style-type: none">(a) Available now;(b) Offer a suitable location for development; and(c) Be achievable with a realistic prospect that development will be delivered on the site within five years.