

## Traveller Land Availability Assessment (TLAA) Pro-forma

The information requested in this pro-forma will be used by the Royal Borough of Windsor and Maidenhead to inform the assessment of land for Gypsy, Traveller and Travelling Showpeople uses and on-going monitoring.

Please note it is not the purpose of the Traveller LAA (TLAA) to allocate or permit land for development; that is the role of the Traveller Local Plan. Instead, the TLAA must identify whether land which may be suitable for development is genuinely available and achievable for development.

Please return the completed pro-forma:

- By email to: [Planning.Policy@rbwm.gov.uk](mailto:Planning.Policy@rbwm.gov.uk)
- Or by post to:  
Planning Policy, Royal Borough of Windsor and Maidenhead, Town Hall, St Ives Road, Maidenhead, SL6 1RF

To be considered for inclusion in the forthcoming Traveller Land Availability Assessment, completed forms must be returned by **Friday 10 August 2018**. Please complete a separate pro-forma for each site, and include a map clearly outlining the extent of the site boundary.

More information about how personal data provided through this form will be used or handled is given in the privacy notice, which can be viewed at <https://www3.rbwm.gov.uk/privacy>.

Date

1. Your details	
Name	
Organisation (if applicable)	
Postal address	
Telephone (Please include landline and mobiles)	
Email address	
Client name and organisation (if applicable)	
Contact postal and email addresses of client (if applicable)	

2. Site details				
Site name				
Site address				
Site coordinates (if known)	Easting		Northing	
Site size (hectares)				
Has the site previously been promoted for development?  (Please provide details of when and by whom)				
Has a map showing the boundaries of the site been attached to this form?  (Please note that we may not be able to accept a submission without a map)	Map attached		Map not attached	

3. Ownership details		
Please indicate your or your clients' legal interest in the site.  (Please tick the relevant answer)	You or your client is the sole landowner	
	You or your client is a part landowner	
	You or your client is a developer with an option on the site	
	You or your client is a developer without an option on the site	
	Neither you nor your client has a legal interest in the site	
If you or your client is a part landowner of the site please provide details of the other landowners.		
If you or your client is a developer with an option on the site, please indicate the period of the arrangement.		
If the site is in multiple ownership is there agreement by all parties that the site could be promoted for development?		
If you or your client does not have a		

<p>legal interest in the site, please provide outline information on what you understand to be the land ownership arrangements, if known.</p> <p>Please indicate whether the landowner is aware that the site is being promoted for development.</p>	
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**4. Tenancy**

<p>Is the site subject to a tenancy or tenancies? (Please tick the relevant answer)</p>	Yes		No	
<p>If the site is subject to a tenancy or tenancies please provide outline information on the length of the tenancy and any break clauses.</p>				

**5. Current use of the site**

<p>What is the current use of the site, and the floor space of that use?  (Please insert a number (m<sup>2</sup>) against all applicable categories)</p>	Housing	
	Offices	
	Manufacturing / industry	
	Storage / distribution	
	Shopping / food and drink	
	Assembly / leisure	
	Tourism	
	Open space / undeveloped	
	Vacant / derelict	
	Waste processing	
	Minerals extraction / processing	
	Other, please specify	

**6. Proposed use of the site**

What is the proposed use(s) of the site?		
(Please indicate all that are applicable)  (Please complete Question 7a to 7e to expand upon the proposed uses of the site)	Gypsy / Traveller pitches	
	Travelling Showpeople plots / yards	
	Transit site	
	Stop over provision	
	Other, please specify	

7. Number of plots/pitches		
How many traveller units do you think the site is suitable for?	Gypsy and Traveller pitches	
	Showpeople plots	

8. Constraints and opportunities		
To the best of your knowledge, are there any constraints that may affect development on the site?  Please provide brief details, including whether any technical studies have been undertaken to inform your understanding, and how and when any constraints can be overcome.	Impact on Green Belt	
	Impact on employment floorspace	
	Impact on minerals resource and processing	
	Impact on waste resources and processing	
	Impact on open space	
	Impact on common land	
	Impact on biodiversity	
	Impact on agricultural land quality	
	Access (i.e. existing site access, proposed haulage routes to primary road network)	
	Impact on highway network	
	Impact of and on flood risk	
	Health and safety hazards	

	Risk of contamination	
	Impact of and on air quality	
	Impact on groundwater quality	
	Impact on the amenity of occupiers of nearby properties	
	Impact on heritage assets	
	Impact on landscape character and features	
	Impact on townscape character and features	
	Impact on community services and facilities	
	Impact on shops	
	Impact on visitor attractions	
	Impact on public car parking	
	Impact on public rights of way	
	Impact on trees and hedgerows	
	Impact on sewerage / drainage infrastructure and capacity	
Other considerations, please specify		

9. Utilities							
Are any of the following utilities available to the site?  (Please tick all that are applicable)	Mains water	Yes		No		Unknown	
	Mains gas	Yes		No		Unknown	
	Mains electricity	Yes		No		Unknown	
	Mains sewerage	Yes		No		Unknown	
	Telephone	Yes		No		Unknown	
	Broadband	Yes		No		Unknown	

<p>Have you consulted any infrastructure providers regarding provision of utilities to the site?</p> <p>(Please indicate which ones)</p>						

**10. Viability**

<p>Do you consider that development for the proposed use(s) of the site is viable having regard to current and emerging planning policies and market conditions?</p> <p>If no please explain how and when these may be overcome.</p>	
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**11. Phasing**

Please indicate below how many pitches or plots you estimate will be delivered within each timeframe:

		Gypsy/traveller pitches	Travelling Showpeople plots	Transit sites / stop over places	Other
Within the following 5 years	Year 1				
	Year 2				
	Year 3				
	Year 4				
	Year 5				
Years 6-10					
Years 11-15					
Years 16-20					
Year 21 and beyond					

**12. Surveys and other issues**

In identifying a site you are giving permission for an officer of the Council to access the site in order to ascertain site suitability. In this context would there be any access issues to the site?  (Please tick the relevant answer)	Yes		No	
If you have answered yes to the above please provide contact details of the person who should be contacted to arrange a site visit.				
Do you know of any other relevant issues that we should be aware of?				
Please indicate here if you wish to be kept informed of the progress of the Traveller Local Plan  (Please tick the relevant answer)	Yes		No	

Information handling

The non-personal information collected through the TLAA process will only be used only to inform the planning policy process. The information will be held in a database (including geographical information) and used to inform judgements on whether sites are suitable for development; whether they are available and achievable and whether the development could realistically be built in the timescales expected. Non personal data collected may be made available in the TLAA, which will be published on the Council's website in due course. However, information relating to individual land ownership will not be published.

The information collected through the TLAA process can be updated, corrected or withdrawn at any time by writing to the Planning Policy team (contact details are given at the top of this form).