

**London Borough of Hounslow
Site Allocations and Capacity Assessment**

**Gypsy Traveller and Travelling Showpeople Addendum
Assessment 2024**

July 2024

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Methodology

1. Introduction

- 1.1. The [Housing Act 2004](#) places a duty on Councils to assess the accommodation needs for Gypsies and Travellers and make adequate provision for them within its area. The [2015 Planning Policy for Traveller Sites](#) states “Local planning authorities should, in producing their Local Plan:
- a) Identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years’ worth of sites against their locally set targets;*
 - b) Identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15;*
 - c) Consider production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites, particularly if a local planning authority has special or strict planning constraints across its area (local planning authorities have a duty to cooperate on planning issues that cross administrative boundaries);*
 - d) Relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population’s size and density;*
 - e) Protect local amenity and environment.”*
- 1.2. To assess the current need for Gypsies and Travellers within Hounslow, the Council commissioned a Gypsy Traveller and Travelling Showpeople Accommodation Needs Assessment (GTTSANA) 2019. The Study is available to [view on Hounslow Council’s website](#).
- 1.3. The GTTSANA 2019 identified a need for of 33 net additional Gypsy and Traveller pitches and 26 Travelling Showpeople plots in the Borough over the study period, 2018-2041. However 11 plots from the travelling showpeople need arises from an existing unauthorised yard in the borough at Baber Bridge, Feltham, as identified in the GTTSANA 2019. All 11 plots at the Baber Bridge Yard will be retained and protected as a travelling showpeople site. As such, in accordance with the GTTSANA 2019, the identified travelling showpeople need in Hounslow is for 15 plots.

2. Process of Identifying Potential Sites and Methodology for Assessment

- 2.1. The Methodology for the Gypsy Traveller and Travelling Showpeople Addendum to the Hounslow Site Allocations and Capacity Assessment update (SACA) 2024 has been prepared in accordance with the Housing and Economic Land Availability Assessment (HELAA) Methodology set out in the national Planning Practice Guidance (PPG) and the SACA. This Addendum Methodology is compliant with the PPG and expands on, but does not replace, the overarching methodology set out in the SACA. As such, the Addendum Methodology includes further specific details relating to the identification and assessment of sites specifically for the use of accommodation for Gypsies, Travellers and Travelling Showpeople (GTTS).
- 2.2. The identification and shortlisting of sites is carried out in the following stages:
- 1) Identifying Sites and Broad Locations;

- 2) Assessment of Sites and Broad Locations;
- 3) Assessment Review;
- 4) Establish Final Schedule of Sites.

3. Stage 1: Identifying Sites and Broad Locations

- 3.1. For the purposes of the Addendum Assessment the following types of site and potential data sources specifically relevant to the identification of sites for GTTS will be drawn upon:
 - a) Land in the local authority's ownership;
 - b) Other publicly owned land, searching for under-used or vacant sites within public ownership;
 - c) Pro-active site identification searches using the Hounslow Assessment Database of sites and land registry searches to identify privately owned sites that could potentially be suitable for use as a GTTS site;
 - d) Existing Authorised Sites - existing Gypsy, Traveller and Travelling Showpeople sites with consents or certificates of lawful use;
 - e) Existing Unauthorised Sites – any existing unauthorised and tolerated sites and encampments;
 - f) Former application sites – i.e. those with planning history related to Gypsies and Travellers.
- 3.2. The Council has also undertaken a targeted 'call for sites', specifically seeking land to meet identified needs for GTTS.
- 3.3. Certain site characteristics and absolute constraints impacting sites are insurmountable and accordingly would result in sites being screened from the assessment when gathering information from the data sources listed above. This includes the following:
 - Sites smaller than 0.25 ha;
 - Sites lying wholly within or adversely constrained by Public Safety Zones (PSZ) for London Heathrow Airport;
 - Sites wholly within or adversely constrained by flood zone 3b;
 - Site lying wholly within or adversely constrained by a Site of Special Scientific Interest (SSSI);
 - Sites lying wholly within or adversely constrained by ancient woodland;
 - Sites located within an extant or proposed site allocation or with safeguarding's in place for alternative uses.

Site Requirements

- 3.4. Overall, pitch and plot sizes will be determined by site layout, safety guidance, site specific requirements, as well as considerations for size of family unit. There are no specific standards for minimum sizes for gypsy and traveller pitches or travelling showpeople plots, and their sizes throughout the country vary, especially in urban and rural contexts and also public and private provision.
- 3.5. There is limited guidance available on the required sizes for pitches and plots, however, there is some good practice guidance and examples available on what each pitch or plot should contain, including the [Gypsy and Traveller Site Selection Methodology, Blackburn and Darwen Council \(2020\)](#) and the [Lichfield Gypsy and Traveller Sites Methodology Paper \(2016\)](#). It is important to note that these are not representative of a London context due to higher land values and densities in the Capital, and generally good transport connections.
- 3.6. [The DCLG Gypsy and Traveller Good Practice Guide 2008](#) advises that sites should allow space for a mobile home and touring caravan per pitch/plot, as well as amenity building, parking and vehicle turning room. Although this guidance has been withdrawn, the information it includes is useful in developing site design requirements.
- 3.7. From reviewing the DCLG Guidance and the other relevant examples, it is considered that pitches and plots should generally contain the following:
 - Space for a static mobile home;
 - Space for a touring caravan;
 - An amenity block (containing WC with sink, bath/shower, store room, kitchen/food preparation area, small dining area);
 - Two parking spaces; and
 - At least six metres between mobile homes.
- 3.8. Depending on site size, the wider site would ideally also need to provide a space for any on-site management facilities, visitor parking and amenity/play space where possible.
- 3.9. To ensure fire safety requirements are met, caravans must be 3 metres from site boundaries and static caravans sited at least 6 metres apart. Vehicular access and gateways must be at least 3.1 metres wide and have a minimum clearance of 3.7 metres. Roads must not be less than 3.7 metres wide, or if they form part of a one way traffic system, 3 metres wide¹. This helps us understand the general site sizes needed for pitches and plots to ascertain an overall developable area of a site.
- 3.10. Whilst the developable area of a site as set out above provides an indication of what should be included, it is important to note that the [Designing Gypsy and Traveller Sites Good Practice Guide 2008](#) states that there is no one-size-fits-all measurement of a pitch and account should be taken of the likely characteristics of families identified in the Gypsy and Traveller Accommodation Needs Assessment.

¹ [The DCLG Gypsy and Traveller Good Practice Guide 2008](#)

- 3.11. As such, a pragmatic approach should be taken in the determination of individual pitch and plot sizes at sites. This will be informed by the site layout, fire and safety guidance, access and parking provision, and other site specific requirements. In addition, the size of individual family units will also be a determining factor in the size of pitches and plots, allowing for a variety of sizes to cater for needs as identified in the Hounslow [GTTSANA 2019](#).
- 3.12. Whilst working families make up a component of accommodation needs, there are also Gypsies, Travellers and Travelling showpeople who are elderly and retired, not requiring touring vehicles and associated space, or room for storing equipment. It is therefore important to note that accommodation needs vary with family unit size, and as such, the provision of a range of pitch sizes at sites would be reflective of this. It is also acknowledged that in some cases, separate storage areas may be required on site for active Travelling Showpeople's equipment.

4. Stage 2: Estimating development potential

- 4.1. Based upon a review of available policy, guidance, identified site need from the GTTSANA 2019 and physical constraints, the Council has identified the relevant policy and guidance documents that will help inform the assessment of potential sites. These include:
- National Planning Policy Framework, and national Planning Policy Guidance (PPG);
 - National Planning Policy for Traveller Sites, 2015;
 - Relevant policies in the adopted Hounslow Local Plan (2015 – 2035);
- 4.2. In accordance with the PPG, sites will be assessed for their suitability, availability and achievability and in cases where these three tests are met, the development potential of the site will be considered.

Suitability

- 4.3. The PPG sets out that a site can be considered Suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated.
- 4.4. In order to establish a robust basis for assessing the suitability of sites to accommodate Gypsy & Traveller pitches and Traveling Showpeople plots, the criteria used in the assessment have regard to Policy B (Planning for Traveller Sites) of the PPTS 2015. These criteria are that sites should:
- have good access to local services and facilities including health and educational services;
 - not be located in an area of high flood risk;
 - not be significantly adversely impacted by environmental factors such as noise and air quality or where such issues are present, be capable of on-site mitigation to minimise their impacts;

- ensure suitable space is made available for each family;
- have good vehicular and pedestrian access from the highway; and
- not give rise to an unacceptable impact on amenity for users in the vicinity of the development.

Availability

The PPG sets out that sites can be considered available where there is confidence that there are no legal or ownership impediments to development. The availability of sites will be considered through whether a developer, landowner or public body in the call for sites has expressed an interest in developing their site, or through Council-owned land which is advised to be available for use as Gypsy, Traveller and Travelling Showpeople sites.

- 4.5. Land registry title searches will be undertaken for all non-Council owned sites, in order to confirm ownership details, with subsequent letters sent to the title holder inviting them to indicate the availability of sites for development. In addition, there may be opportunity for landowners to meet officers from the Spatial Planning Team informally to discuss their sites.

Achievability

- 4.6. The PPG sets out that sites can be considered where there is a reasonable prospect that the suggested type of development will be delivered on that site at a particular point in time.
- 4.7. The achievability assessment will look at any known abnormal costs relating to infrastructure, and what requirements may exist for the provision of amenity space and other community facilities or biodiversity considerations to make development acceptable in sustainability terms. To be considered achievable, there must also be a reasonable prospect that gypsy and traveller accommodation will be developed on the site at a particular time. Site capacities will be impacted by constraints which may affect viability and should therefore also be factored into the achievability considerations. The Council will consider opportunities to overcome constraints where they have been identified as preventing a site from being currently deliverable or developable.

Overcoming Constraints

- 4.8. The PPG sets out that where constraints have been identified, assessments need to consider what action could be taken to overcome them. This Addendum to the Site Allocations and Capacity Assessment update 2024 must also be in compliance with the overarching methodology set out in the SACA and therefore consideration is given to the potential for suitability to be altered by the scope for future changes to the Local Development Plan through a review of the Plan which may propose changes to the designations of land in the borough.
- 4.9. In relation to plan-making, Policy E of the PPTS 2015 states that,

“Green Belt boundaries should be altered only in exceptional circumstances. If a local planning authority wishes to make an exceptional, limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet a specific, identified need for a traveller site, it should do so only through the plan-making process and not in response to a planning application. If land is removed from the Green Belt in this way,

it should be specifically allocated in the development plan as a traveller site only." (Paragraph 17).

The Council has therefore followed this approach in the assessment of whether there are sites which can meet the identified need for traveller sites, and will also have regard to the PPTS as part of the site allocations process.

Development Potential

- 4.10. All sites considered potentially suitable, available and achievable are subject to an initial broad assessment of the capacity of the site in terms of the number of pitches or plots which could be provided.
- 4.11. Development potential at the sites will be guided by the evidence in the Site Requirements section of this Methodology (paragraphs 3.4 - 3.12) including guidance on site safety requirements, and the size of individual family units, allowing for a variety of sizes to cater for needs as identified in the GTTSANA 2019. Regard will also be had to existing authorised Gypsy Traveller and Travelling Showpeople sites in the borough, the size and shape of the site being assessed, and character of its adjoining area.

5. Stage 3: Site Assessment and Capacity Findings

- 5.1. The initial screening of sites at Stage 1 of the Assessment Methodology will be summarised in a matrix which identifies why sites were not taken forward for detailed assessment at Stage 2.
- 5.2. The detailed Suitability, Availability and Achievability Site Assessments at Stage 2 will be included in an appendix to the Assessment.
- 5.3. A summary of the results of the assessment will identify:
 - Any sites assessed as Deliverable for years 0-5;
 - Any sites and broad locations assessed as Developable for years 6-10;
 - Where it is possible to identify sites and broad locations for beyond year 10, these will also be presented.
- 5.4. Robust, up-to-date evidence in the form of mapping and detailed suitability, availability and achievability information will be presented for the sites. Judgements on deliverability will be set out clearly and transparently.
- 5.5. A summary of sites which were not taken forward for their development potential to be calculated as the assessment found they were either unsuitable, unavailable, unachievable, (or any combination of these) will also be provided. Justifications explaining why the sites were not taken forward will be included.

6. Stage 4: Summary and Final Schedule of Sites

6.1. In line with the PPG and to ensure consistency, accessibility and transparency, the following set of core outputs will be produced from the Addendum Assessment covering stages 1-4 of the assessment results:

- A list of all sites screened out at Stage 1 of the assessment and the reasons they were not taken forward;
- A list of all sites or broad locations that have been considered through assessing whether they are suitable, available, and achievable sites to determine if they can be realistically expected to be developed;
- Maps and detailed assessments of all sites which progressed to Stage 2 of this Addendum Study;
- The potential number of pitches or plots that could be delivered on each site/broad location which progressed to the development potential calculation stage of this Addendum Study;
- The phasing of sites assessed as suitable, available achievable, and whether sites are categorised as Deliverable, or Developable and/or broad locations for growth;
- A schedule of the sites proposed for allocation in the Hounslow Local Plan 2020-2041;
- A summary of the deliverable and developable land supply position for Gypsy, Traveller and Travelling Showpeople sites in Hounslow over the plan period up to 2041.

Results

7. Stage 1 Results: Identifying Sites and Broad Locations

- 7.1. A total of 28 sites were identified for assessment. Two of these sites were submitted to the Council during the Call for Sites exercise, and the remaining 26 sites were identified through analysis of both Council owned and privately owned land in the borough.
- 7.2. Two sites did not meet the initial screening criteria set out at Stage 1 of the SACA Addendum Methodology at paragraph 3.3 of this Report. The name of the sites and reason for them being screened out at Stage 1 is set out in Table 7.1 below.

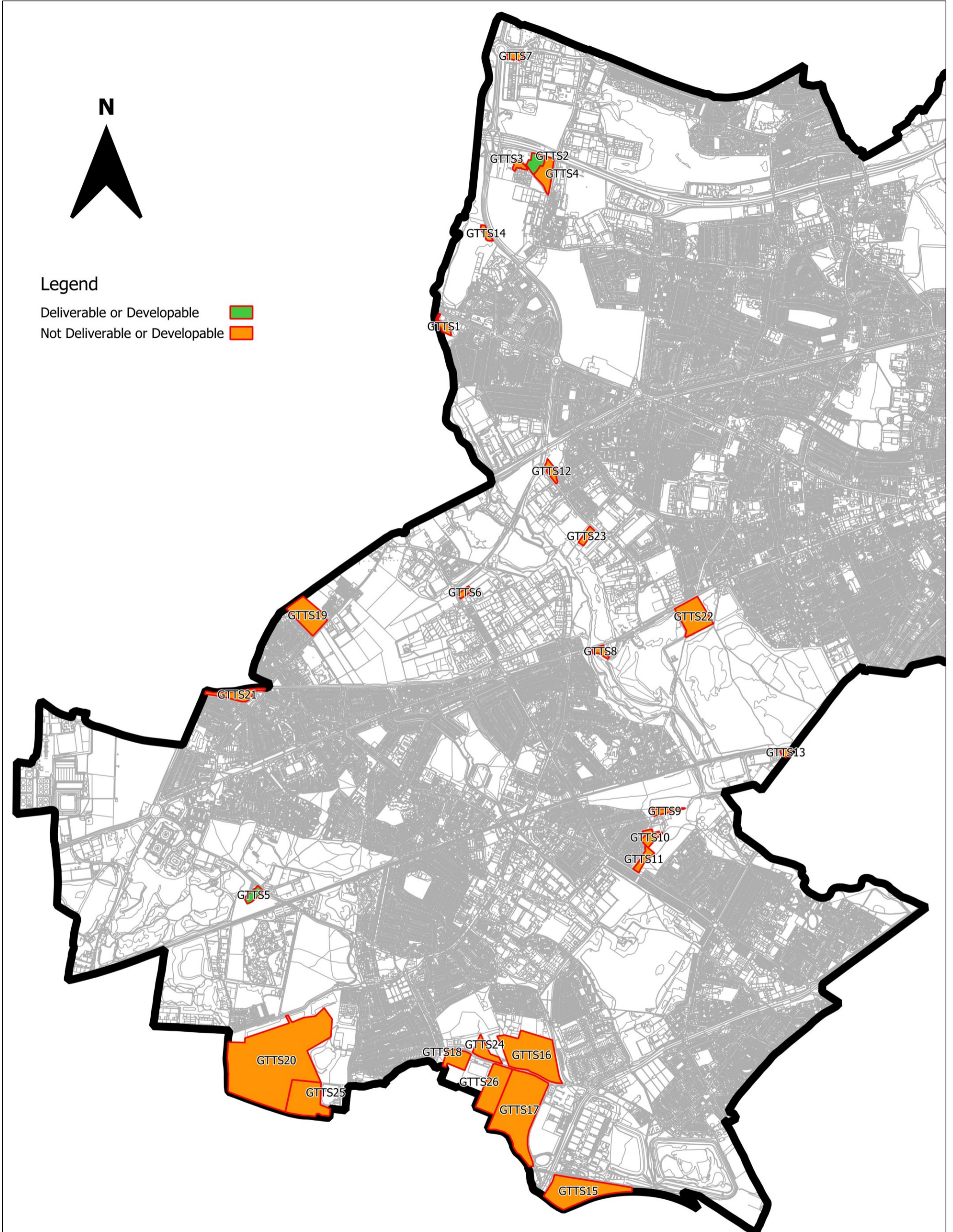
Table 7.1 – Sites Screened Out from Assessment

Site Name	Reason site screened out at Stage 1
Land east of Green Lane, north of Staines Road, West Hounslow, TW4 6BU	Proposed allocation for employment use
Land south of Stanwell Road, Bedfont, TW19 7NL	Land identified for potential future public transport connections

- 7.3. The 26 other sites / broad locations were not screened out at Stage 1 of the assessment so were able to progress to detailed assessment at Stage 2.

8. Stage 2 Results: Estimating development potential

- 8.1. Sites that progressed to Stage 2 were subject to a detailed assessment of their suitability, availability and achievability in accordance with the PPG and SACA Addendum Methodology. The map overleaf shows the location of all of the sites that were assessed in detail, and also includes the site reference numbers which can be cross checked against the detailed site assessments in Appendix 1, and the outcome of their assessment.



Potential Gypsy and Traveller, and Travelling Showpeople Sites Assessed

0 500 1,000 m

- 8.2. Of the 26 sites assessed, two sites met all three of the suitability, availability and achievability tests.
- 8.3. The development potential of the two sites was considered as part of their detailed assessment. This included a broad assessment of their capacity in terms of the number of pitches or plots which could be delivered at the site, and the indicative phasing of the potential development. The detailed site assessments undertaken, and accompanying site maps are included at Appendix 1 of this SACA Addendum Report.
- 8.4. The assessment for the other 24 sites found that they did not fully meet the PPG suitability, availability and achievability tests and therefore could not be taken forward for capacity assessments.

9. Stage 3 Results: Site Assessment and Capacity Findings

- 9.1. A summary of the results of the detailed site assessments in Appendix 1 is provided in Table 9.1 below demonstrating the number of gypsy and traveller pitches, and traveller showpeople plots that could be accommodated at the two suitable, available and achievable sites, and their phasing over the plan period.

Table 9.1 – Sites Screened Out from Assessment

Site Ref	Site Name and Location	Potential Capacity 2022/23 to 2026/27 (Deliverable)	Potential Capacity 2027/28 to 2031/32 (Developable)	Total
GTTS2	Land north of Church Road, Cranford	20 pitches	-	20 pitches
GTTS5	Land south of Bedfont Road, Bedfont, Cranford	11 plots	1 plot	12 plots

- 9.2. As shown in Table 9.1, the short-term needs (11 plots over years 2022/23 to 2026/27) and the medium term needs (1 plot over years 2027/28 to 2031/32) of the Travelling Showpeople community can be accommodated on one site (GTTS5). This study was not able to identify sufficient suitable, available and achievable sites to meet the long term needs (3 plots beyond 2032) of the Travelling Showpeople community. This has resulted in a total land supply for 12 Travelling Showpeople plots being identified, compared to a need for a total of 15 Travelling Showpeople plots over the plan period.
- 9.3. As also shown in the Table 9.1, the significant majority (20 pitches) of the short term needs (23 pitches over years 2022/23 to 2026/27) of the Gypsy and Traveller community can be accommodated on one site (GTTS2). Sufficient suitable, available and achievable sites were not identified to meet the remaining 3 pitches of the short term needs, or the medium to long term needs (beyond 2032) of the Gypsy and Traveller community. This has resulted in a total land supply for 20 Gypsy and Traveller community pitches being identified, compared to a need for a total of 33 Gypsy and Traveller pitches over the plan period.
- 9.4. A summary of the sites that did not meet all three of the PPG tests and were therefore not taken forward for their development potential to be calculated is provided below.

Site Ref	Site Name and Location	Explanation for why site not taken forward
GTTS1	Land at Cranford Bridge, Cranford	Due to potential difficulties in securing access arrangements to the site there would be a need for intervention to improve access sufficiently for vehicles that the GTTS communities would need to transit on and off site. This would be difficult to achieve due to surrounding uses and existing narrow routes. The required works and intervention could also result in potential abnormal development costs associated with the site. As such it is considered that the site may not be achievable and consequently it is not included as a deliverable or developable site for GTTS.
GTTS3	Land at Hartlands, Cranford	Due to the site's steep topography, irregular shape and constrained position of the site between the existing Hartlands site and Church Road, as well as the presence of a number of mature trees, it is not considered a suitable location to accommodate a GTTS site with sufficiently sized pitches, plots, or amenities.
GTTS4	Land west of Southall Lane, Cranford	The site has not been re-confirmed as available for a GTTS site in the emerging single Hounslow Local Plan 2020-2041 through statutory or non-statutory consultation. The site does not therefore meet the availability test. There are viability concerns about bringing forward the land for GTTS use, without other enabling development also being delivered on the site, though the nature and acceptability of any other development has not been considered or established. For these reasons, the site is not taken forward for capacity assessment.
GTTS6	Land east of Faggs Road, Feltham	The site is an existing allotment site of high value and quality and therefore the Council considers it is not available for alternative uses. In addition site access is not considered to be achievable and therefore the site is not taken forward for capacity assessment.
GTTS7	Land north of Western International	Land is capable of accommodating industrial floorspace of the type required in the borough, and is considered to be needed to help meet the borough's industrial land requirements. It is therefore unavailable. A site access is also not considered to be achievable and therefore the site is not taken forward for capacity assessment.
GTTS8	Land south of Staines Road	The site is subject to a long-term lease and therefore it does not meet the availability test. Furthermore the entire site is located within a SINC of Metropolitan Importance which is the highest grade. As the site is tree covered, felling would be unavoidable and as such the unavoidable harm caused to the SINC would mean that the land is not suitable for development as a GTTS site. There these reasons, the site is not taken forward for capacity assessment.
GTTS9	Land North of De Broome Open Space	The site unregistered with no clear landowner and therefore does not meet the availability test. Furthermore the entire site is located within a SINC of Metropolitan Importance which is the highest grade. As the site is tree covered, felling would be unavoidable and as such the unavoidable harm caused to the SINC would mean that the land is not suitable for development as a GTTS site. There these reasons, the site is not taken forward for capacity assessment.
GTTS10	Land East of De Broome Road	The site has not been taken forward for capacity assessment as it is a well used park and would not be consistent with the strategy to retain high quality amenity space.
GTTS11	Land north of Uxbridge Road	The site has not been taken forward for capacity assessment as it is a well used park and would not be consistent with the strategy to retain high quality amenity space.

GTTS12	Land East of Green Lane, West Hounslow	The site has not been taken forward for capacity assessment as it is a well used park and it would not be consistent with the strategy to retain high quality amenity space. It would also not be consistent with the strategy to retain the communities together in relative proximity, having regard to the assessed needs in the GTTSANA 2019.
GTTS13	Land North of Godfrey Way, Hanworth	The site has not been taken forward for capacity assessment as it is protected for industrial uses under the LSIS designation.
GTTS14	Avenue Park East	The site has not been taken forward for capacity assessment as it is a well used park in a conservation area and it would not be consistent with the strategy to retain high quality amenity space. It would also not be consistent with the strategy to retain the communities together in relative proximity, having regard to the assessed needs in the GTTSANA 2019.
GTTS15	Land East of Country Way	The site has not been taken forward for capacity assessment due to the significant access constraints, and the location of the site within a SINC of Metropolitan Importance, which is the highest grade. The unavoidable harm caused to the SINC would mean that the land is not suitable for development as a GTTS site. Furthermore, it would not be consistent with the strategy to retain the communities together in relative proximity, having regard to the assessed needs in the GTTSANA 2019.
GTTS16	Land North of Snakey Lane, Feltham	The site has not been taken forward for capacity assessment due to a lack of evidence regarding its availability. Furthermore, it would not be consistent with the strategy to retain the communities together in relative proximity, having regard to the assessed needs in the GTTSANA 2019.
GTTS17	Land South of Snakey Lane	The site has not been taken forward for capacity assessment due to a lack of evidence regarding its suitability and availability during the plan period, given it is safeguarded for an alternative use of mineral extraction. Furthermore, it would not be consistent with the strategy to retain the communities together in relative proximity, having regard to the assessed needs in the GTTSANA 2019.
GTTS18	Land East of Groveley Road, Feltham	The site has not been taken forward for capacity assessment due to a lack of evidence regarding its availability during the plan period. Furthermore, it would not be consistent with the strategy to retain the communities together in relative proximity, having regard to the assessed needs in the GTTSANA 2019.
GTTS19	Land Northeast of Cains Lane, Bedfont	The proposed designation of the site as a Local Open Space would conflict with the use of the land for a GTTS site or yard. For these reasons, the site is not taken forward for capacity assessment.
GTTS20	Land South of Ashford Rd, Lower Feltham	The site is not available for development as a result of the subdivision of the land into 100s of titles resulting in highly complex land assembly. For this reason, the site is not taken forward for capacity assessment.
GTTS21	Duke of Northumberland River Island	Access to the site is not considered to be feasible. The proposed designation of the site as a Local Open Space would conflict with the use of the land for a GTTS site or yard. For these reasons, the site is not taken forward for capacity assessment.
GTTS22	Land at Fairway Close	The site has not been confirmed as available during the plan period. For this reason, the site is not taken forward for capacity assessment.
GTTS23	Land at Steyning Way	The site has not been confirmed as available during the plan period. For this reason, the site is not taken forward for capacity assessment.
GTTS24	Former Adrian Hall Centre, Snakey Lane	The site is subject to a lease which does not expire until 2037 and therefore it does not meet the availability test. There this reason, the site is not taken forward for capacity assessment.

GTTS25	Land West of Chertsey Road	The site is not available for development. For this reason, the site is not taken forward for capacity assessment.
GTTS26	Land east of Staines Rugby Football Club	The site is not available for development as a result of the subdivision of the land into multiple titles resulting in highly complex land assembly. For this reason, the site is not taken forward for capacity assessment.

10. Stage 4 Results: Final Schedule of Sites

10.1. Following the detailed site assessments, two sites were determined to be appropriate for allocation: GTTS2 and GTTS5. Internal discussions regarding the availability of the Council owned site (GTTS2) took place to reconfirm its availability. The landowner of the privately owned site (CTTS5) was also contacted again to reconfirm the availability of the site for its proposed use.

The following sites are recommended to be allocated as a Gypsy and Traveller site:

- GTTS2 Land north of Church Road, Cranford

The following site is recommended to be allocated as a Travelling Showpeople site:

- GTTS5 Land south of Bedfont Road, Bedfont, Feltham (part of area submitted).

10.2. Table 10.1 below provides a summary of the land supply position for Gypsy, Traveller and Travelling Showpeople sites in Hounslow up to 2041, which is the end of the plan period.

Table 10.1 Supply of Sites to Meet Identified Specialist Housing Needs

	Gypsy and Traveller Housing Needs - Plan Period	Travelling Showpeople Housing Needs - Plan Period	Supply of Gypsy & Traveller Pitches on Deliverable and Developable Sites	Supply of Travelling Showpeople Plots on Deliverable and Developable Sites
Years 0-5: 2022/23 to 2026/27 (Deliverable)	23	11	20	11
Years 6-10: 2027/28 to 2031/32 (Developable)	3	1	0	1
Years 11+: 2032-2041 (Developable)	7	3	0	0
Total	33	15	20	12

Appendix 1

Detailed Site Assessments



Site Information	
Site ref no.	GTTS1
Site name:	Land at Cranford Bridge
Locality:	Cranford and Heston
Ward:	Cranford
Land type:	Undeveloped
Gross size (ha):	0.65 ha
Developable land (ha):	0.58 ha
How site was identified:	Analysis of Council owned land
Existing land use:	Open land
Planning constraints	
Policy, Environmental and heritage constraints	Green Belt; Partially within SINC of Metropolitan Importance; Area of Special Advertisement Control; Partially within Flood Zone 2 – between a 0.1% and 1% chance of flooding in any year
Physical and access constraints (if applicable)	Access is not possible from the A4 Bath Road. There is insufficient space on the land available to form an access to the site given proximity to the River Crane. An alternative access has been explored, however, this would require intervention to improve access sufficiently for the vehicles that the GTTS communities would need to transit on and off site.
Site Suitability	
Suitability overview	<p>The site is located adjacent to a Site of Importance for Nature Conservation of Local Importance (M076). The developable area of the site is outside of the SINC, although the only feasible option of access would be through a small area of the SINC. Development at the site would therefore be required to ensure any significant adverse impact on biodiversity is avoided, mitigated, or as a last resort compensated for.</p> <p>The site is in PTAL zone 2 of 6 categories, in a relatively poor location in regards to public transport.</p> <p>A large area of the site is within Flood Zone 2 and any proposal for GTTS pitches or plots would therefore be required to pass both the Sequential Test and Exception tests. The site borders the River Crane, and suitable flood defences would also need to be explored for such proposals.</p> <p>The site is located within the Metropolitan Green Belt. Due to the pressing need to find sites to meet Gypsy Traveller and Travelling Showpeople (GTTS) needs, and owing to land in settlement areas and other previously developed land having been utilised and optimised to meet housing and employment development needs, it is considered, in accordance with the PPTS 2015, exceptional circumstances may exist to warrant removing the site from the Green Belt as a site inset to enable to Council to meet the specific, identified needs of the GTTS communities. Were it to be removed from the Green Belt, the area required for GTTS</p>

	would be specifically allocated in the plan as a traveller site.
Accessibility to local services and facilities including health and educational services	The site is located less than 900m from the nearest primary school around 1km away and the nearest secondary school. The nearest GP surgery is located around 400m from site, at the Cranford Medical Centre.
Noise and air quality	The site is located around 50m from the A4 Bath Road, so is set back from the area immediately impacted by noise and air pollution. In addition, the site design should incorporate a vegetated buffer on the boundary that faces towards the A4 in order to help mitigate noise and air quality impacts. Hounslow is a boroughwide Air Quality Management Area and as such, all sites assessed in the borough fall within this designation, and need to be compliant with the Council's Air Quality Action Plan.
Potential amenity impacts	The site is currently open land incorporating grassland and some vegetation. Access to the site would involve cutting across a small area of the SINC. Appropriate mitigation and compensation at the site would need to be provided in response to this, both at the adjoining SINC and as part of any proposed development. The site adjoins a hotel and car hire business, with associated parking. Vegetated buffering provided as part of any development proposal could help mitigate amenity impacts for both the proposed use of the site and the existing surrounding uses.
Site Availability	
Availability information	The site is Council owned land and subject to internal processes and agreement, could be made available for the development of GTTS pitches or plots in the short to medium term.
Site Achievability	
Achievability information	The Hounslow Viability Assessment considers that generally, residential typologies of development are viable for this area. However, due to potential difficulties in securing access arrangements to the site there would be a need for intervention to improve access sufficiently for vehicles that the GTTS communities would need to transit on and off site. This would be difficult to achieve due to surrounding uses and existing narrow routes. The required works and intervention could also result in potential abnormal development costs associated with the site. As such it is considered that the site may not be achievable and consequently it is not included as a deliverable or developable site for GTTS.
Taken forward for Capacity Assessment?	It cannot be confirmed that the site meets the achievability test given the issues with site access and therefore it is not taken forward for capacity assessment.



Land north of Church Road, TW5 9RY

 Site Boundary

0 25 50 m

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Site Information	
Site ref no.	GTTS2
Site name:	Land north of Church Road
Locality:	Cranford and Heston

Ward:	Heston West
Land type:	Undeveloped
Gross size (ha):	1.25 ha
Developable land (ha):	1.25 ha
How site was identified:	Analysis of Council owned land
Existing land use:	Open land
Planning constraints	
Policy, Environmental and heritage constraints	Green Belt; SINC of Local Importance; Archaeological Priority Area; Area of Special Advertisement Control; Flood Zone 1 – less than a 0.1% chance of flooding in any year
Physical and access constraints (if applicable)	Site access would need to be from Church Road, as to the west of the site is a coach hire business, the M4 Motorway lies to the north and there is open land to the east.
Site Suitability	
Suitability overview	<p>The site is in PTAL zone 1b, a "very poor" location in regards to public transport.</p> <p>The site is within a Site of Importance for Nature Conservation of Local Importance (HoL03). Development at the site must therefore ensure any significant adverse impact on biodiversity is avoided, mitigated, or as a last resort compensated for.</p> <p>The site is located within the Metropolitan Green Belt. Due to the pressing need to find sites to meet Gypsy Traveller and Travelling Showpeople (GTTS) needs, and owing to land in settlement areas and other previously developed land having been utilised and optimised to meet housing and employment development needs, it is considered, in accordance with the PPTS 2015, exceptional circumstances may exist to warrant removing the site from the Green Belt as a site inset to enable to Council to meet the specific, identified needs of the GTTS communities. Were it to be removed from the Green Belt, the area required for GTTS would be specifically allocated in the plan as a traveller site.</p>
Accessibility to local services and facilities including health and educational services	The nearest primary school is around 1.5km away and the nearest secondary school less than 400m away. The nearest GP surgery is located around 1.1km from the site, at the Cranford Medical Centre.
Noise and air quality	<p>The M4 Motorway is located to the north of the site, which will have associated noise and air quality impacts. Site design should incorporate a vegetated buffer between any development and the M4 in order to help mitigate noise and air quality impacts.</p> <p>Hounslow is a boroughwide Air Quality Management Area and as such, all sites assessed in the borough fall within this designation, and need to be compliant with the Council's Air Quality Action Plan.</p>
Potential amenity impacts	The site is currently in relatively poor condition and development of the area for this use could help promote enhancements to amenity, in addition to potential biodiversity and ecological enhancements which could take place on the SINC land. A vehicle rental business adjoins the

	site to the west and any associated noise or amenity impacts arising from this should be mitigated through the design and layout of the site.	
Site Availability		
Availability information	The site is Council owned land and subject to internal processes and agreement, could be made available for the development of GTTS pitches or plots in the short to medium term.	
Site Achievability		
Achievability information	There are no known abnormal development costs associated with the site. The Hounslow Viability Assessment considers that generally, residential typologies of development are viable for this area, indicating the site is achievable.	
Taken forward for Capacity Assessment?	Yes	
Future use of site		
Use Type	Indicative number of pitches or plots	Supporting comments
Gypsy and Traveller site pitches	20	An indicative masterplan of the site utilising a site size standard based on the Designing Gypsy and Traveller Sites Good Practice Guide and the pitches at the existing nearby Hartlands site determines that 20 pitches could be delivered at the site.
Travelling Showpeople site plots		The site has not been considered for travelling showpeople plots as it would not be consistent with the strategy to retain the community together in relative proximity, having regard to the assessed needs in the GTTSANA 2019.
Indicative Phasing of development at site		
Estimated delivery timescale (years)	Years 0-5: 2022/23 to 2026/27	



Site Information	
Site ref no.	GTTS3
Site name:	Land at Hartlands
Locality:	Cranford and Heston
Ward:	Heston West

Land type:	Undeveloped
Gross size (ha):	0.46 ha
Developable land (ha):	0.46 ha
How site was identified:	Proposed site allocation
Existing land use:	Open land
Planning constraints	
Policy, Environmental and heritage constraints	Green Belt; Archaeological Priority Area; Area of Special Advertisement Control; Flood Zone 1 – less than a 0.1% chance of flooding in any year
Physical and access constraints (if applicable)	The site is small and irregularly shaped. An access to the Hartlands already exists from Church Road, however due to landform and the layout of existing pitches it may be necessary to form another separate access onto Church Road. The topography of the site raises steeply in height towards Church Road.
Site Suitability	
Suitability overview	The site is in PTAL zone 1b, a "very poor" location in regards to public transport. The site is located within the Metropolitan Green Belt. Due to the pressing need to find sites to meet Gypsy Traveller and Travelling Showpeople (GTTS) needs, and owing to land in settlement areas and other previously developed land having been utilised and optimised to meet housing and employment development needs, it is considered, in accordance with the PPTS 2015, exceptional circumstances may exist to warrant removing the site from the Green Belt as a site inset to enable to Council to meet the specific, identified needs of the GTTS communities. Were it to be removed from the Green Belt, the area required for GTTS would be specifically allocated in the plan as a traveller site. Given the steep topography, irregular shape and constrained position of the site between the existing Hartlands site and Church Road, as well as the presence of a number of mature trees, it is not considered a suitable location for a GTTS site.
Accessibility to local services and facilities including health and educational services	The nearest primary school is around 1.6km away and the nearest secondary school less than 400m away. The nearest GP surgery is located less than 1.2km from the site, at the Cranford Medical Centre.
Noise and air quality	The site is over 80m from the M4 slip road at the Cranford Parkway Interchange and is therefore sheltered from the most significant noise and air quality impacts arising from the motorway traffic. Hounslow is a boroughwide Air Quality Management Area and as such, all sites assessed in the borough fall within this designation, and need to be compliant with the Council's Air Quality Action Plan.
Potential amenity impacts	The site directly adjoins the existing Hartland Caravan site and would therefore be a compatible use, so long as the pitches were utilised to provide for needs arising

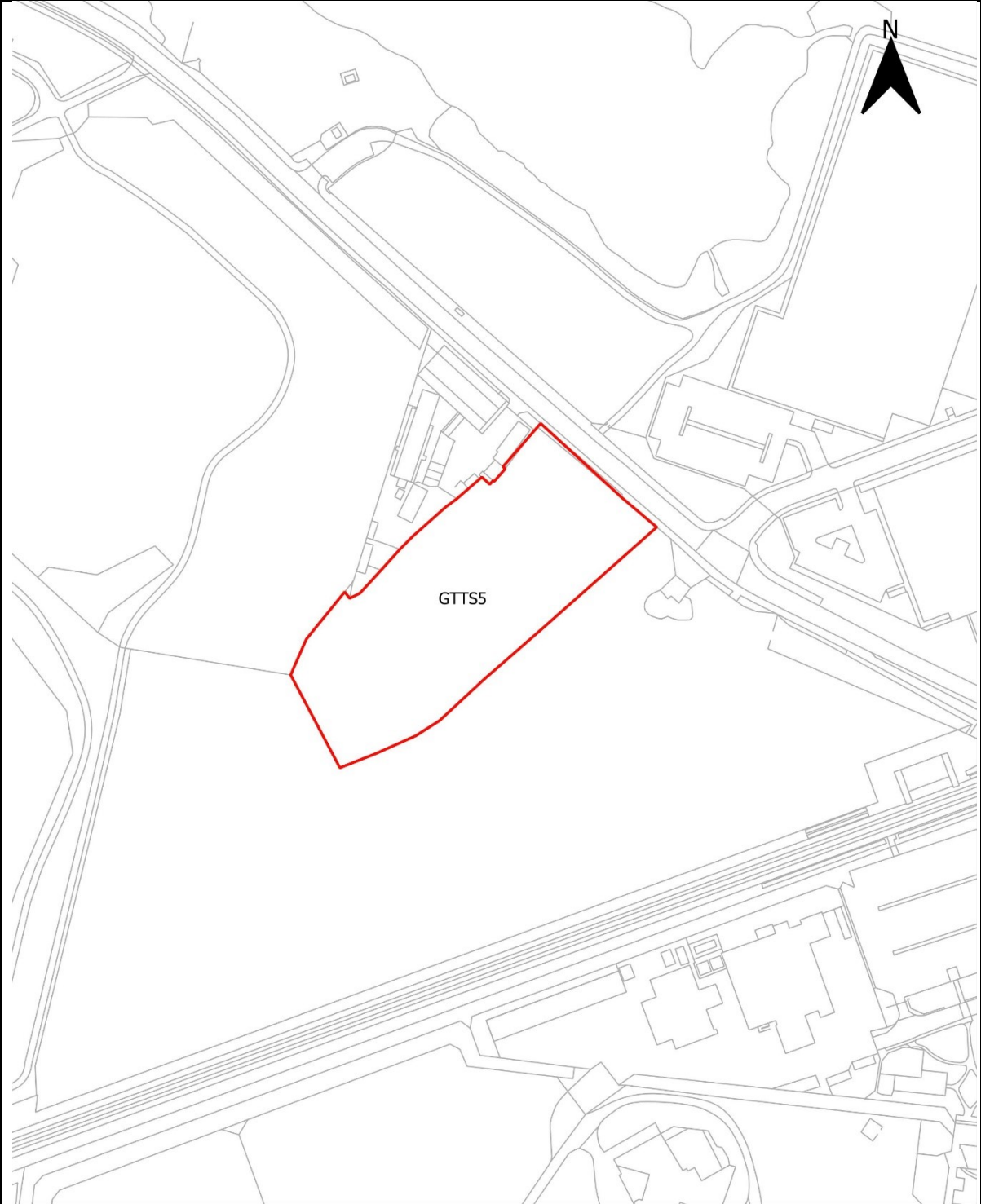
	from the wider site. A children’s day care nursery is located to the west of the site, and there is currently a natural buffer of trees and vegetation between the two localities, which could be maintained and enhanced as part of the site layout and design.
Site Availability	
Availability information	The site is Council owned land could be made available for the development of GTTS pitches or plots in the short to medium term.
Site Achievability	
Achievability information	The preparation of the site would require excavation and movement of soil and other materials, which may impact the viability of the site.
Taken forward for Capacity Assessment?	Due to the site’s steep topography, irregular shape and constrained position of the site between the existing Hartlands site and Church Road, as well as the presence of a number of mature trees, it is not considered a suitable location to accommodate a GTTS site with sufficiently sized pitches, plots, or amenities.



Site Information	
Site ref no.	GTTS4
Site name:	Land west of Southall Lane
Locality:	Cranford and Heston

Ward:	Heston West
Land type:	Undeveloped
Gross size (ha):	2.02 ha
Developable land (ha):	2.02 ha
How site was identified:	2022 targeted call for sites
Existing land use:	Open land
Planning constraints	
Policy, Environmental and heritage constraints	Green Belt; SINC of Local Importance; Archaeological Priority Area; Area of Special Advertisement Control; Flood Zone 1 – less than a 0.1% chance of flooding in any year
Physical and access constraints (if applicable)	Access would need to be from Church Road. Southall Lane is a busier highway an embankment at the section adjoining the site with an increasing gradient to the north where it overpasses the M4. There is also an embankment between the eastern section of Church Road and the site which could impact the feasibility of access.
Site Suitability	
Suitability overview	The site is in PTAL zone 1b, a "very poor" location in regards to public transport. The site is within a Site of Importance for Nature Conservation of Local Importance (HoL03). Development at the site must therefore ensure any significant adverse impact on biodiversity is avoided, mitigated, or as a last resort compensated for. The site is located within the Metropolitan Green Belt. Due to the pressing need to find sites to meet Gypsy Traveller and Travelling Showpeople (GTTS) needs, and owing to land in settlement areas and other previously developed land having been utilised and optimised to meet housing and employment development needs, it is considered, in accordance with the PPTS 2015, exceptional circumstances may exist to warrant removing the site from the Green Belt as a site inset to enable to Council to meet the specific, identified needs of the GTTS communities. Were it to be removed from the Green Belt, the area required for GTTS would be specifically allocated in the plan as a traveller site.
Accessibility to local services and facilities including health and educational services	The nearest primary school is around 1.2km away and the nearest secondary school less than 300m away. The nearest GP surgery is located less than 1km from the site, at the Cranford Medical Centre.
Noise and air quality	The M4 Motorway is located to the north of the site, which will have associated noise and air quality impacts. Site design should incorporate a vegetated buffer between any development and the M4 in order to help mitigate noise and air quality impacts. Hounslow is a boroughwide Air Quality Management Area and as such, all sites assessed in the borough fall

	within this designation, and need to be compliant with the Council's Air Quality Action Plan.
Potential amenity impacts	Residential properties do not directly adjoin the site, with the nearest dwellings located on the opposite side of Southall Lane to the far south of the site. Development on the site would introduce structures on part of the land, however a landscaping and tree planting plan could mitigate impacts from this and potentially provide biodiversity and ecological enhancements on the SINC land.
Site Availability	
Availability information	The site was put forward by the landowner in a targeted Call for Sites exercise held in March 2022, who has advised that GTTS uses can be explored. Reconfirmation of the site's use for a GTTS site in the emerging single Hounslow Local Plan 2020-2041 has not been obtained through statutory or non-statutory consultation.
Site Achievability	
Achievability information	There are no known abnormal development costs associated with the site. It is understood that the site cannot be brought forward for GTTS use without the need for enabling development accommodated within the site area.
Taken forward for Capacity Assessment?	The site has not been re-confirmed as available for a GTTS site in the emerging single Hounslow Local Plan 2020-2041 through statutory or non-statutory consultation. The site does not therefore meet the availability test. There are viability concerns about bringing forward the land for GTTS use, without other enabling development also being delivered on the site, though the nature and acceptability of any other development has not been considered or established. For these reasons, the site is not taken forward for capacity assessment.



Land South of Bedford Road, Feltham

Site Boundary

0 50 100 m

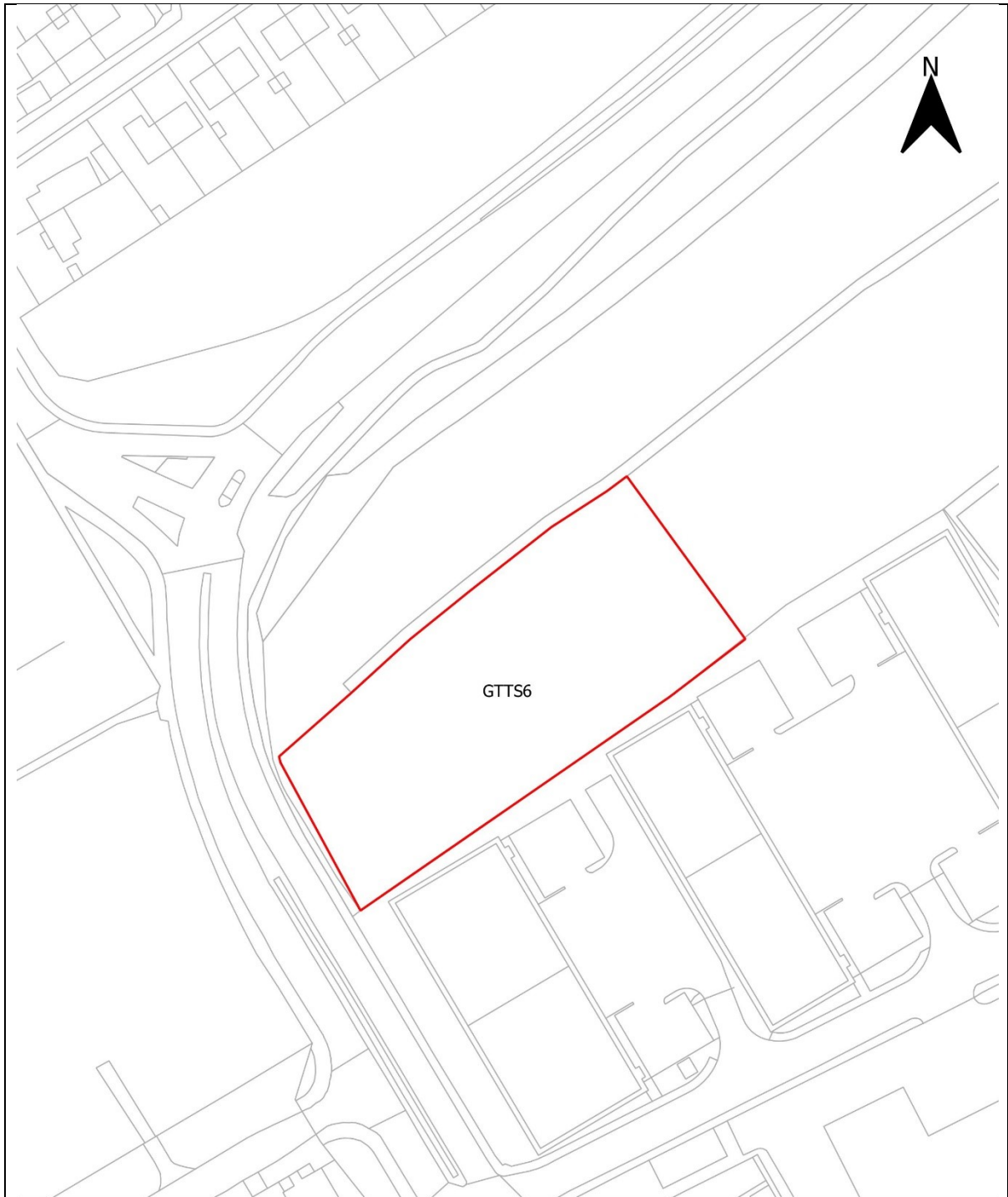
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Site Information	
Site ref no.	GTTS5
Site name:	Land south of Bedford Road, Feltham
Locality:	Bedfont
Ward:	Bedfont

Land type:	Undeveloped
Gross size (ha):	0.8 ha
Developable land (ha):	0.8 ha
How site was identified:	2022 targeted call for sites and Local Plan Regulation 18 2023 consultation
Existing land use:	Open land
Planning constraints	
Policy, Environmental and heritage constraints	Green Belt; Area of Special Advertisement Control.
Physical and access constraints (if applicable)	An existing site access from Bedfont Road is present. The site is undulating with rises and dips in land level. As such it is considered that an area of the site would need to be levelled as part of the site's preparation for it to be used to provide GTTS pitches or plots.
Site Suitability	
Suitability overview	<p>The site is in PTAL zone 1a, a "very poor" location in regards to public transport. Feltham The nearest town centre is at Feltham, which is located around 1.7km from the site. A neighbourhood centre in Lower Feltham is slightly closer at 1.4km distance away.</p> <p>Proposals put forward in a report to Hounslow Council by consultants at WSP/Parsons Brinckerhoff for a potential rail spur from the existing Waterloo-Windsor line to a new line terminating at Heathrow Terminal 5 would require some land take at the western part of the site. As such, this land should be safeguarded to ensure the potential future transport infrastructure use is not prejudiced.</p> <p>It should also be noted that the West of Borough Opportunity Capacity Study indicates a potential extension to Bedfont Lakes Country Park at the site, to be used to provide biodiversity mitigation for proposed future development at the Bedfont Lakes Neighbourhoods. It is however considered that biodiversity net gain could be delivered with a natural separation of a country park from a travelling showpeople yard provided through buffering and making use of the undulating landform of the site.</p> <p>The site is located within the Metropolitan Green Belt. Due to the pressing need to find sites to meet Gypsy Traveller and Travelling Showpeople (GTTS) needs, and owing to land in settlement areas and other previously developed land having been utilised and optimised to meet housing and employment development needs, it is considered, in accordance with the PPTS 2015, exceptional circumstances may exist to warrant removing the site from the Green Belt as a site inset to enable to Council to meet the specific, identified needs of the GTTS communities. Were it to be removed from the Green Belt, the area required for GTTS would be specifically allocated in the plan as a traveller site.</p>

Accessibility to local services and facilities including health and educational services	The nearest primary school is 600m away and the nearest secondary school is around 1.7km away. The nearest GP surgery is located less than 800m from the site, at the Grove Village Medical Centre.
Noise and air quality	The London Waterloo to Windsor rail line is located to the south of the site, which will have associated noise impacts. A suitable set back or buffer from noise should be provided from this. Site design could incorporate a vegetated buffer between any development and the rail line in order to help mitigate noise impacts. Hounslow is a boroughwide Air Quality Management Area and as such, all sites assessed in the borough fall within this designation, and need to be compliant with the Council's Air Quality Action Plan.
Potential amenity impacts	The site is currently open land incorporating grassland and some vegetation. There is not an existing ecological designation on the site. An open storage employment use is located to the north of the site and the Feltham Young Offenders Institute is to the south, on the the other side of the Waterloo to Windsor railway line. It is not considered that there would be significant impacts on the amenity of either of these uses. An indicative site masterplan shows a site layout which is located away from the existing railway line and young offenders institute and as such neither of these uses is considered likely to impact a future travelling showpeople yard.
Site Availability	
Availability information	The site was put forward by a private landowner in the targeted Call for Sites 2022 who advised that GTTS uses can be explored, indicating that the site could be made available in the short-medium term, subject to viability. The landowner has reconfirmed the site's availability for GTTS use through the 2023 Regulation 18 consultation on the single Local Plan, at which time the site area available specifically for a Travelling Showperson Yard was refined to the redline shown in this assessment.
Site Achievability	
Achievability information	Site has previously been used for quarrying and its landform is not flat but this is not considered an impediment to achievability. It has been advised that it would not be viable for the site to be delivered without an enabling development. Options for an enabling development containing industrial/storage land at the wider site area in the same ownership (outside of the Travelling Showperson site redline) have been put forward through the Regulation 18 consultation on the single Local Plan. It is considered that exceptional circumstances are met for the specific use of a Travelling Showperson site, however, the appropriate point to consider an enabling development would be at planning application stage, where a VSC case would need to be

	put forward and considered for other development types.	
Taken forward for Capacity Assessment?	Yes	
Future use of site		
Use Type	Indicative number of pitches or plots	Supporting comments
Gypsy and Traveller site pitches		The site has not been considered for gypsy and traveller pitches as it would not be consistent with the strategy to retain the community together in relative proximity, having regard to the assessed needs in the GTTSANA 2019.
Travelling Showpeople site plots	12	An indicative masterplan of the site has been prepared utilising a site size standard based on information from the Guild of Showpeople and examples of plot sizes in a London context. The indicative masterplan demonstrates that around 12 plots could be accommodated at the part of the site that has been made available for a Travelling Showperson Yard (as per the site redline). The assessment has regard to on-site constraints including the possible location of a new rail spur, to the east of the site.
Indicative Phasing of development at site		
Estimated delivery timescale (years)	Years 0-5: 2022/23 to 2026/27 (Deliverable) Years 6-10: 2027/28 to 2031/32 (Developable)	



Land east of Faggs Road, Feltham, TW14 0PU

 Site Boundary

0 25 50 m

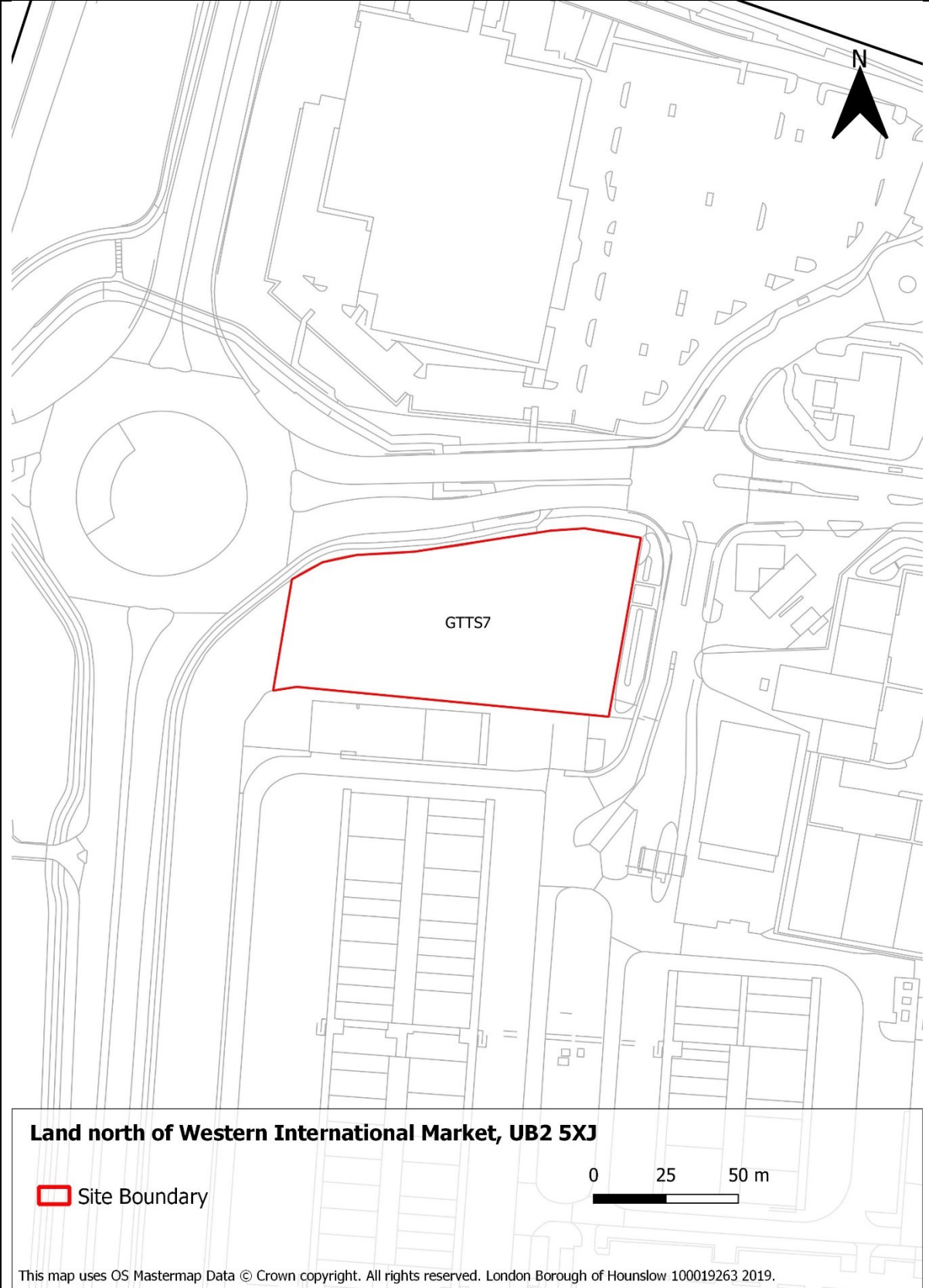
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Site Information

Site ref no.	GTTS6
Site name:	Land east of Faggs Road, Feltham
Locality:	Feltham
Ward:	Feltham North

Land type:	Undeveloped
Gross size (ha):	0.4 ha
Developable land (ha):	0.4 ha
How site was identified:	Analysis of Council owned land
Existing land use:	Allotments (unused portion)
Planning constraints	
Policy, Environmental and heritage constraints	Green Belt; Air Quality Focus Area.
Physical and access constraints (if applicable)	Faggs Road is a busy dual carriageway with bus lane and it is not considered a safe site access would be possible to achieve. The wider allotments are accessed by a small track from Heron Way, about 200m east of the site. Due to the small constrained nature of the track and because it is closely bounded by allotments on each side, the access would not meet the minimum site access requirements specified in the SACA Addendum Methodology and there is not scope for widening or improving the access.
Site Suitability	
Suitability overview	<p>The site is in PTAL zone 3, a "moderate" location in regards to public transport. The nearest town centre is at Feltham, which is located around 1.7km from the site. A neighbourhood centre in Harlington Road West, north Feltham is closer at 0.75km distance away.</p> <p>The site is located within the Metropolitan Green Belt. Due to the pressing need to find sites to meet Gypsy Traveller and Travelling Showpeople (GTTS) needs, and owing to land in settlement areas and other previously developed land having been utilised and optimised to meet housing and employment development needs, it is considered, in accordance with the PPTS 2015, exceptional circumstances may exist to warrant removing the site from the Green Belt as a site inset to enable to Council to meet the specific, identified needs of the GTTS communities. Were it to be removed from the Green Belt, it would be specifically allocated in the plan as a traveller site.</p>
Accessibility to local services and facilities including health and educational services	The nearest primary schools are 1.8km away and the nearest secondary school is 1.9km away. The nearest GP surgery is located 1.1km from the site, at Pentelow Practice.
Noise and air quality	The A312 Faggs Road is located to the west of the site, which has associated noise and air quality impacts. A suitable set back or buffer would need to be provided from this. Site design could incorporate a vegetated buffer between any development and the road in order to help mitigate noise impacts,

	<p>though due to the relatively small size of the site, this may provide only limited mitigation.</p> <p>The site is in the Heathrow Air Quality Focus Area. As such, development proposals would need to demonstrate that design measures are being used to minimise exposure. Hounslow is a boroughwide Air Quality Management Area and as such, all sites assessed in the borough fall within this designation, and need to be compliant with the Council's Air Quality Action Plan.</p>
Potential amenity impacts	<p>The site is currently open land forming part of the Faggs Road allotments, although the site itself is not actively in use as an allotment. There is not an existing ecological designation on the site. An employment use of warehousing units is located to the south of the site at Armadale Road.</p>
Site Availability	
Availability information	<p>The site is owned by Hounslow Council and is currently part of Faggs Road allotments (though is not in use). The Council's Open Space Study (2018) found Faggs Road allotments to have high value and quality, therefore indicating it is an important Council asset that is not available for alternative uses.</p>
Site Achievability	
Achievability information	<p>There are no known abnormal development costs associated with the site. The Hounslow Viability Assessment considers that generally, residential typologies of development are viable for this area, indicating the site is achievable.</p>
Taken forward for Capacity Assessment?	<p>The site is an existing allotment site of high value and quality and therefore the Council considers it is not available for alternative uses.</p> <p>In addition site access is not considered to be achievable and therefore the site is not taken forward for capacity assessment.</p>



Site Information	
Site ref no.	GTTS7
Site name:	Land north of Western International Market, near Cranford
Locality:	Cranford and Heston

Ward:	Heston West
Land type:	Undeveloped
Gross size (ha):	0.64 ha
Developable land (ha):	0.64 ha
How site was identified:	Analysis of Council owned land
Existing land use:	Open land (adjoining Western International Market)
Planning constraints	
Policy, Environmental and heritage constraints	Green Belt; Archaeological Priority Area; Surface Water Flooding (3a)
Physical and access constraints (if applicable)	The Parkway (A312) and Hayes Road are located directly to the north and west of the site, with their intersection adjoining the site to the northwest. Both roads are busy dual carriageways and it is not considered a safe site access would be possible to achieve from either of these routes. The access road into Western International Market, which is a large wholesale market, lies to the east of the site, though only a short stretch of the road adjoins the site. A war Memorial and embankment is located between the access road and the site itself which prevents a suitable access into the site from being achieved.
Site Suitability	
Suitability overview	The site is in PTAL zone 2, a "poor" location in regards to public transport. The nearest town centre is at Hayes in Hillingdon Borough, which is located around 1.3km from the site. The site is located within the Metropolitan Green Belt. Due to the pressing need to find sites to meet Gypsy Traveller and Travelling Showpeople (GTTS) needs, and owing to land in settlement areas and other previously developed land having been utilised and optimised to meet housing and employment development needs, it is considered, in accordance with the PPTS 2015, exceptional circumstances may exist to warrant removing the site from the Green Belt as a site inset to enable to Council to meet the specific, identified needs of the GTTS communities. Were it to be removed from the Green Belt, it would be specifically allocated in the plan as a traveller site. The land is proposed for de-designation from the Green Belt through the Local Plan Review, in order to help meet the borough's industrial land requirements.
Accessibility to local services and facilities including health and educational services	The nearest primary school is 0.8km away and the nearest secondary school is 1.3km away. The nearest GP surgery is located 0.3km from the site, at North Hyde Practice in Hillingdon Borough.
Noise and air quality	The A312 The Parkway and Hayes Road adjoin the site, which has associated noise and air quality impacts. A suitable set back or buffer would need to

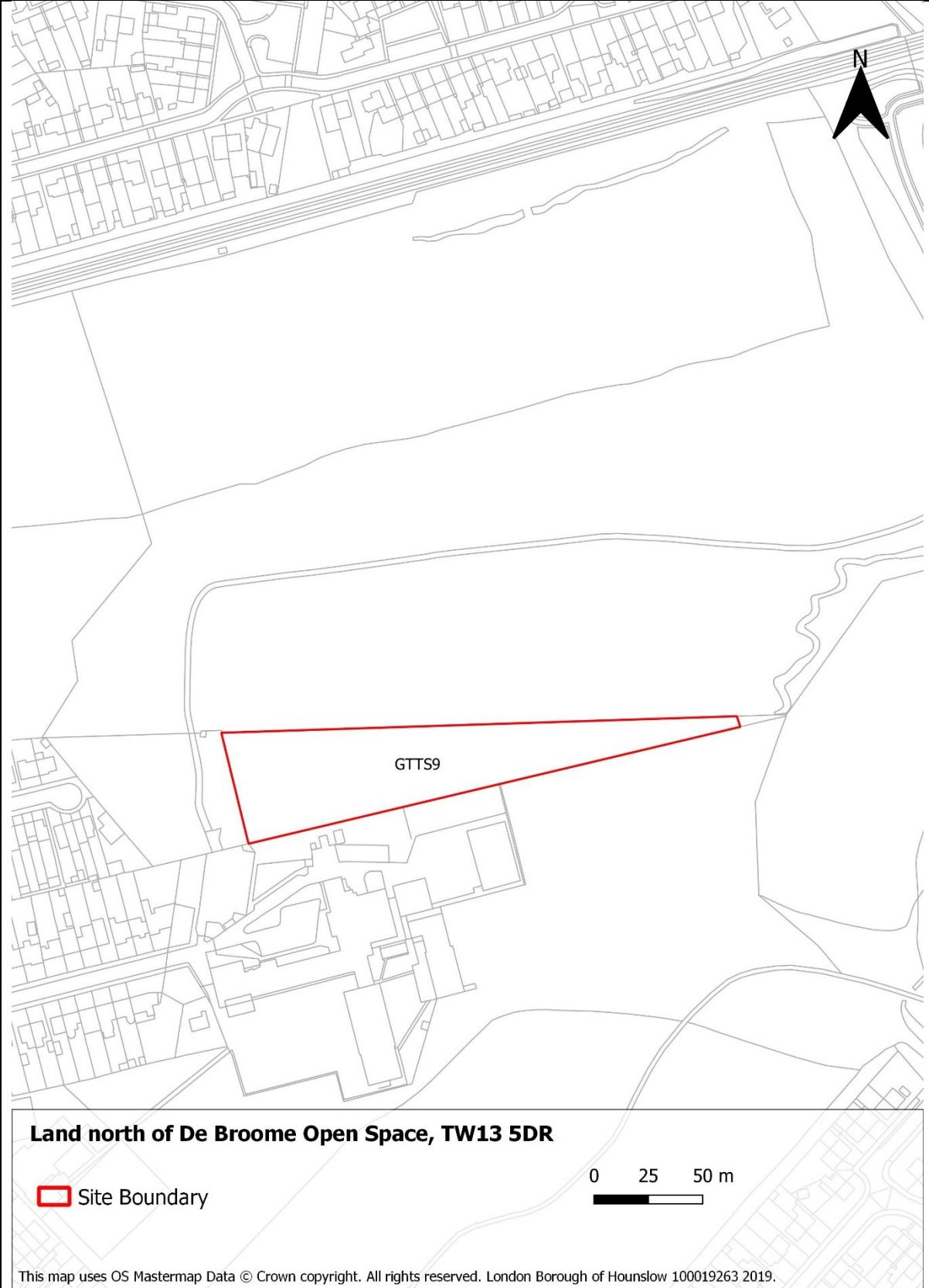
	<p>be provided from this. Site design could incorporate a vegetated buffer between any development and the road in order to help mitigate noise impacts, though due to the relatively small size of the site, this may provide only limited mitigation and limit the number of pitches or plots that could be delivered.</p> <p>Hounslow is a boroughwide Air Quality Management Area and as such, all sites assessed in the borough fall within this designation, and need to be compliant with the Council's Air Quality Action Plan.</p>
Potential amenity impacts	<p>The site is currently open land between Hayes Road and Western International Market and is not currently in use. There is not an existing ecological designation on the site. Units associated with Western International Market are located to the south of the site and a war memorial lies directly to the east. Some buffering between any proposed development and Western International Market would be beneficial to help screen the site and avoid visual intrusion into it.</p>
Site Availability	
Availability information	<p>The site is owned by Hounslow Council. The Council considers the land may be required for future activities relating to Western International Market and therefore the site is not available.</p>
Site Achievability	
Achievability information	<p>There are no known abnormal development costs associated with the site. The Hounslow Viability Assessment considers that generally, residential typologies of development are viable for this area, indicating the site is achievable.</p>
Taken forward for Capacity Assessment?	<p>Land is capable of accommodating industrial floorspace of the type required in the borough, and is considered to be needed to help meet the borough's industrial land requirements. It is therefore unavailable.</p> <p>A site access is also not considered to be achievable and therefore the site is not taken forward for capacity assessment.</p>



Site Information	
Site ref no.	GTTS8
Site name:	Land south of Staines Road, Hounslow Heath
Locality:	Hounslow
Ward:	Hounslow Heath

Land type:	Undeveloped
Gross size (ha):	0.59 ha
Developable land (ha):	0.59 ha
How site was identified:	Analysis of Council owned land
Existing land use:	Woodland and open land
Planning constraints	
Policy, Environmental and heritage constraints	Green Belt; Archaeological Priority Area; SINC of Metropolitan Importance
Physical and access constraints (if applicable)	Staines Road (A315) is located to the north of the site. A suitable access would need to be achieved from Staines road, which is the only possible nearby access to the highways network. The majority of the site is relatively densely wooded, meaning that some felling of trees would be required in order to develop the land into a yard or site
Site Suitability	
Suitability overview	The site is in PTAL zone 2, a "poor" location in regards to public transport. The nearest town centre is Feltham, which is located around 1.3km from the site. The Baber Bridge Neighbourhood Centre is located 130m from the site. The site is located within a Site of Importance for Nature Conservation of Metropolitan Importance (MO76). The level of protection afforded to SINCs should be commensurate with their status and the contribution they make to wider ecological networks. As the designation is the highest level of importance for SINCs, it is strategically important for conservation sites in London. Accordingly, it is unlikely that development at the site would be able to ensure any significant adverse impact on biodiversity could be avoided or mitigated. The site is located within the Metropolitan Green Belt. Due to the pressing need to find sites to meet Gypsy Traveller and Travelling Showpeople (GTTS) needs, and owing to land in settlement areas and other previously developed land having been utilised and optimised to meet housing and employment development needs, it is considered, in accordance with the PPTS 2015, exceptional circumstances may exist to warrant removing the site from the Green Belt as a site inset to enable to Council to meet the specific, identified needs of the GTTS communities. Were it to be removed from the Green Belt, it would be specifically allocated in the plan as a traveller site.
Accessibility to local services and facilities including health and educational services	The nearest primary school is 1.2km away and the nearest secondary school is 1.6km away. The nearest GP surgery is located 0.65km from the site, at Carlton Surgery in Feltham.
Noise and air quality	The A315 Staines Road adjoins the site, which has associated noise and air quality impacts. A suitable

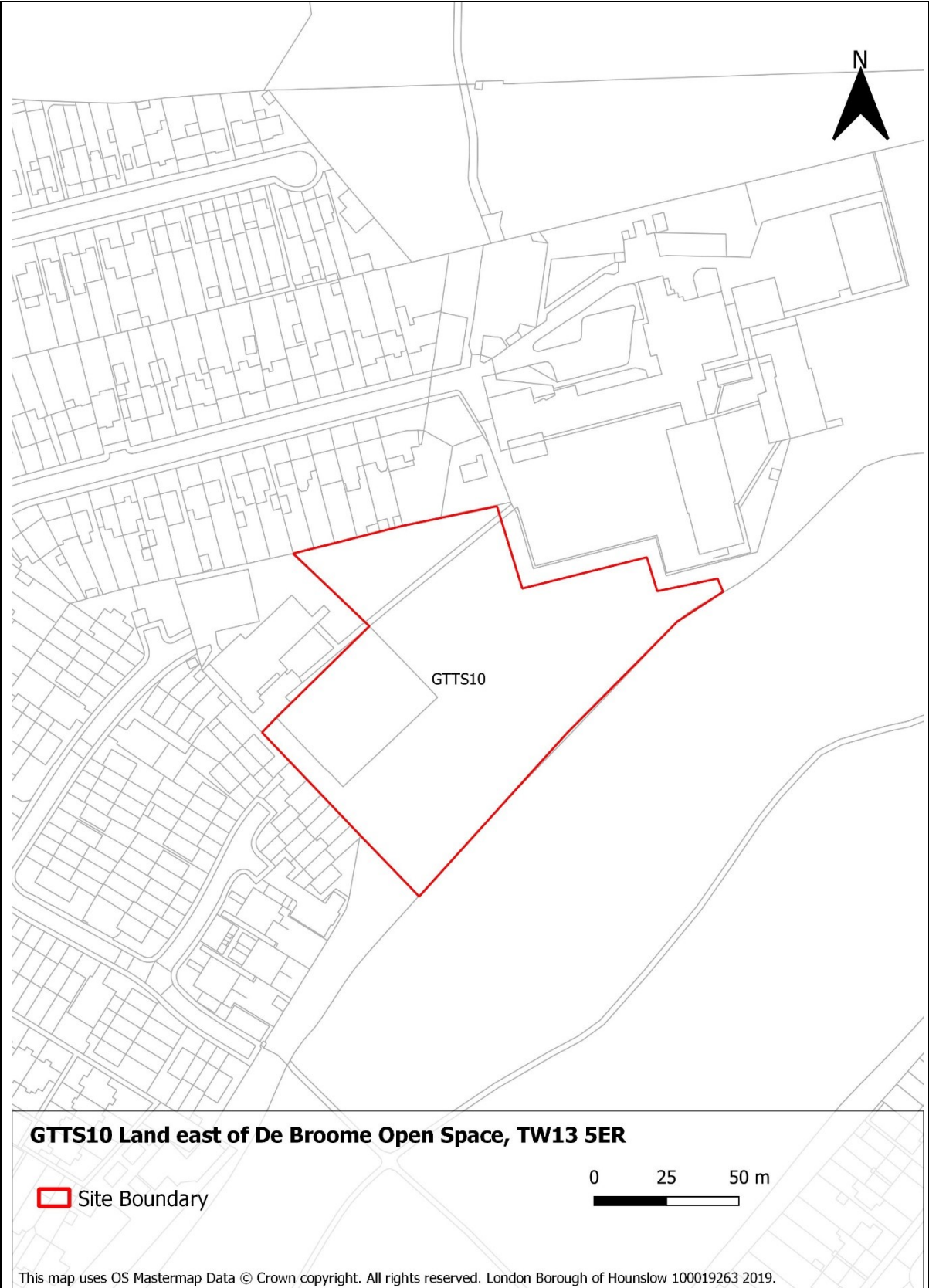
	<p>set back or buffer would need to be provided from this. Site design could incorporate a vegetated buffer between any development and the road in order to help mitigate noise impacts, though due to the relatively small size of the site, this limit the number of pitches or plots that could be delivered.</p> <p>Hounslow is a boroughwide Air Quality Management Area and as such, all sites assessed in the borough fall within this designation, and need to be compliant with the Council's Air Quality Action Plan.</p>
Potential amenity impacts	<p>The site consists predominantly of woodland located between the River Crane to the west and an existing Travelling Showpeople site at Baber Bridge to the east, beyond some woodland and open space. No significant amenity impacts have been identified.</p>
Site Availability	
Availability information	<p>The site is owned by Hounslow Council. The Council has recently secured a long-term lease at the site for a leisure use which would enable preservation of the existing woodlands and open space. The site is therefore not available.</p>
Site Achievability	
Achievability information	<p>There are no known abnormal development costs associated with the site. The Hounslow Viability Assessment considers that generally, residential typologies of development are viable for this area, indicating the site is achievable.</p>
Taken forward for Capacity Assessment?	<p>The site is subject to a long-term lease and therefore it does not meet the availability test. Furthermore the entire site is located within a SINC of Metropolitan Importance which is the highest grade. As the site is tree covered, felling would be unavoidable and as such the unavoidable harm caused to the SINC would mean that the land is not suitable for development as a GTTS site.</p> <p>There these reasons, the site is not taken forward for capacity assessment.</p>



Site Information	
Site ref no.	GTTS9
Site name:	Land north of De Broome Open Space, Feltham
Locality:	Hanworth
Ward:	Hanworth Park

Land type:	Undeveloped
Gross size (ha):	0.67 ha
Developable land (ha):	0.67 ha
How site was identified:	Analysis of publicly owned land
Existing land use:	Open land
Planning constraints	
Policy, Environmental and heritage constraints	Green Belt; SINCL of Metropolitan Importance
Physical and access constraints (if applicable)	West Thames College is located to the south of the site and woodland is located to the north and east of the site. A cul-de-sac and residential development at Hereford Road is located to the west of the site. As Hereford Road is a small unclassified road with on-street parking accessible only through the surrounding residential area, it is considered unlikely to provide a suitable access for the types of vehicles required by the GTTS community.
Site Suitability	
Suitability overview	<p>The site is in PTAL zone 1b, a "very poor" location in regards to public transport. The nearest town centre is Feltham, which is located around 1.3km from the site.</p> <p>The site is located within a Site of Importance for Nature Conservation of Metropolitan Importance (MO07). The level of protection afforded to SINCLs should be commensurate with their status and the contribution they make to wider ecological networks. As the designation is the highest level of importance for SINCLs, it is strategically important for conservation sites in London. Accordingly, it is unlikely that development at the site would be able to ensure any significant adverse impact on biodiversity could be avoided or mitigated.</p> <p>The site is located within the Metropolitan Green Belt. Due to the pressing need to find sites to meet Gypsy Traveller and Travelling Showpeople (GTTS) needs, and owing to land in settlement areas and other previously developed land having been utilised and optimised to meet housing and employment development needs, it is considered, in accordance with the PPTS 2015, exceptional circumstances may exist to warrant removing the site from the Green Belt as a site inset to enable to Council to meet the specific, identified needs of the GTTS communities. Were it to be removed from the Green Belt, it would be specifically allocated in the plan as a traveller site.</p>
Accessibility to local services and facilities including health and educational services	The nearest primary school is 1.3km away and the nearest secondary school is 0.55km away. The nearest GP surgery is located 0.9km from the site, at Clifford House Medical Centre in Feltham.

Noise and air quality	The site is not located near any major highways. The London to Windsor railway line is around 200m north of the site, and therefore not considered to have significant noise impacts on the land. Hounslow is a boroughwide Air Quality Management Area and as such, all sites assessed in the borough fall within this designation, and need to be compliant with the Council's Air Quality Action Plan.
Potential amenity impacts	The site is open land to the north of a college and to the east of a residential area. The site does not directly adjoin the residential area, as there is a notable buffer between housing and the site boundary. No significant amenity impacts have been identified.
Site Availability	
Availability information	The site is unregistered land and it is therefore not clear who the current owner of the land is or whether it would be made available for the use of a GTTS site. The availability of the land is therefore not confirmed.
Site Achievability	
Achievability information	There are no known abnormal development costs associated with the site. The Hounslow Viability Assessment considers that generally, residential typologies of development are viable for this area, indicating the site is achievable.
Taken forward for Capacity Assessment?	The site unregistered with no clear landowner and therefore does not meet the availability test. Furthermore the entire site is located within a SINC of Metropolitan Importance which is the highest grade. As the site is tree covered, felling would be unavoidable and as such the unavoidable harm caused to the SINC would mean that the land is not suitable for development as a GTTS site. There these reasons, the site is not taken forward for capacity assessment.



GTTS10 Land east of De Broome Open Space, TW13 5ER

 Site Boundary

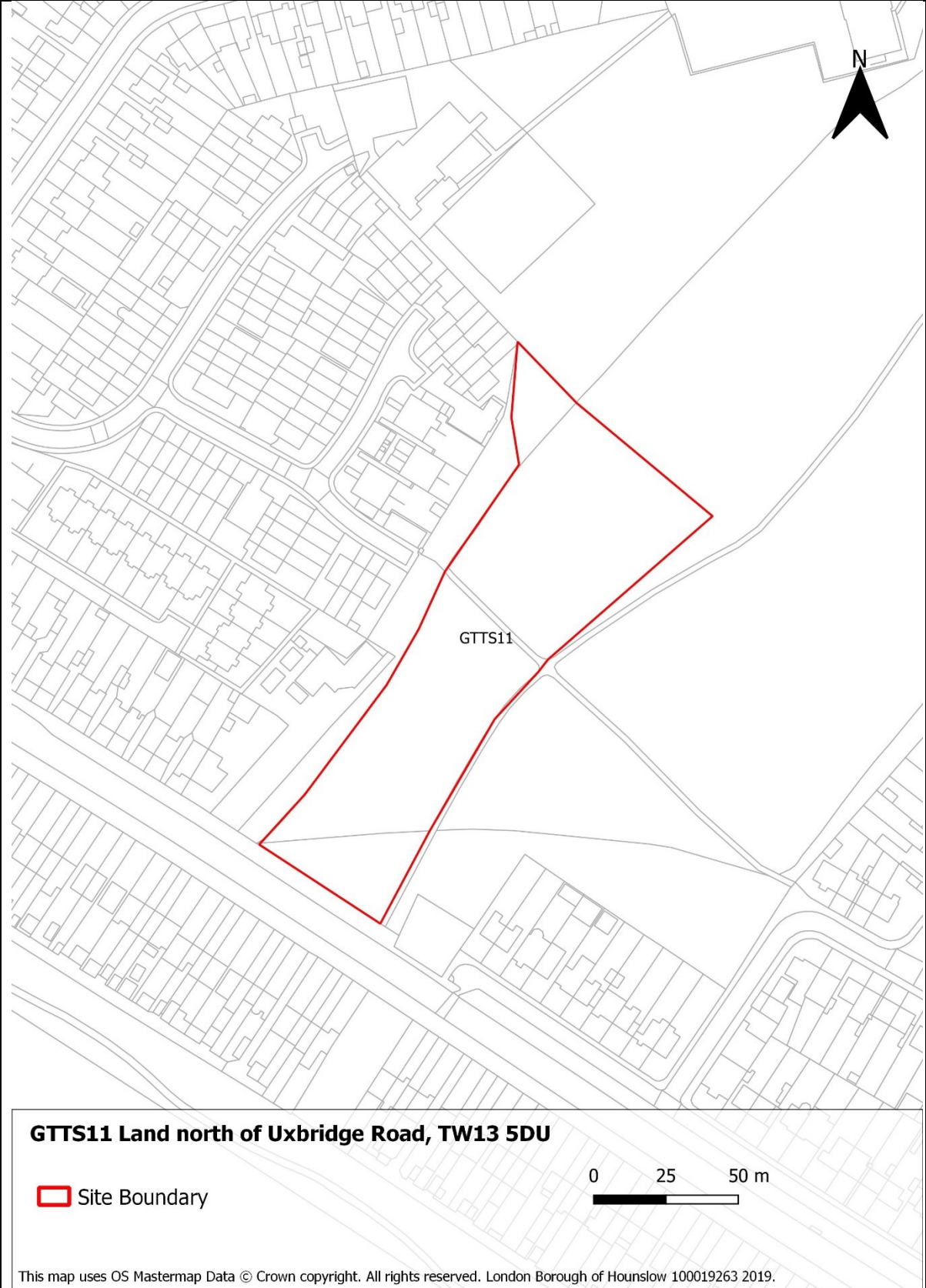
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Site Information	
Site ref no.	GTTS10
Site name:	Land east of De Broome Open Space

Locality:	West Area
Ward:	Hanworth Park Ward
Land type:	Undeveloped
Gross size (ha):	1.01 ha
Developable land (ha):	1.01 ha
How site was identified:	Analysis of publicly owned land
Existing land use:	Park/Open Space
Planning constraints	
Policy, Environmental and heritage constraints	Green Belt, SINC of Borough Importance Grade 2 (HoBI15), Flood Zone 3a surface water
Physical and access constraints (if applicable)	There is no existing vehicular access to the site. Access would have to be made from Slattery Road through Leitrim Park or from Uxbridge Road through Leitrim Park.
Site Suitability	
Suitability overview	<p>The site is in PTAL zone 1a/1b, a "very poor" location in regard to public transport. The nearest town centre is at Feltham, which is located around 1.4km from the site.</p> <p>The site is within a Site of Importance for Nature Conservation of Borough Importance Grade 2. Development at the site must therefore ensure any significant adverse impact on biodiversity is avoided, mitigated, or as a last resort compensated for.</p> <p>The site is located within Metropolitan Green Belt. Due to the pressing need to find sites to meet Gypsy Traveller and Travelling Showpeople (GTTS) needs, and owing to land in settlement areas and other previously developed land having been utilised and optimised to meet housing and employment development needs, it is considered, in accordance with the PPTS 2015, exceptional circumstances may exist to warrant removing the site from the Green Belt as a site inset to enable to Council to meet the specific, identified needs of the GTTS communities. Were it to be removed from the Green Belt, it would be specifically allocated in the plan as a traveller site.</p> <p>There is a small area of Flood Zone 3b surface water located at the western edge of the site. Any development must be situated away from this portion of the site.</p>
Accessibility to local services and facilities including health and educational services	The nearest primary school is around 1km away and the nearest secondary school around 600m away. The nearest GP surgery is located around 0.9km from the site, at the Cranford Medical Centre.
Noise and air quality	<p>There are no significant sources of noise within the vicinity of the site.</p> <p>Hounslow is a boroughwide Air Quality Management Area and as such, all sites assessed in the borough fall within this designation, and need to be compliant with the Council's Air Quality Action Plan.</p>

Potential amenity impacts	<p>The site has been assessed as being a high quality amenity space, incorporating a grassed local park and and a hardcore sports pitch. In addition to this, the site falls within a SINC of Borough Importance Grade 2. There would be a significant amenity impact on the local park, with vehicular access and plots/pitches replacing park land and pedestrian paths.</p> <p>There is a higher education college to the north-west of the site, a gymnastics club to the west and existing residential homes to the south-east. The higher education college is well screened by vegetation and so the site is unlikely to impact amenity. The gymnastics club is immediately adjacent to the site, however with appropriate screening is unlikely to have any amenity impacts on the site. The site is immediately adjacent to the residential houses and the level of existing screening is much lower, consisting of garden fences. Amenity may be impacted as a result of overlooking from the rear of residential properties.</p>
Site Availability	
Availability information	The site is owned by Hounslow Council and is a well used park providing high quality amenity space. It is therefore an important Council asset that is not available for alternative uses.
Site Achievability	
Achievability information	There are no known abnormal development costs associated with the site. The Hounslow Viability Assessment considers that generally, residential typologies of development are viable for this area, indicating the site is achievable.
Taken forward for Capacity Assessment?	The site has not been taken forward for capacity assessment as it is a well used park and would not be consistent with the strategy to retain high quality amenity space.



GTTS11 Land north of Uxbridge Road, TW13 5DU

 Site Boundary

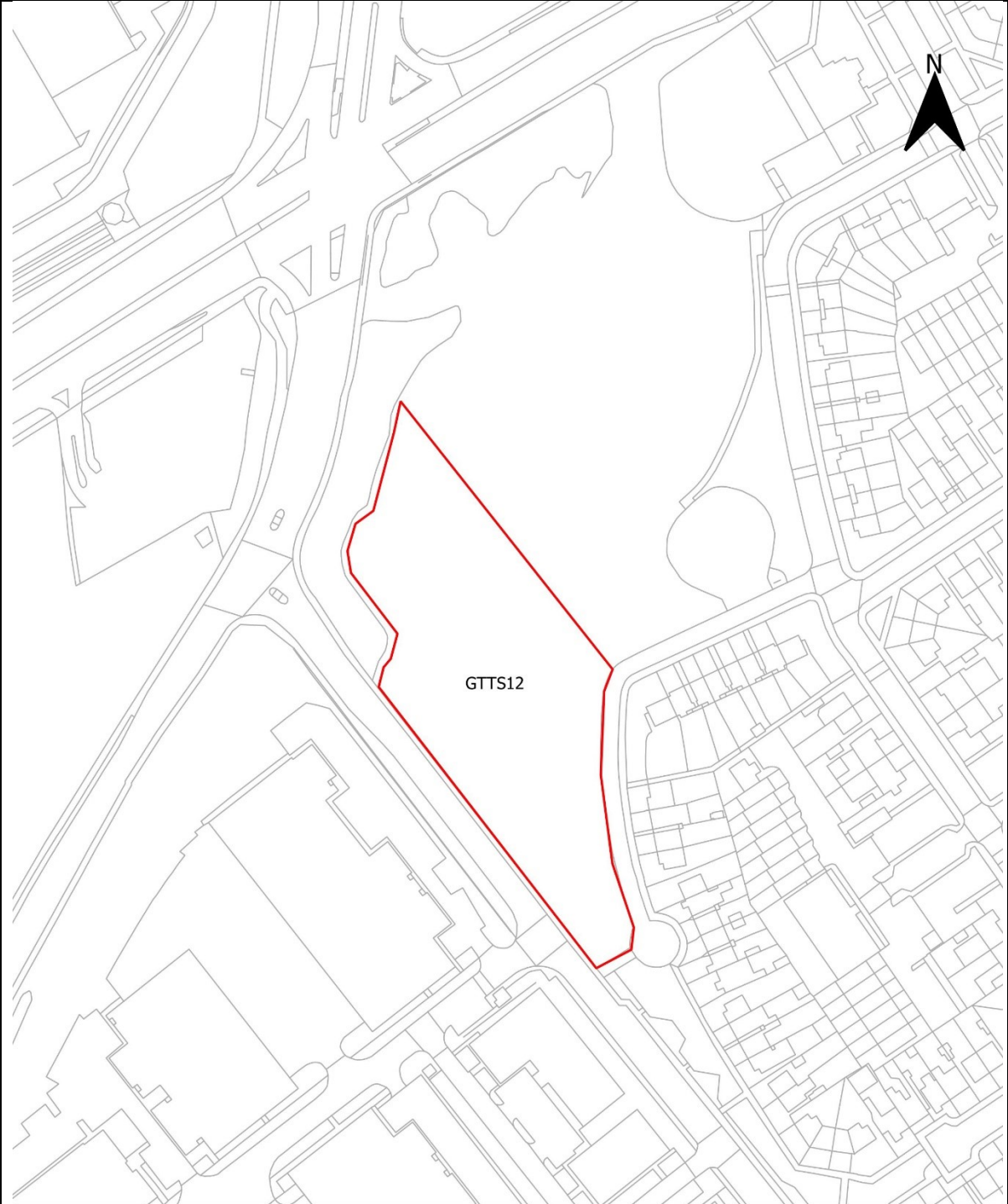
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Site Information	
Site ref no.	GTTS11
Site name:	Land north of Uxbridge Road
Locality:	West Area

Ward:	Hanworth Park Ward
Land type:	Undeveloped
Gross size (ha):	0.89 ha
Developable land (ha):	0.89 ha
How site was identified:	Analysis of publicly owned land
Existing land use:	Park/Open Space
Planning constraints	
Policy, Environmental and heritage constraints	Green Belt, SINC of Borough Importance Grade 2 (HoBI15)
Physical and access constraints (if applicable)	There is no existing vehicular access to the site. Access would have to be made from Slattery Road or from Uxbridge Road through Leitrim Park.
Site Suitability	
Suitability overview	<p>The site is in PTAL zone 1a/2/3. The nearest town centre is at Feltham, which is located around 1.4km from the site.</p> <p>The site is within a Site of Importance for Nature Conservation of Borough Importance Grade 2. Development at the site must therefore ensure any significant adverse impact on biodiversity is avoided, mitigated, or as a last resort compensated for.</p> <p>The site is located within Metropolitan Green Belt. Due to the pressing need to find sites to meet Gypsy Traveller and Travelling Showpeople (GTTS) needs, and owing to land in settlement areas and other previously developed land having been utilised and optimised to meet housing and employment development needs, it is considered, in accordance with the PPTS 2015, exceptional circumstances may exist to warrant removing the site from the Green Belt as a site inset to enable to Council to meet the specific, identified needs of the GTTS communities. Were it to be removed from the Green Belt, it would be specifically allocated in the plan as a traveller site.</p>
Accessibility to local services and facilities including health and educational services	The nearest primary school is around 0.9km away and the nearest secondary school around 450m away. The nearest GP surgery is located around 0.8km from the site, at the Cranford Medical Centre.
Noise and air quality	<p>The Uxbridge Road is located along the south-west border of the site, which will have associated noise impacts. A suitable set back or buffer from noise should be provided from this. Site design could incorporate a vegetated buffer between any development and the rail line in order to help mitigate noise impacts.</p> <p>Hounslow is a boroughwide Air Quality Management Area and as such, all sites assessed in the borough fall within this designation, and need to be compliant with the Council's Air Quality Action Plan.</p>
Potential amenity impacts	The site has been assessed as being a high quality amenity space, incorporating a grassed local park and

	<p>vegetation. There would be a significant amenity impact on the local park, with vehicular access and plots/pitches replacing park land and pedestrian paths.</p> <p>Adjacent to the site to the west is a St John Ambulance First Aid Training Centre and residential houses. The location of the site next to the ambulance centre and the level of established vegetation which acts as screening ensures there is no likely impact on amenity of either use. Where the site is adjacent to residential houses; there is more potential for amenity to be impacted as a result of overlooking from existing residential properties.</p>
Site Availability	
Availability information	The site is owned by Hounslow Council and is a well used park providing high quality amenity space. It is therefore an important Council asset that is not available for alternative uses.
Site Achievability	
Achievability information	There are no known abnormal development costs associated with the site. The Hounslow Viability Assessment considers that generally, residential typologies of development are viable for this area, indicating the site is achievable.
Taken forward for Capacity Assessment?	The site has not been taken forward for capacity assessment as it is a well used park and would not be consistent with the strategy to retain high quality amenity space.



GTTS12 Land east of Green Lane, TW4 6HN

 Site Boundary

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Site Information	
Site ref no.	GTTS12
Site name:	Land east of Green Lane
Locality:	Heston and Cranford Area
Ward:	Cranford Ward

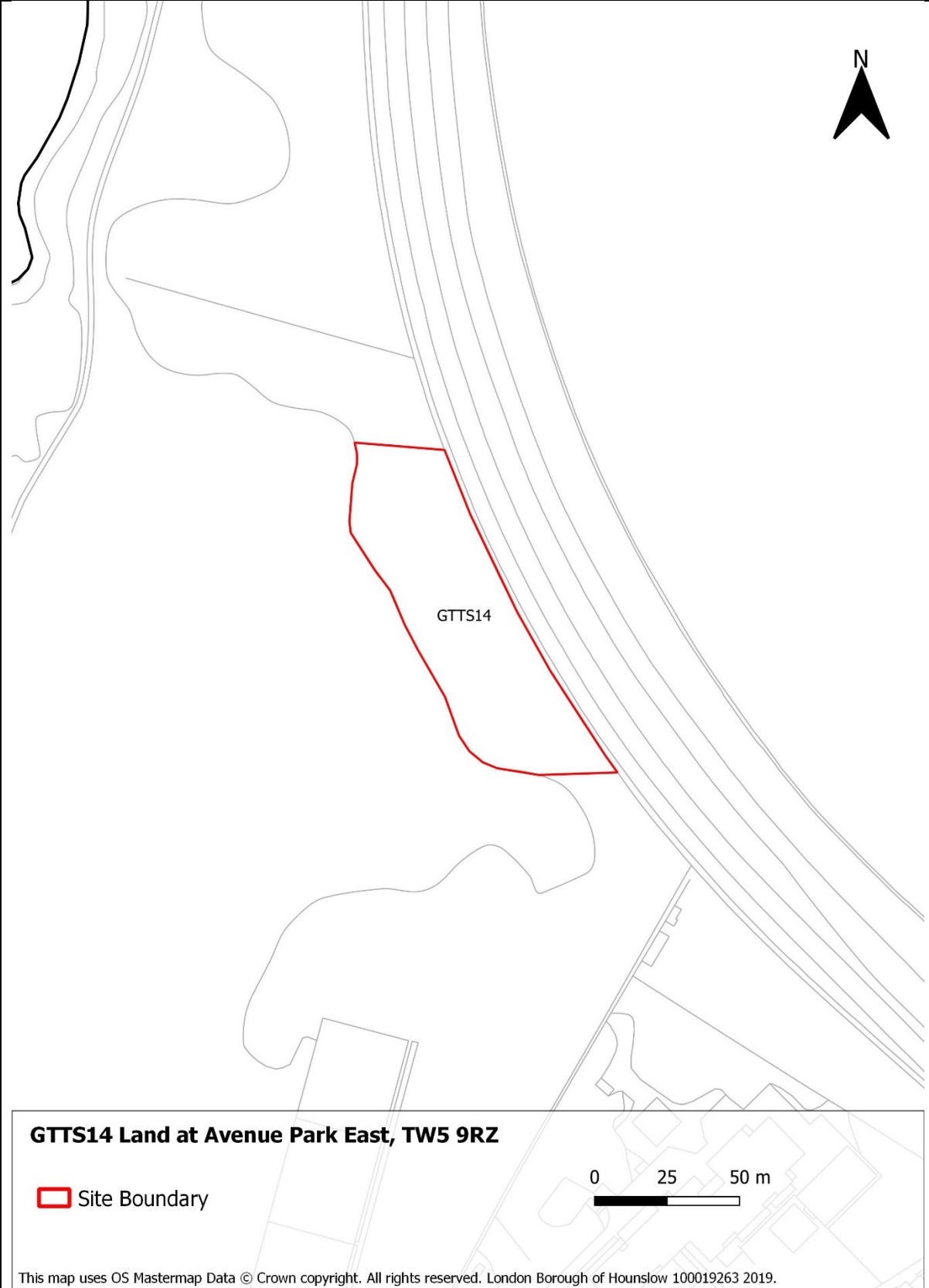
Land type:	Undeveloped
Gross size (ha):	0.76 ha
Developable land (ha):	0.76 ha
How site was identified:	Analysis of publicly owned land
Existing land use:	Park/Open Space
Planning constraints	
Policy, Environmental and heritage constraints	Green Belt, Flood Zone 3a- Surface Water, Air Quality Focus Area
Physical and access constraints (if applicable)	There is no current vehicular access to the site. Access to the site could be created from Green Lane or Warwick Road.
Site Suitability	
Suitability overview	<p>The site is in PTAL zone 0/1b, a "very poor" location in regard to public transport. The nearest town centre is at Hounslow, which is located around 3.4km from the site. Hounslow West neighbourhood centre is located around 1.6km from the site.</p> <p>The site is located within Metropolitan Green Belt. Due to the pressing need to find sites to meet Gypsy Traveller and Travelling Showpeople (GTTS) needs, and owing to land in settlement areas and other previously developed land having been utilised and optimised to meet housing and employment development needs, it is considered, in accordance with the PPTS 2015, exceptional circumstances may exist to warrant removing the site from the Green Belt as a site inset to enable to Council to meet the specific, identified needs of the GTTS communities. Were it to be removed from the Green Belt, it would be specifically allocated in the plan as a traveller site.</p>
Accessibility to local services and facilities including health and educational services	The nearest primary school is around 0.9km away and the nearest secondary school around 450m away. The nearest GP surgery is located around 0.8km from the site, at the Cranford Medical Centre.
Noise and air quality	<p>The site is in close proximity to the A30 and to the A312, in addition to Green Lane; it is expected that there would be a significant level of noise pollution associated with these main roads. Site design could incorporate an increased vegetated buffer between any development and the three roads in order to help mitigate noise impacts.</p> <p>Hounslow is a boroughwide Air Quality Management Area and as such, all sites assessed in the borough fall within this designation, and need to be compliant with the Council's Air Quality Action Plan.</p>
Potential amenity impacts	The site has been assessed as being a high quality amenity space, incorporating a grassed local park. There would be a significant amenity impact on the local park, with vehicular access and plots/pitches replacing park land and pedestrian paths.

	Adjacent to the site to the east are residential houses facing the open space. There is more potential for amenity to be impacted as a result of overlooking from existing residential properties.
Site Availability	
Availability information	The site is owned by Hounslow Council and is a well used park providing high quality amenity space. It is therefore an important Council asset that is not available for alternative uses.
Site Achievability	
Achievability information	There are no known abnormal development costs associated with the site. The Hounslow Viability Assessment considers that generally, residential typologies of development are viable for this area, indicating the site is achievable.
Taken forward for Capacity Assessment?	The site has not been taken forward for capacity assessment as it is a well used park and it would not be consistent with the strategy to retain high quality amenity space. It would also not be consistent with the strategy to retain the communities together in relative proximity, having regard to the assessed needs in the GTTSANA 2019.



Site Information	
Site ref no.	GTTS13
Site name:	Land at Godfrey Way
Locality:	Central Hounslow Area
Ward:	Hounslow Heath Ward

Land type:	Undeveloped
Gross size (ha):	0.26 ha
Developable land (ha):	0.26 ha
How site was identified:	Analysis of publicly owned land
Existing land use:	Open Space
Planning constraints	
Policy, Environmental and heritage constraints	Locally Significant Industrial Sites (LSIS)
Physical and access constraints (if applicable)	There is no current vehicular access to the site. Access to the site could be created from Godfrey Way
Site Suitability	
Suitability overview	The site is in PTAL zone 1b, a "very poor" location in regard to public transport. The nearest town centre is at Hounslow, which is located around 2.6km from the site. The site is designated as a Locally Significant Industrial Site and so is protected for industrial development.
Accessibility to local services and facilities including health and educational services	The nearest primary school is around 2km away and the nearest secondary school around 1.3m away. The nearest GP surgery is located around 1km from the site, at the Little Park Surgery
Noise and air quality	The rail line is located to the north of the site, which will have associated noise impacts. A suitable set back or buffer from noise should be provided from this. Site design could incorporate a vegetated buffer between any development and the rail line in order to help mitigate noise impacts. Hounslow is a boroughwide Air Quality Management Area and as such, all sites assessed in the borough fall within this designation, and need to be compliant with the Council's Air Quality Action Plan.
Potential amenity impacts	The site is adjacent to a cemetery. There are no significant amenity impacts associated with development of the site.
Site Availability	
Availability information	The site is owned by Hounslow Council and is protected for industrial uses under a LSIS designation. It is therefore an important Council asset that is not available for alternative uses.
Site Achievability	
Achievability information	There are no known abnormal development costs associated with the site. The Hounslow Viability Assessment considers that generally, residential typologies of development are viable for this area, indicating the site is achievable.
Taken forward for Capacity Assessment?	The site has not been taken forward for capacity assessment as it is protected for industrial uses under the LSIS designation.



GTTS14 Land at Avenue Park East, TW5 9RZ

Site Boundary

0 25 50 m

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Site Information	
Site ref no.	GTTS14
Site name:	Land at Avenue Park East
Locality:	Heston & Cranford Area
Ward:	Cranford Ward


Land type:	Undeveloped
Gross size (ha):	0.48 ha
Developable land (ha):	0.48 ha
How site was identified:	Analysis of publicly owned land
Existing land use:	Park/Open Space
Planning constraints	
Policy, Environmental and heritage constraints	Green Belt, Cranford Village Conservation Area, Archaeological Priority Areas
Physical and access constraints (if applicable)	There is no current vehicular access to the site. The creation of access would prove difficult as a slip road would have to be created from the dual carriageway. It is likely that this would be difficult to facilitate within the site size.
Site Suitability	
Suitability overview	<p>The site is in PTAL zone 1b, a "very poor" location in regard to public transport. The nearest town centre is at Hounslow, which is located around 4.2km from the site. Cranford neighbourhood centre is located around 1km away.</p> <p>The site is located within Metropolitan Green Belt. Due to the pressing need to find sites to meet Gypsy Traveller and Travelling Showpeople (GTTS) needs, and owing to land in settlement areas and other previously developed land having been utilised and optimised to meet housing and employment development needs, it is considered, in accordance with the PPTS 2015, exceptional circumstances may exist to warrant removing the site from the Green Belt as a site inset to enable to Council to meet the specific, identified needs of the GTTS communities. Were it to be removed from the Green Belt, it would be specifically allocated in the plan as a traveller site.</p> <p>The site is located within the Cranford Village Conservation area; any development must conserve or take opportunities to enhance the character of the area and respect the grain, scale, form, proportions and materials of the surrounding area and existing architecture.</p> <p>As the site sites within an Archaeological Priority Area development is expected to have regard to any harm to, or loss of the significance of the APA. The site is a well used community park located within a conservation area.</p>
Accessibility to local services and facilities including health and educational services	The nearest primary school is 600m from the site and the nearest secondary school around 700m away. The nearest GP surgery is located around 0.7km from the site, at the Cranford Medical Centre.
Noise and air quality	The site is situated adjacent to the A312 dual carriage way, which will have associated noise impacts. A suitable set back or buffer from noise should be provided from this. Site design could incorporate a

	<p>vegetated buffer between any development and the road in order to help mitigate noise impacts.</p> <p>Hounslow is a boroughwide Air Quality Management Area and as such, all sites assessed in the borough fall within this designation, and need to be compliant with the Council's Air Quality Action Plan.</p>
Potential amenity impacts	<p>The site has been assessed as being a high quality amenity space, incorporating a significant area of planting within Avenue Park. There would be a significant amenity impact on the local park, with vehicular access and plots/pitches replacing park land and pedestrian parks.</p>
Site Availability	
Availability information	<p>The site is owned by Hounslow Council and is a well used park within a conservation area providing high quality amenity space. It is therefore an important Council asset that is not available for alternative uses.</p>
Site Achievability	
Achievability information	<p>The Hounslow Viability Assessment considers that generally, residential typologies of development are viable for this area, indicating the site is achievable. However, the excavation of the Archaeological Priority Area is expected to form a significant development cost, in addition to the felling of the mature trees. The associated works and intervention could result in potential increased development costs associated with the site.</p>
Taken forward for Capacity Assessment?	<p>The site has not been taken forward for capacity assessment as it is a well used park in a conservation area and it would not be consistent with the strategy to retain high quality amenity space. It would also not be consistent with the strategy to retain the communities together in relative proximity, having regard to the assessed needs in the GTTSANA 2019.</p>



GTTS15 Land East of Country Way, South of Felthamhill Brook, TW13 6XH

 Site Boundary

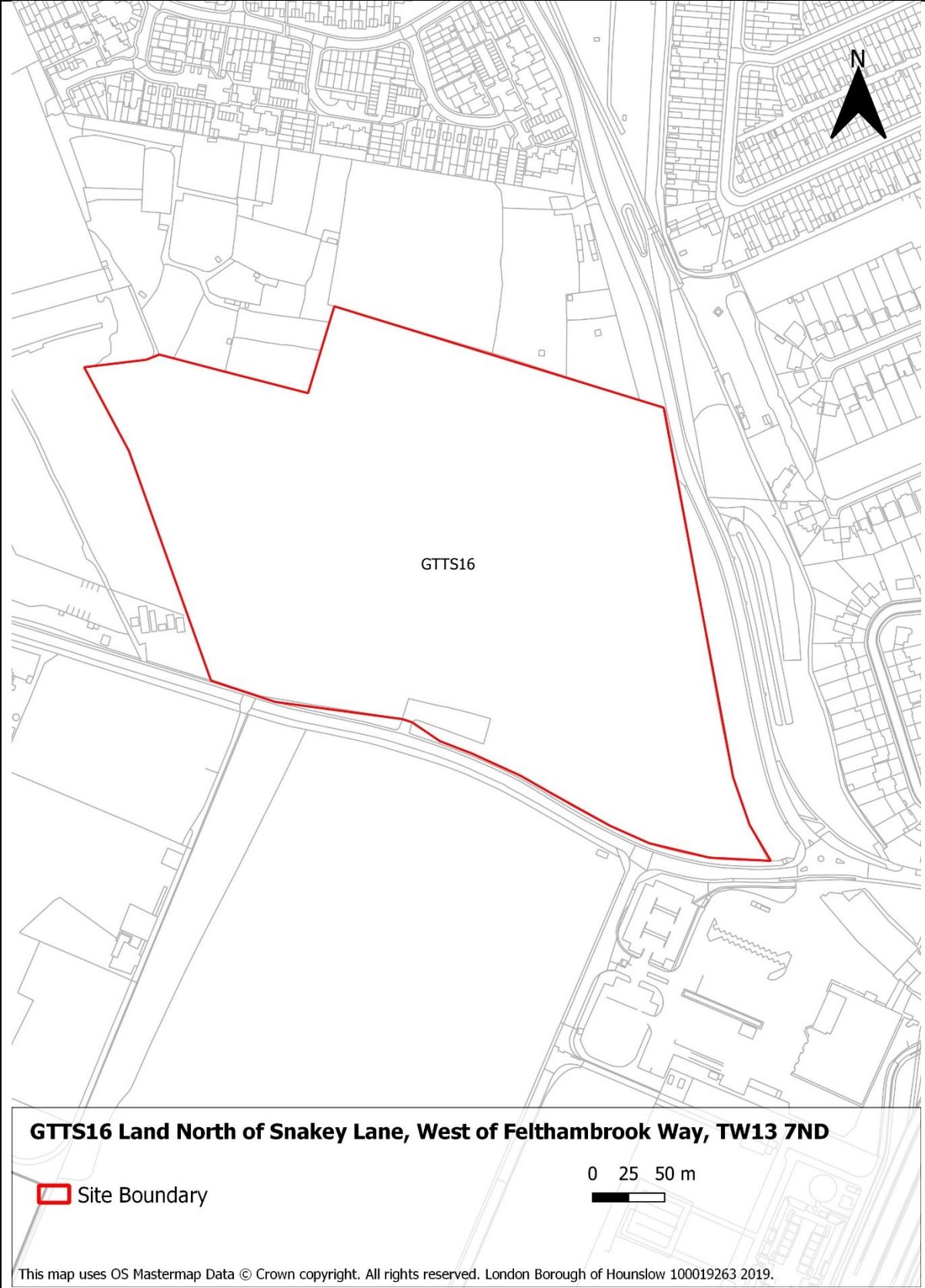
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Site Information	
Site ref no.	GTTS15
Site name:	Land East of Country Way, South of Felthamhill Brook
Locality:	West Area
Ward:	Hanworth Village Ward

Land type:	Undeveloped
Gross size (ha):	8.16 ha
Developable land (ha):	8.16 ha
How site was identified:	Analysis of land in the West of the Borough for Call for Sites
Existing land use:	Open Space
Planning constraints	
Policy, Environmental and heritage constraints	Green Belt, SINC of Metropolitan Importance (M078)
Physical and access constraints (if applicable)	There is no current vehicular access to the site. Access from the A316 Country Way would require significant infrastructure provision and given the highway is a busy 6 lane dual carriageway there are likely to be highways safety concerns. The adjoining Kempton Water Works is private land and would create difficulty accessing the public highways network.
Site Suitability	
Suitability overview	<p>The site is in PTAL zone 0/1a, a "very poor" location in regard to public transport. The nearest town centre is at Feltham, which is located around 3.2km from the site.</p> <p>The site is within a Site of Importance for Nature Conservation of Metropolitan Importance. The level of protection afforded to SINCs should be commensurate with their status and the contribution they made to wider ecological networks. As the designation is the highest level of importance for SINCs, it is strategically important for conservation sites in London.</p> <p>Accordingly, it is unlikely that development at the site would be able to ensure any significant adverse impact on biodiversity could be avoided or mitigated.</p> <p>The site is located within Metropolitan Green Belt. Due to the pressing need to find sites to meet Gypsy Traveller and Travelling Showpeople (GTTS) needs, and owing to land in settlement areas and other previously developed land having been utilised and optimised to meet housing and employment development needs, it is considered, in accordance with the PPTS 2015, exceptional circumstances may exist to warrant removing the site from the Green Belt as a site inset to enable to Council to meet the specific, identified needs of the GTTS communities. Were it to be removed from the Green Belt, the area required for GTTS would be specifically allocated in the plan as a traveller site.</p>
Accessibility to local services and facilities including health and educational services	The nearest primary school is 2km from the site and the nearest secondary school around 2km away. The nearest GP surgery is located around 2.2km from the site, at the Fir Road Surgery.
Noise and air quality	The site is situated adjacent to the A316 dual carriage way to the west and the railway line to the south,

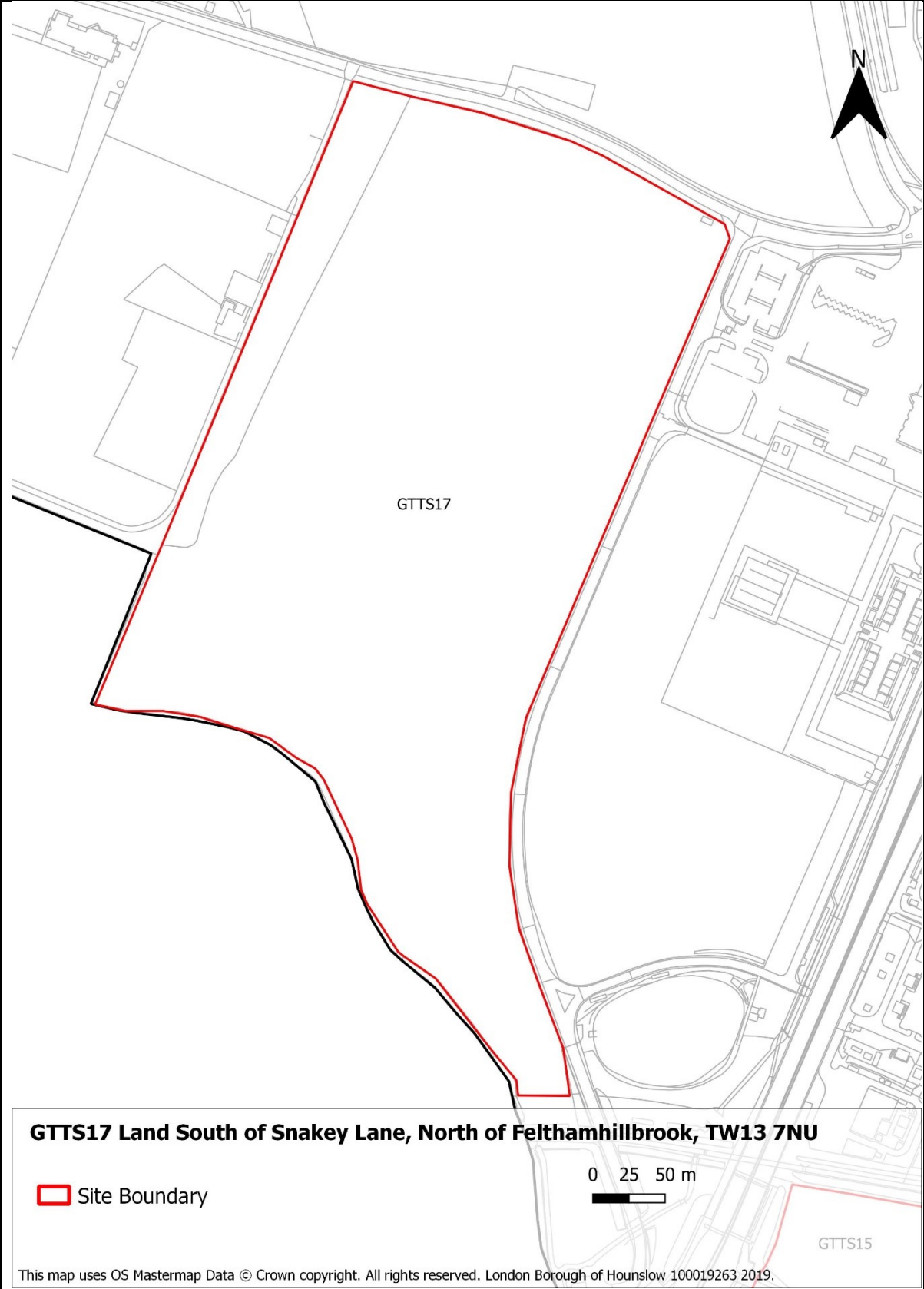
	<p>which will have associated noise impacts. A suitable set back or buffer from noise should be provided from this. Site design could incorporate a vegetated buffer between any development and the road in order to help mitigate noise impacts.</p> <p>Hounslow is a boroughwide Air Quality Management Area and as such, all sites assessed in the borough fall within this designation, and need to be compliant with the Council’s Air Quality Action Plan.</p>
Potential amenity impacts	<p>Due to the proximity of the site to the main road and railway line, a significant buffer may be required for noise and air quality purposes.</p>
Site Availability	
Availability information	<p>The site is in the ownership of Thames Water Utilities. The landowner was not contacted due to concerns with suitability matters.</p>
Site Achievability	
Achievability information	<p>There are no known abnormal development costs associated with the site. The Hounslow Viability Assessment considers that generally, residential typologies of development are viable for this area, indicating the site is achievable.</p>
Taken forward for Capacity Assessment?	<p>The site has not been taken forward for capacity assessment due to the significant access constraints, and the location of the site within a SINC of Metropolitan Importance, which is the highest grade. The unavoidable harm caused to the SINC would mean that the land is not suitable for development as a GTTS site. Furthermore, it would not be consistent with the strategy to retain the communities together in relative proximity, having regard to the assessed needs in the GTTSANA 2019.</p>



Site Information	
Site ref no.	GTTS16
Site name:	Land North of Snakey Lane, West of Feltham Brook Way
Locality:	West Area

Ward:	Hanworth Park Ward
Land type:	Undeveloped
Gross size (ha):	10.27 ha
Developable land (ha):	10.27 ha
How site was identified:	Analysis of land in the West of the Borough for Call for Sites
Existing land use:	Open Space
Planning constraints	
Policy, Environmental and heritage constraints	Green Belt
Physical and access constraints (if applicable)	Access could be created from Snakey Lane to facilitate access to the site.
Site Suitability	
Suitability overview	<p>The site is in PTAL zone 0/1a/1b, a "very poor" location in regard to public transport. The nearest town centre is at Feltham, which is located around 2.5km from the site.</p> <p>The site is located within Metropolitan Green Belt. Due to the pressing need to find sites to meet Gypsy Traveller and Travelling Showpeople (GTTS) needs, and owing to land in settlement areas and other previously developed land having been utilised and optimised to meet housing and employment development needs, it is considered, in accordance with the PPTS 2015, exceptional circumstances may exist to warrant removing the site from the Green Belt as a site inset to enable to Council to meet the specific, identified needs of the GTTS communities. Were it to be removed from the Green Belt, the area required for GTTS would be specifically allocated in the plan as a traveller site.</p>
Accessibility to local services and facilities including health and educational services	The nearest primary school is 1.5km from the site and the nearest secondary school around 2km away. The nearest GP surgery is located around 1.6km from the site, at the Fir Road Surgery.
Noise and air quality	<p>There are unlikely to be any significant noise impacts.</p> <p>Hounslow is a boroughwide Air Quality Management Area and as such, all sites assessed in the borough fall within this designation, and need to be compliant with the Council's Air Quality Action Plan.</p>
Potential amenity impacts	There are no anticipated amenity impacts associated with the development of plots/pitches on this site.
Site Availability	
Availability information	The site is in the ownership of a private land owner. The land owner was contacted as part of the Call for Site exercise however the Council did not receive a response.
Site Achievability	

Achievability information	There are no known abnormal development costs associated with the site. The Hounslow Viability Assessment considers that generally, residential typologies of development are viable for this area, indicating the site is achievable.
Taken forward for Capacity Assessment?	The site has not been taken forward for capacity assessment due to a lack of evidence regarding its availability. Furthermore, it would not be consistent with the strategy to retain the communities together in relative proximity, having regard to the assessed needs in the GTTSANA 2019.



Site Information	
Site ref no.	GTTS17
Site name:	Land South of Snakey Lane, North of Felthamhillbrook
Locality:	West Area

Ward:	Hanworth Park Ward
Land type:	Undeveloped
Gross size (ha):	14.59 ha
Developable land (ha):	14.59 ha
How site was identified:	Analysis of land in the West of the Borough for Call for Sites
Existing land use:	Open Space
Planning constraints	
Policy, Environmental and heritage constraints	Green Belt, Mineral Safeguarding Site
Physical and access constraints (if applicable)	Access could be created from Snakey Lane to facilitate access to the site.
Site Suitability	
Suitability overview	<p>The site is in PTAL zone 0/1b, a "very poor" location in regard to public transport. The nearest town centre is at Feltham, which is located around 2.5km from the site.</p> <p>The site is located within Metropolitan Green Belt. Due to the pressing need to find sites to meet Gypsy Traveller and Travelling Showpeople (GTTS) needs, and owing to land in settlement areas and other previously developed land having been utilised and optimised to meet housing and employment development needs, it is considered, in accordance with the PPTS 2015, exceptional circumstances may exist to warrant removing the site from the Green Belt as a site inset to enable to Council to meet the specific, identified needs of the GTTS communities. Were it to be removed from the Green Belt, the area required for GTTS would be specifically allocated in the plan as a traveller site.</p> <p>The site is safeguarded for mineral extraction, which seeks to ensure that mineral reserves are extracted before development takes place that could prevent future extraction. Where extraction takes place, the restoration of sites will leave them in better condition than before quarrying began. The mineral extraction has no specific timeline for extraction so the site cannot be made available for an alternative use in the plan period.</p>
Accessibility to local services and facilities including health and educational services	The nearest primary school is 1.5km from the site and the nearest secondary school around 2km away. The nearest GP surgery is located around 1.6km from the site, at the Fir Road Surgery.
Noise and air quality	<p>If the plots/pitches were situated to the north east of the site there may be noise impacts from vehicular movement associated with Hanworth Dairy. A buffer could mitigate this.</p> <p>Hounslow is a boroughwide Air Quality Management Area and as such, all sites assessed in the borough fall</p>

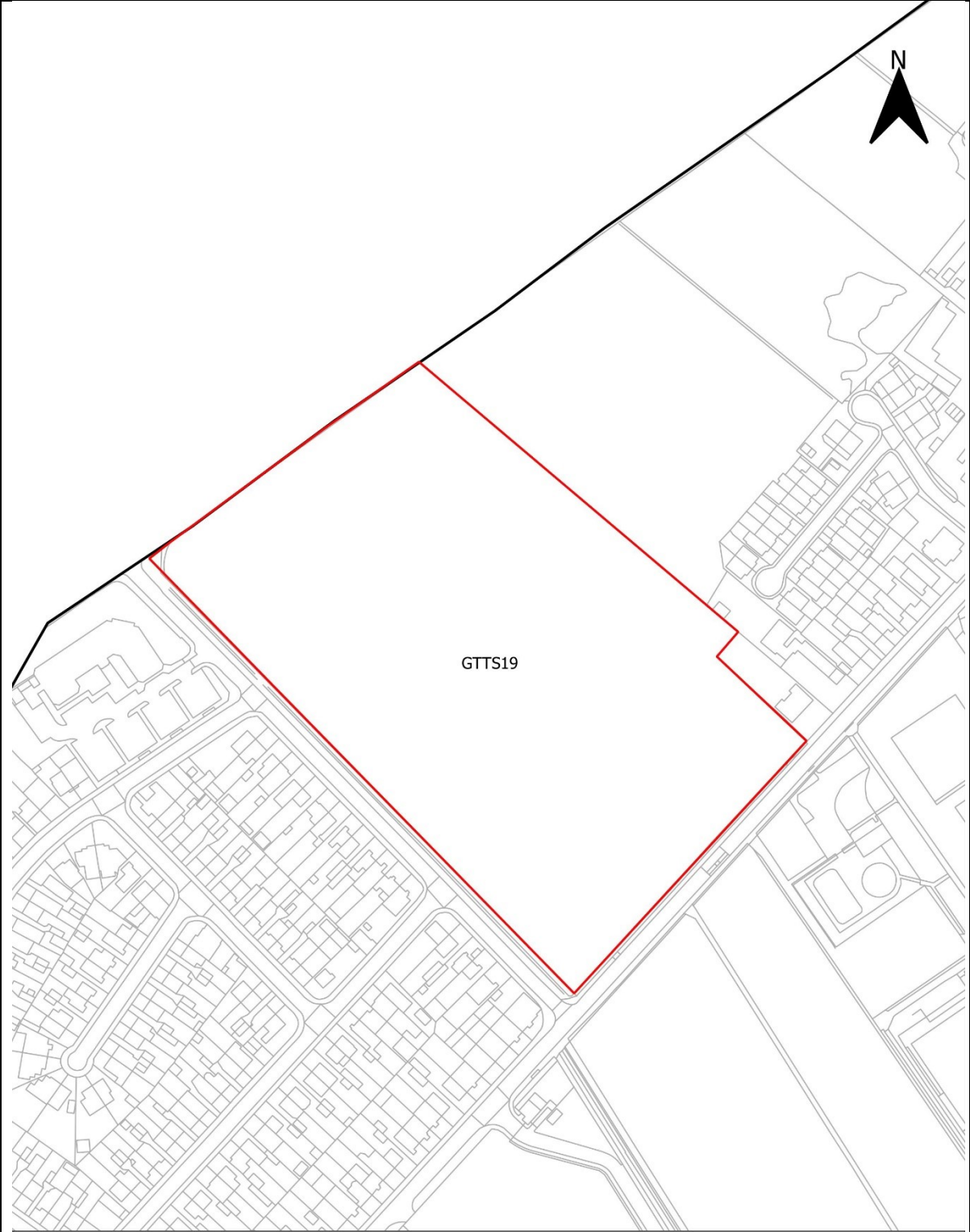
	within this designation, and need to be compliant with the Council's Air Quality Action Plan.
Potential amenity impacts	Potential for noise from vehicular movements if the site was situated to the north-east of the site. This could be mitigated with a buffer.
Site Availability	
Availability information	The site is in the ownership of Thames Water Utilities. The landowner was not contacted due to concerns with suitability and availability within the plan period.
Site Achievability	
Achievability information	Mineral extraction would be a significant abnormal cost associated with the development of this site. The Hounslow Viability Assessment considers that generally, residential typologies of development are viable for this area, indicating the site is achievable.
Taken forward for Capacity Assessment?	The site has not been taken forward for capacity assessment due to a lack of evidence regarding its suitability and availability during the plan period, given it is safeguarded for an alternative use of mineral extraction. Furthermore, it would not be consistent with the strategy to retain the communities together in relative proximity, having regard to the assessed needs in the GTTSANA 2019.



Site Information	
Site ref no.	GTTS18
Site name:	Land east of Groveley Road
Locality:	West Area
Ward:	Feltham West Ward

Land type:	Undeveloped
Gross size (ha):	2.06 ha
Developable land (ha):	2.06 ha
How site was identified:	Analysis of land in the West of the Borough for Call for Sites
Existing land use:	Open Space
Planning constraints	
Policy, Environmental and heritage constraints	Green Belt
Physical and access constraints (if applicable)	Access could be created from Snakey Lane to facilitate access to the site.
Site Suitability	
Suitability overview	<p>The site is in PTAL zone 1b, a "very poor" location in regard to public transport. The nearest town centre is at Feltham, which is located around 2km from the site.</p> <p>The site is located within Metropolitan Green Belt. Due to the pressing need to find sites to meet Gypsy Traveller and Travelling Showpeople (GTTS) needs, and owing to land in settlement areas and other previously developed land having been utilised and optimised to meet housing and employment development needs, it is considered, in accordance with the PPTS 2015, exceptional circumstances may exist to warrant removing the site from the Green Belt as a site inset to enable to Council to meet the specific, identified needs of the GTTS communities. Were it to be removed from the Green Belt, the area required for GTTS would be specifically allocated in the plan as a traveller site.</p>
Accessibility to local services and facilities including health and educational services	The nearest primary school is 800km from the site and the nearest secondary school around 1.6km away. The nearest GP surgery is located around 2km from the site, at the Fir Road Surgery.
Noise and air quality	<p>There are not considered to be any significant noise impacts in relation to this site.</p> <p>Hounslow is a boroughwide Air Quality Management Area and as such, all sites assessed in the borough fall within this designation, and need to be compliant with the Council's Air Quality Action Plan.</p>
Potential amenity impacts	There are no amenity impacts considered in relation to this site.
Site Availability	
Availability information	The site is in the ownership of Southern & Regional Development LTD. The landowner was contacted as part of the Call for Sites exercise, however the Council did not receive a response.
Site Achievability	
Achievability information	There are no known abnormal development costs associated with the site. The Hounslow Viability Assessment considers that generally, residential

	typologies of development are viable for this area, indicating the site is achievable.
Taken forward for Capacity Assessment?	The site has not been taken forward for capacity assessment due to a lack of evidence regarding its availability during the plan period. Furthermore, it would not be consistent with the strategy to retain the communities together in relative proximity, having regard to the assessed needs in the GTTSANA 2019.



GTTS19 - Land northeast of Cains Lane, TW14 9RH 0 25 50 m

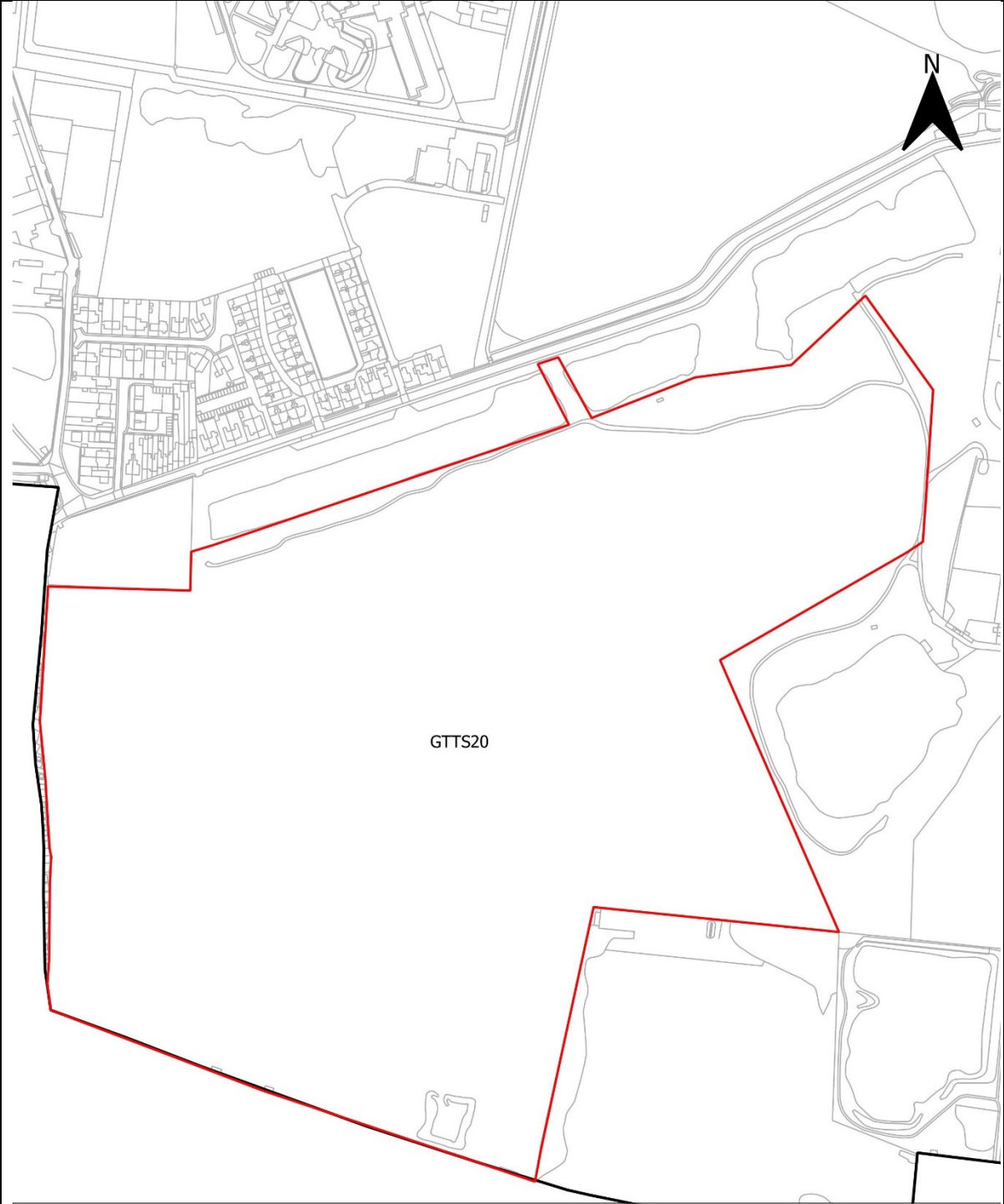
Site Boundary

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Site Information	
Site ref no.	GTTS19
Site name:	Land northeast of Cains Lane
Locality:	Bedfont
Ward:	Bedfont


Land type:	Undeveloped
Gross size (ha):	4.14 ha
Developable land (ha):	4.14 ha
How site was identified:	Analysis of land in the West of the Borough for Call for Sites
Existing land use:	Open land
Planning constraints	
Policy, Environmental and heritage constraints	Green Belt; SINCL of Local Importance (HoL05); Air Quality Focus Area; surface water flood zone 3a
Physical and access constraints (if applicable)	The site is located between Hatton Road and the A30 Great Southwest Road. An existing vehicular access into the site is from Cains Lane to the west of the site. The access is narrow but is not restricted by landform so could be widened.
Site Suitability	
Suitability overview	<p>The site is in PTAL zone 1a and 0, a "very poor" location in regards to public transport. The nearest town centre is Feltham which is located 2.1km from the site. The nearest neighbourhood centre is at Staines Road Bedfont, which is located 0.9km from the site.</p> <p>The site is within a Site of Importance for Nature Conservation of Local Importance (HoL05). Development at the site must therefore ensure any significant adverse impact on biodiversity is avoided, mitigated, or as a last resort compensated for.</p> <p>The site is within the Metropolitan Green Belt. Due to the pressing need to find sites to meet Gypsy Traveller and Travelling Showpeople (GTTS) needs, and owing to land in settlement areas and other previously developed land having been utilised and optimised to meet housing and employment development needs, it is considered, in accordance with the PPTS 2015, exceptional circumstances may exist to warrant removing the site from the Green Belt as a site inset to enable to Council to meet the specific, identified needs of the GTTS communities. Were it to be removed from the Green Belt, the area required for GTTS would be specifically allocated in the plan as a traveller site.</p> <p>In addition, the site is proposed as a new Local Open Space designation through the Hounslow Local Plan Review. It is therefore considered use of the land as a GTTS site would conflict with the proposed designation.</p>
Accessibility to local services and facilities including health and educational services	The nearest primary school is 0.1km away and the nearest secondary school is 0.2km away. The nearest GP surgery is located 0.3km from the site, at Hatton Medical Practice n Bedfont.
Noise and air quality	The site is in the Heathrow Air Quality Focus Area. As such, development proposals would need to

	<p>demonstrate that design measures are being used to minimise exposure.</p> <p>The A30 Great Southwest Road adjoins the site to the northwest. As this is a busy dual carriageway, a set-back or buffering from the highway would be required as part of the site design.</p> <p>Hounslow is a boroughwide Air Quality Management Area and as such, all sites assessed in the borough fall within this designation, and need to be compliant with the Council's Air Quality Action Plan.</p>
Potential amenity impacts	<p>There are adjoining residential properties to the west of the site on the opposite side of Cains Lane and to the east of the site on Wellington Road. Screening and buffering using vegetation could be utilised to help address overlooking both into and out of the site.</p>
Site Availability	
Availability information	<p>As the site is a proposed Local Open Space designation in the Local Plan Review and therefore unsuitable, it is not considered to be available for an alternative use involving development</p>
Site Achievability	
Achievability information	<p>There are no known abnormal development costs associated with the site. The Hounslow Viability Assessment considers that generally, residential typologies of development are viable for this area, indicating the site is achievable.</p>
Taken forward for Capacity Assessment?	<p>The proposed designation of the site as a Local Open Space would conflict with the use of the land for a GTTS site or yard. For these reasons, the site is not taken forward for capacity assessment.</p>



GTTS20 Land south of Ashford Road, TW15 1AT

 Site Boundary

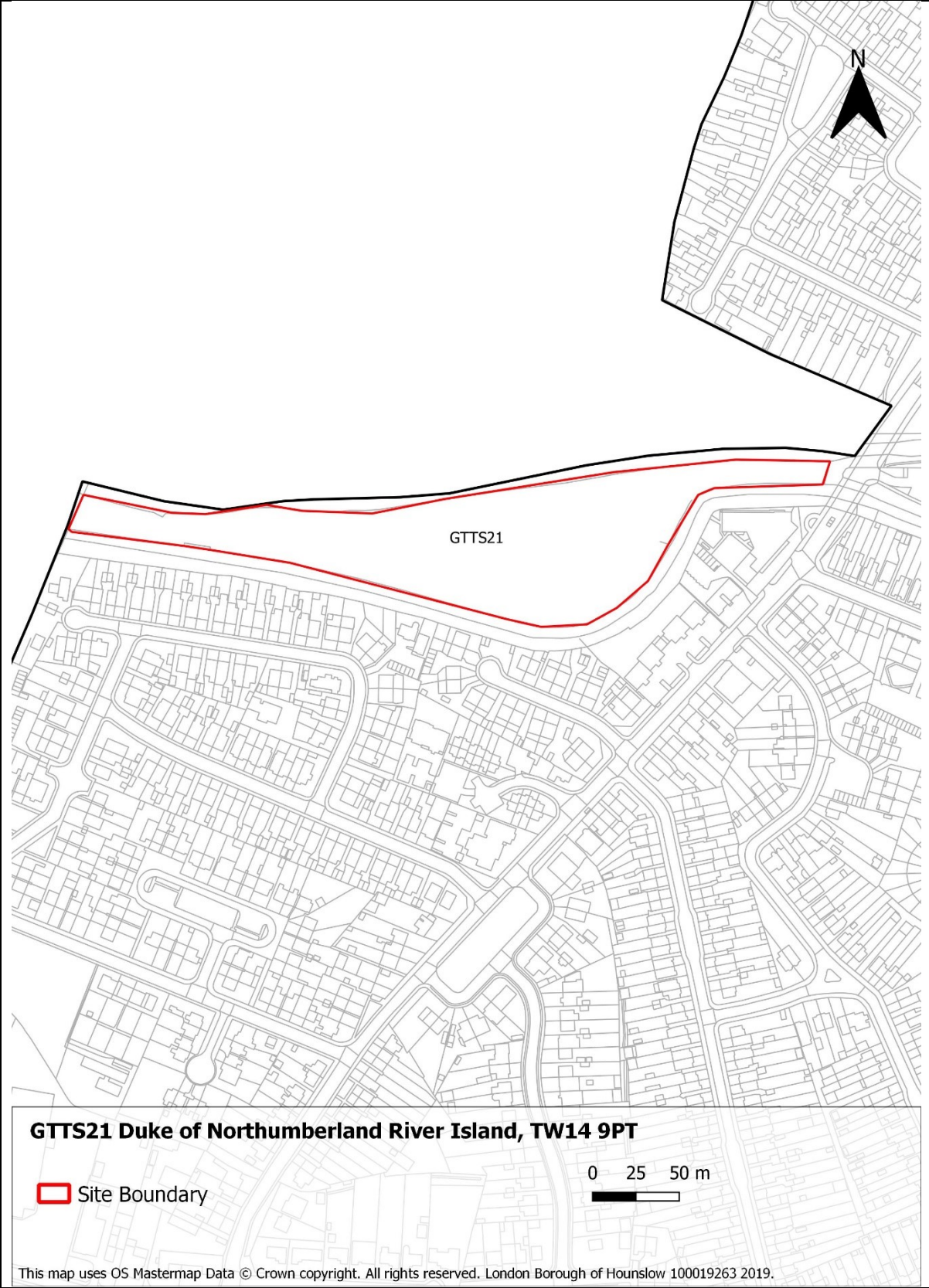
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Site Information	
Site ref no.	GTTS20
Site name:	Land south of Ashford Road
Locality:	Lower Feltham

Ward:	Feltham West
Land type:	Undeveloped
Gross size (ha):	32.3 ha
Developable land (ha):	32.3 ha
How site was identified:	Analysis of land in the West of the Borough for Call for Sites
Existing land use:	Open land and woodland
Planning constraints	
Policy, Environmental and heritage constraints	Green Belt; SINC of Borough Importance (Grade 1) (HOB105)
Physical and access constraints (if applicable)	The site covers a large area of land located in the far southwest of the borough, adjoining the boundary with Spelthorne. The southern and western boundaries of the site adjoin residential gardens. Potential for access from Ashford Road could be considered, though a waterbody lies between Ashford Road and much of the wider site.
Site Suitability	
Suitability overview	<p>The site is in PTAL zone 1a and 0, a "very poor" location in regards to public transport. The nearest town centre is Sunbury Cross which is located 1.6km from the site. The nearest neighbourhood centre is at Hamilton Parade in Lower Feltham, which is located 0.8km from the site.</p> <p>The site is within a Site of Importance for Nature Conservation of Borough Importance (Grade 1) (HOB105). Development at the site must therefore ensure any significant adverse impact on biodiversity is avoided, mitigated, or as a last resort compensated for.</p> <p>The site is within the Metropolitan Green Belt. Due to the pressing need to find sites to meet Gypsy Traveller and Travelling Showpeople (GTTS) needs, and owing to land in settlement areas and other previously developed land having been utilised and optimised to meet housing and employment development needs, it is considered, in accordance with the PPTS 2015, exceptional circumstances may exist to warrant removing the site from the Green Belt as a site inset to enable to Council to meet the specific, identified needs of the GTTS communities. Were it to be removed from the Green Belt, the area required for GTTS would be specifically allocated in the plan as a traveller site.</p>
Accessibility to local services and facilities including health and educational services	The nearest primary school is 0.9km away and the nearest secondary school is 2.6km away. The nearest GP surgery is located 2.3km from the site, at Upper Halliford Health Centre.
Noise and air quality	There are no specific identifiable issues relating to noise and air quality at the site.

	Hounslow is a boroughwide Air Quality Management Area and as such, all sites assessed in the borough fall within this designation, and need to be compliant with the Council's Air Quality Action Plan.
Potential amenity impacts	There are adjoining residential gardens to the south and west of the site. Screening and buffering using vegetation could be utilised to help address overlooking both into and out of the site.
Site Availability	
Availability information	The entire site area is subdivided into 100's of freehold titles that could appear to represent speculative development. Land assembly even for a small part of the site is therefore not feasible, meaning the land is not available for development as a GTTS site.
Site Achievability	
Achievability information	The Hounslow Viability Assessment considers that generally, residential typologies of development are viable for this area, indicating the site is achievable. However, due to a waterbody located between Ashford Road and the site area, suitable site access may involve formation of a road bridge. The associated works and intervention could result in potential increased development costs associated with the site.
Taken forward for Capacity Assessment?	The site is not available for development as a result of the subdivision of the land into 100s of titles resulting in highly complex land assembly. For this reason, the site is not taken forward for capacity assessment.



GTTS21 Duke of Northumberland River Island, TW14 9PT

 Site Boundary

0 25 50 m


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Site Information	
Site ref no.	GTTS21
Site name:	Duke of Northumberland River Island
Locality:	Bedfont
Ward:	Bedfont

Land type:	Undeveloped
Gross size (ha):	1.79 ha
Developable land (ha):	1.2 ha
How site was identified:	Analysis of land in the West of the Borough for Call for Sites
Existing land use:	Open land
Planning constraints	
Policy, Environmental and heritage constraints	Green Belt; Surface water Flood Zone 3a; SINC of Borough Importance (Grade 2) (HOBII09); Air Quality Focus Area.
Physical and access constraints (if applicable)	The site is located on an island within the Duke of Northumberland River, therefore the developable area of the site is reduced from the full site area to take account of a setback from the banks around the perimeter of the island. There is no vehicular access into the site. The A30 Great South-Western Road forms a bridge over the DoN River to the west of the site. As this is a busy 6-lane dual carriageway which is elevated over the river and island, it would not be possible to form an access from the highway. Hatton Road lies to the east of the site, crossing both sections of the DoN River, with a small existing access via a track onto the island. Due to the narrow width of the island at this point, it is not considered feasible that the access could be widened, meaning it would not meet the minimum threshold required for access to a GTTS site. There are no feasible routes that could provide access via a new bridge to the north or south of the site to connect it with the highways network and as such it is considered that a suitable access could not be achieved.
Site Suitability	
Suitability overview	<p>The site is in PTAL zone 1b, a "very poor" location in regards to public transport. The nearest town centre is Feltham which is located 2.1km from the site. The nearest neighbourhood centre is at Staines Road Bedfont, which is located 0.6km from the site.</p> <p>The site is within a Site of Importance for Nature Conservation of Borough Importance (Grade 2) ((HOBII09). Development at the site must therefore ensure any significant adverse impact on biodiversity is avoided, mitigated, or as a last resort compensated for.</p> <p>The site is within the Metropolitan Green Belt. Due to the pressing need to find sites to meet Gypsy Traveller and Travelling Showpeople (GTTS) needs, and owing to land in settlement areas and other previously developed land having been utilised and optimised to meet housing and employment development needs, it is considered, in accordance with the PPTS 2015, exceptional circumstances may</p>

	<p>exist to warrant removing the site from the Green Belt as a site inset to enable to Council to meet the specific, identified needs of the GTTS communities. Were it to be removed from the Green Belt, it would be specifically allocated in the plan as a traveller site. In addition, the site is proposed as a new Local Open Space designation through the Hounslow Local Plan Review. It is therefore considered use of the land as a GTTS site would conflict with the proposed designation.</p>
Accessibility to local services and facilities including health and educational services	<p>The nearest primary school is 0.3km away and the nearest secondary school is 0.7km away. The nearest GP surgery is located 1.4km from the site, at Carlton Surgery in Feltham.</p>
Noise and air quality	<p>The developable area of the site is set back from the A30 Great South-West Road.</p> <p>The majority of the site is in the Heathrow Air Quality Focus Area. As such, development proposals would need to demonstrate that design measures are being used to minimise exposure.</p> <p>Hounslow is a boroughwide Air Quality Management Area and as such, all sites assessed in the borough fall within this designation, and need to be compliant with the Council's Air Quality Action Plan.</p>
Potential amenity impacts	<p>The residential gardens located to the south of the site on Montrose Road and Bedford Close overlook the island, generating potential issues with privacy and overlooking both into and outside the site. Screening and buffering using vegetation could be utilised to help address this.</p>
Site Availability	
Availability information	<p>As the site is a proposed Local Open Space designation in the Local Plan Review and therefore unsuitable, it is not considered to be available for an alternative use involving development.</p>
Site Achievability	
Achievability information	<p>Due to the site being an island without suitable access it is considered that the formation of an appropriate access would likely result in significant additional development costs. Due to the positioning of existing roads relative to the site, formation of a suitable access is not considered feasible. The Hounslow Viability Assessment considers that generally, residential typologies of development are viable for this area, indicating the site is achievable.</p>
Taken forward for Capacity Assessment?	<p>Access to the site is not considered to be feasible. The proposed designation of the site as a Local Open Space would conflict with the use of the land for a GTTS site or yard. For these reasons, the site is not taken forward for capacity assessment.</p>



GTTS22 Land at Fairway Close, TW4 5DS

□ Site Boundary

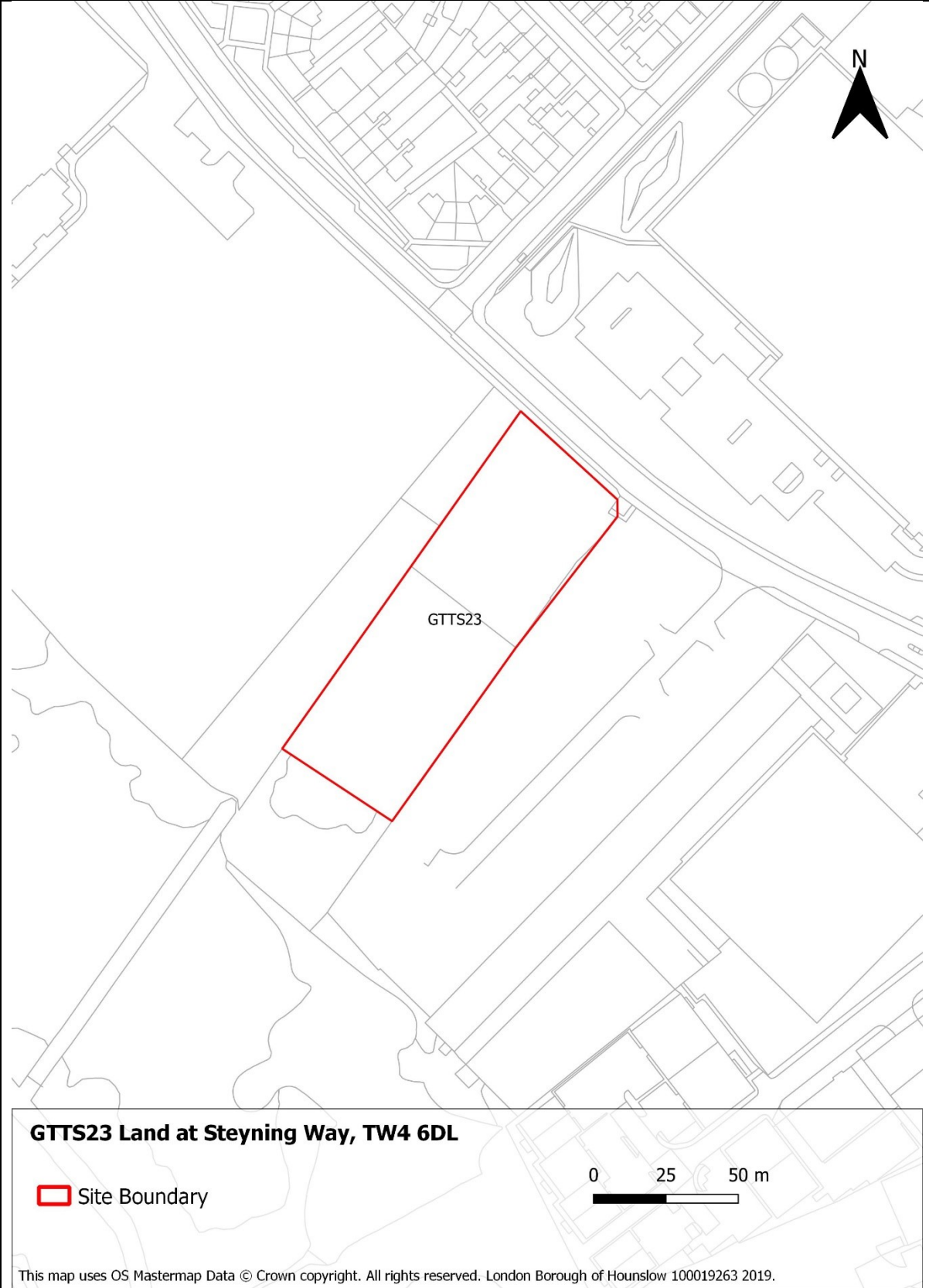
0 25 50 m

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Site Information	
Site ref no.	GTTS22
Site name:	Land at Fairway Close
Locality:	Hounslow Heath
Ward:	Hounslow Heath

Land type:	Partially previously developed
Gross size (ha):	4.4 ha
Developable land (ha):	4.4 ha
How site was identified:	Analysis of land in the West of the Borough for Call for Sites
Existing land use:	Hardstanding and open land
Planning constraints	
Policy, Environmental and heritage constraints	Green Belt; Surface water Flood Zone 3a
Physical and access constraints (if applicable)	The site is located to the south of the A315 Staines Road, and is otherwise surrounded by woodland. There is an existing access to the site from Staines Road.
Site Suitability	
Suitability overview	<p>The site is in PTAL zone 2, a "poor" location in regards to public transport. The nearest town centre is Hounslow which is located around 1.8km from the site. Nearby neighbourhood centres are at Baber Parade which is located 0.9km from the site and Wellington Road South which is located 0.95km from the site.</p> <p>The site is located within the Metropolitan Green Belt. Due to the pressing need to find sites to meet Gypsy Traveller and Travelling Showpeople (GTTS) needs, and owing to land in settlement areas and other previously developed land having been utilised and optimised to meet housing and employment development needs, it is considered, in accordance with the PPTS 2015, exceptional circumstances may exist to warrant removing the site from the Green Belt as a site inset to enable to Council to meet the specific, identified needs of the GTTS communities. Were it to be removed from the Green Belt, the area required for GTTS would be specifically allocated in the plan as a traveller site.</p>
Accessibility to local services and facilities including health and educational services	The nearest primary school is 0.95km away and the nearest secondary school is 1.6km away. The nearest GP surgery is located 1.4km from the site, at Carlton Surgery in Feltham.
Noise and air quality	<p>The A315 Staines Road lies to the north of the site, which has associated noise and air quality impacts. A suitable set back or buffer would need to be provided.</p> <p>Hounslow is a boroughwide Air Quality Management Area and as such, all sites assessed in the borough fall within this designation, and need to be compliant with the Council's Air Quality Action Plan.</p>
Potential amenity impacts	There are no specific amenity concerns in relation to the positioning of the site.
Site Availability	

Availability information	The site is in one main title and is also bisected by the London to Southampton Pipeline. The landowner was contacted as part of the 2022 targeted Call for Sites but did not respond to confirm the site’s availability. The site therefore does not meet the availability test.
Site Achievability	
Achievability information	There are no known abnormal development costs associated with the site. The Hounslow Viability Assessment considers that generally, residential typologies of development are viable for this area, indicating the site is achievable.
Taken forward for Capacity Assessment?	The site has not been confirmed as available during the plan period. For this reason, the site is not taken forward for capacity assessment.



GTTS23 Land at Steyning Way, TW4 6DL

 Site Boundary

0 25 50 m

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Site Information	
Site ref no.	GTTS23
Site name:	Land at Steyning Way
Locality:	Cranford
Ward:	Cranford

Land type:	Undeveloped
Gross size (ha):	0.64 ha
Developable land (ha):	0.64 ha
How site was identified:	Analysis of land in the West of the Borough for Call for Sites
Existing land use:	Open land
Planning constraints	
Policy, Environmental and heritage constraints	Green Belt; Fluvial EA Flood Zone 2
Physical and access constraints (if applicable)	The site is located to the north of warehousing at Steyning Way. Playing pitches are located to the north of the site, Green Lane is to the east and open land lies to the west. Subject to meeting Highways requirements, it could be possible establish a suitable access from Green Lane onto the site.
Site Suitability	
Suitability overview	The site is in PTAL zone 1a, a "very poor" location in regards to public transport. The nearest town centre is Feltham which is located around 2.5km from the site. A parade of shops and services at Salisbury Road is located 0.45km from the site. The majority of the site is within Flood Zone 2 and any proposal for GTTS pitches or plots would therefore be required to pass both the Sequential Test and Exception tests. Flood defences would also need to be explored for such proposals. The site is located within the Metropolitan Green Belt. Due to the pressing need to find sites to meet Gypsy Traveller and Travelling Showpeople (GTTS) needs, and owing to land in settlement areas and other previously developed land having been utilised and optimised to meet housing and employment development needs, it is considered, in accordance with the PPTS 2015, exceptional circumstances may exist to warrant removing the site from the Green Belt as a site inset to enable to Council to meet the specific, identified needs of the GTTS communities. Were it to be removed from the Green Belt, it would be specifically allocated in the plan as a traveller site.
Accessibility to local services and facilities including health and educational services	The nearest primary school is 0.45km away and the nearest secondary school is 3km away. The nearest GP surgery is located 0.85km from the site, at Clifford Road Surgery in West Hounslow.
Noise and air quality	The site is not located near any major highways, though a setback or buffering from Green Lane would be desirable. Hounslow is a boroughwide Air Quality Management Area and as such, all sites assessed in the borough fall within this designation, and need to be compliant with the Council's Air Quality Action Plan.

Potential amenity impacts	There are no specific amenity concerns in relation to the positioning of the site. Some buffering between any proposed development and warehousing at Steyning Way would be beneficial to help screen the site and avoid visual intrusion into it.
Site Availability	
Availability information	The site is in one title. The landowner was contacted as part of the 2022 targeted Call for Sites but did not respond to confirm the site's availability. The site therefore does not meet the availability test.
Site Achievability	
Achievability information	There are no known abnormal development costs associated with the site. The Hounslow Viability Assessment considers that generally, residential typologies of development are viable for this area, indicating the site is achievable.
Taken forward for Capacity Assessment?	The site has not been confirmed as available during the plan period. For this reason, the site is not taken forward for capacity assessment.



Site Information	
Site ref no.	GTTS24
Site name:	Former Adrian Hall Garden Centre, Snakey Lane, Feltham
Locality:	Lower Feltham

Ward:	Hanworth Park
Land type:	Partially previously developed
Gross size (ha):	0.84 ha
Developable land (ha):	0.84 ha
How site was identified:	Analysis of land in the West of the Borough for Call for Sites
Existing land use:	Garden Centre and horticultural nursery
Planning constraints	
Policy, Environmental and heritage constraints	Green Belt
Physical and access constraints (if applicable)	Snakey Lane allotments are located to the northeast of the site, Staines Rugby Football Club is located to the south of the site on the opposite side of Snakey Lane, and a function hall and its curtilage are located to the west of the site. Though Snakey Lane is not an A or B category road, it is the main route from the A316 County Way to Lower Feltham. There is established access onto the site from Snakey Lane. The site already contains significant hardstanding owing to its garden centre use.
Site Suitability	
Suitability overview	The site is in PTAL zone 1b, a "very poor" location in regards to public transport. The nearest town centres are Feltham and Sunbury Cross which are both located around 1.9km from the site. A Parade of shops and services at Spring Corner is located 1km from the site. The site is located within the Metropolitan Green Belt. Due to the pressing need to find sites to meet Gypsy Traveller and Travelling Showpeople (GTTS) needs, and owing to land in settlement areas and other previously developed land having been utilised and optimised to meet housing and employment development needs, it is considered, in accordance with the PPTS 2015, exceptional circumstances may exist to warrant removing the site from the Green Belt as a site inset to enable to Council to meet the specific, identified needs of the GTTS communities. Were it to be removed from the Green Belt, it would be specifically allocated in the plan as a traveller site.
Accessibility to local services and facilities including health and educational services	The nearest primary school is 1.2km away and the nearest secondary school is 1.8km away. The nearest GP surgery is located 2.2km from the site, at Queen's Park Medical Practice in Feltham.
Noise and air quality	The site is not located near any major highways, though a setback or buffering from Snakey Lane would be desirable. Hounslow is a boroughwide Air Quality Management Area and as such, all sites assessed in the borough fall within this designation, and need to be compliant with the Council's Air Quality Action Plan.

Potential amenity impacts	There are no specific amenity concerns in relation to the positioning of the site. Buffering and some separation from the adjoining function hall would be beneficial to provide some privacy for site residents.
Site Availability	
Availability information	The site is split into three separate titles which are under the same ownership, relating to the active garden centre use. At the time of the site assessment, all of the titles had a lease expiring in 2037, meaning the site is unavailable for development.
Site Achievability	
Achievability information	There are no known abnormal development costs associated with the site. The Hounslow Viability Assessment considers that generally, residential typologies of development are viable for this area, indicating the site is achievable.
Taken forward for Capacity Assessment?	The site is subject to a lease which does not expire until 2037 and therefore it does not meet the availability test. Therefore this reason, the site is not taken forward for capacity assessment.



GTTS25 Land east of Chertsey Road, TW15 1PD

 Site Boundary

0 25 50 m


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Site Information	
Site ref no.	GTTS25
Site name:	Land east of Chertsey Road
Locality:	Lower Feltham
Ward:	Feltham West

Land type:	Undeveloped
Gross size (ha):	6.07 ha
Developable land (ha):	6.07 ha
How site was identified:	Analysis of land in the West of the Borough for Call for Sites
Existing land use:	Open land and car park
Planning constraints	
Policy, Environmental and heritage constraints	Green Belt; SINC of Borough Importance (Grade 1) (HOBIO5); Surface water flood zone 3a
Physical and access constraints (if applicable)	The site covers Lakeside Sportsground and parkland, and an associated car park. An existing access into the site exists from A244 Chertsey Road.
Site Suitability	
Suitability overview	<p>The site is in PTAL zone 0, a "very poor" location in regards to public transport. The nearest town centre is Sunbury Cross which is located 1.4km from the site. The nearest neighbourhood centre is at Hamilton Parade in Lower Feltham, which is located 0.6km from the site.</p> <p>A small area of the site is within a Site of Importance for Nature Conservation of Borough Importance (Grade 1) (HOBIO5). Development at the affected part of the site must therefore ensure any significant adverse impact on biodiversity is avoided, mitigated, or as a last resort compensated for.</p> <p>The site is within the Metropolitan Green Belt. Due to the pressing need to find sites to meet Gypsy Traveller and Travelling Showpeople (GTTS) needs, and owing to land in settlement areas and other previously developed land having been utilised and optimised to meet housing and employment development needs, it is considered, in accordance with the PPTS 2015, exceptional circumstances may exist to warrant removing the site from the Green Belt as a site inset to enable to Council to meet the specific, identified needs of the GTTS communities. Were it to be removed from the Green Belt, the area required for GTTS would be specifically allocated in the plan as a traveller site.</p>
Accessibility to local services and facilities including health and educational services	The nearest primary school is 0.7km away and the nearest secondary school is 2.4km away. The nearest GP surgery is located 2.1km from the site, at Upper Halliford Health Centre.
Noise and air quality	<p>There are no specific identifiable issues relating to noise and air quality at the site.</p> <p>Hounslow is a boroughwide Air Quality Management Area and as such, all sites assessed in the borough fall within this designation, and need to be compliant with the Council's Air Quality Action Plan.</p>
Potential amenity impacts	There are no specific identifiable issues relating to amenity impacts at the site.

Site Availability	
Availability information	The landowner of the site was contacted as part of the Call for Sites exercise. No response was received to confirm the land's availability for the use of GTTS pitches or plots.
Site Achievability	
Achievability information	There are no known abnormal development costs associated with the site. The Hounslow Viability Assessment considers that generally, residential typologies of development are viable for this area, indicating the site is achievable.
Taken forward for Capacity Assessment?	The site is not available for development. For this reason, the site is not taken forward for capacity assessment.



Site Information	
Site ref no.	GTTS26
Site name:	Land east of Staines Rugby Football Club, south of Snakey Lane
Locality:	Feltham

Ward:	Hanworth
Land type:	Undeveloped
Gross size (ha):	5.0 ha
Developable land (ha):	5.0 ha
How site was identified:	Analysis of land in the West of the Borough for Call for Sites
Existing land use:	Open land
Planning constraints	
Policy, Environmental and heritage constraints	Green Belt
Physical and access constraints (if applicable)	The site consists of open fields to the south of Snakey Lane. The southern boundary of the site borders a recreation ground in Spelthorne borough. There is an existing access into the site from Snakey Lane which is relatively narrow. There are no known land constraints that would impede the access from being widened.
Site Suitability	
Suitability overview	<p>The site is in PTAL zone 1a and 0, a "very poor" location in regards to public transport. The nearest town centre is Feltham which is located 2.1km from the site. The nearest neighbourhood centre is at Hamilton Parade in Lower Feltham, which is located 0.5km from the site.</p> <p>The site is within the Metropolitan Green Belt. Due to the pressing need to find sites to meet Gypsy Traveller and Travelling Showpeople (GTTS) needs, and owing to land in settlement areas and other previously developed land having been utilised and optimised to meet housing and employment development needs, it is considered, in accordance with the PPTS 2015, exceptional circumstances may exist to warrant removing the site from the Green Belt as a site inset to enable to Council to meet the specific, identified needs of the GTTS communities. Were it to be removed from the Green Belt, the area required for GTTS would be specifically allocated in the plan as a traveller site.</p>
Accessibility to local services and facilities including health and educational services	The nearest primary school is 1.4km from the site and the nearest secondary school around 1.9km away. The nearest GP surgery is located around 1.8km from the site, at the Fir Road Surgery.
Noise and air quality	<p>There are no specific identifiable issues relating to noise and air quality at the site.</p> <p>Hounslow is a boroughwide Air Quality Management Area and as such, all sites assessed in the borough fall within this designation, and need to be compliant with the Council's Air Quality Action Plan.</p>
Potential amenity impacts	The site adjoins a rugby and football club to the west and open fields to the east which are safeguarded for mineral extraction. Should mineral extraction at the

	neighbouring site occur, this could create a detrimental amenity impact on a traveller site. As such it would be beneficial for site design to provide screening and set back from the site's eastern boundary.
Site Availability	
Availability information	The entire site area is subdivided into multiple (well over 100) freehold titles that could appear to represent speculative development. Land assembly even for a small part of the site is therefore not feasible, meaning the land is not available for development as a GTTS site.
Site Achievability	
Achievability information	There are no known abnormal development costs associated with the site. The Hounslow Viability Assessment considers that generally, residential typologies of development are viable for this area, indicating the site is viably achievable.
Taken forward for Capacity Assessment?	The site is not available for development as a result of the subdivision of the land into multiple titles resulting in highly complex land assembly. For this reason, the site is not taken forward for capacity assessment.