

Central  
Bedfordshire  
Council  
Priory House  
Monks Walk  
Chicksands,  
Shefford SG17 5TQ



**TO EACH MEMBER OF THE  
SUSTAINABLE COMMUNITIES OVERVIEW & SCRUTINY COMMITTEE**

20 February 2013

Dear Councillor

**SUSTAINABLE COMMUNITIES OVERVIEW & SCRUTINY COMMITTEE - Thursday 28  
February 2013**

Further to the Agenda and papers for the above meeting, previously circulated, please find attached the following additional report(s) which was previously listed to follow:-

**9. Gypsy and Traveller Local Plan**

**Appendix D – Summary of public comments to OSC**

Please note that this summary includes the vast majority of those representations that we received before 08 February 2013. There are further representations that we received before 08 February that are not currently included but will also be summarised and added to this table. This summary will be updated prior to the meeting to include any additional issues contained in those representations that we receive before 5.30pm on 25 February. Full copies of all of the representations that we receive before 5.30pm on 25 February are, and will continue to be, available to Members of the Committee as they are received.

Should you have any queries regarding the above please contact the Overview and Scrutiny Team on Tel: 0300 300 4634

Yours sincerely

**Jonathon Partridge,**  
Scrutiny Policy Adviser  
email: [jonathon.partridge@centralbedfordshire.gov.uk](mailto:jonathon.partridge@centralbedfordshire.gov.uk)

This page is intentionally left blank

## Appendix D

This summary includes the vast majority of those representations that we received before 08 February 2013. There are further representations that we received before 08 February that are not currently included but will also be summarised and added to this table. This summary will be updated prior to the meeting to include any additional issues contained in those representations that we receive before 5.30pm on 25 February. Full copies of all of the representations that we receive before 5.30pm on 25 February are, and will continue to be, available to Members of the Committee as they are received.

Site Number	Site Name	Main Issues Raised
2	Land south of Deadman's Cross, north of Rowney Warren Wood	<ul style="list-style-type: none"> <li>• Visual impact of development on the landscape and the village</li> <li>• A Greenfield site outside of the settlement envelope</li> <li>• Lack of amenities in the village/poor access to amenities</li> <li>• The site would cause a significant increase in the population of the village</li> <li>• The proposed number of pitches do not reflect the size of Deadmans Cross hamlet</li> <li>• The proposed number of pitches do not reflect the size of Haynes</li> <li>• Site is subject to and may increase flooding</li> <li>• The soil is unsuitable for building on</li> <li>• Lack of utility infrastructure</li> <li>• Impact on Wildlife&amp; Nature (inc protected species, plants, animals/insects etc) – Site within area identified as 'Distinct Landscape Region' classified by Countryside Agency</li> <li>• Impact on Pipework (inc sewerage, water mains, gas, oil etc)</li> <li>• Dangerous Access &amp; Exit from Site</li> <li>• Insufficient services, amenities and social infrastructure</li> <li>• Loss of Agricultural Land</li> </ul>

		<ul style="list-style-type: none"> <li>• Archaeological impact – site contains some archaeological importance</li> <li>• Lack of Public Transport</li> </ul>
13	Land east of A5120 and north of Westoning Rd	<ul style="list-style-type: none"> <li>• The land is Green Belt and DCLG guidance suggests it should not be built on</li> <li>• Poor or dangerous access</li> <li>• Cumulative negative impact of Development Strategy proposals on Harlington</li> <li>• Not enough space in local schools</li> <li>• Poor roads cannot take additional traffic</li> <li>• The site would be too expensive to make it suitable for development</li> <li>• The site is prone to flooding</li> <li>• Noise and air pollution from the A5120</li> <li>• Lack of services and facilities</li> <li>• The site would create an impression of coalescence between Westoning and Harlington</li> <li>• Sewage systems are overloaded</li> <li>• Impact on utilities infrastructure</li> <li>• Impact on countryside</li> </ul>
15	Land East of A6, West of Luton Road and South West of Barton-le-Clay	<ul style="list-style-type: none"> <li>• Green Belt Land, Outside settlement envelope</li> <li>• The site has drainage problems and the site could turn into a mud bath. The road also floods.</li> <li>• There are no exceptional circumstances to justify these sites.</li> <li>• The site is outside the 30mph limit area.</li> <li>• Dangerous Access &amp; Exit from Site</li> </ul>

		<ul style="list-style-type: none"> <li>• There is noise and air pollution from the A6</li> <li>• The site impacts on the AONB or it affects it</li> <li>• The infrastructure in the village cannot cope with the extra load.</li> <li>• Loss of Agricultural Land</li> <li>• Lack of Utilities (insufficient supply of gas, electric, water, phone, broadband etc to the site)</li> <li>• Risk of Pollution (inc chemical contamination, noise, air pollution etc)</li> <li>• Lack of Public Transport</li> <li>• Visual Impact &amp; Aesthetics (inc impact on landscape, views, character of village and visibility from roads)</li> <li>• Impact on Wildlife &amp; Nature (inc protected species, plants, animals/insects etc)</li> <li>• School Capacity</li> <li>• Insufficient services, amenities and social infrastructure</li> <li>• Impact on Pipework (inc sewerage, water mains, gas, oil etc)</li> <li>• Increase in traffic levels</li> </ul>
16	Land West of A6, South of Faldo Road and West of Barton-le-Clay	<ul style="list-style-type: none"> <li>• There is a footpath through the site.</li> <li>• The site is huge.</li> <li>• May detract from the attractiveness of Faldo Rd, Industrial Estate for businesses.</li> <li>• No local buses</li> <li>• The site impacts on the AONB</li> <li>• No exceptional circumstances to justify the site.</li> <li>• Objects to the site as it is in the Green Belt Land, Outside settlement</li> </ul>

		<p>envelope</p> <ul style="list-style-type: none"> <li>• Loss of Agricultural Land</li> <li>• Site overlooked by a designated AONB &amp; NNR</li> <li>• Site Prone to Flooding</li> <li>• Dangerous Access &amp; Exit from Site</li> <li>• Lack of Utilities (insufficient supply of gas, electric, water, phone, broadband etc to the site)</li> <li>• Risk of Pollution (inc chemical contamination, noise, air pollution etc)</li> <li>• Lack of Public Transport</li> <li>• Visual Impact &amp; Aesthetics (inc impact on landscape, views, character of village and visibility from roads)</li> <li>• School Capacity</li> <li>• Insufficient services, amenities and social infrastructure</li> <li>• Impact on Pipework(inc sewerage, water mains, gas, oil etc)</li> <li>• Lack of access from site to village by foot</li> <li>• Close proximity to the Watermill Outlet &amp; Industrial site</li> </ul>
20	Land East of Flitwick Road and South of Maulden	<ul style="list-style-type: none"> <li>• Highways/Dangerous Road/No footpath</li> <li>• Vehicular Access &amp; Exit</li> <li>• Risk of Flooding</li> <li>• Impact on Water Pipework</li> <li>• Loss of Agricultural land</li> <li>• Visual Impact &amp; Aesthetics</li> <li>• Archaeological issues</li> </ul>

		<ul style="list-style-type: none"> <li>• School Capacity</li> <li>• Risk to Pedestrians &amp; cyclists</li> <li>• Green Belt Land</li> <li>• Impact on Duckend Nature Reserve and Local Wildlife</li> <li>• Lack of services/ amenities</li> <li>• Visual &amp; Acoustic privacy</li> <li>• Lack of Public Transport</li> <li>• Risk of Pollution/ Contamination/ Ditches</li> <li>• Site Exposure</li> <li>• Outside Settlement Envelope</li> <li>• Botanical issues</li> <li>• Utilities</li> <li>• Already substantial new development in the area</li> <li>• Impact on Wetland Area</li> <li>• Flawed Sewer Pipe</li> <li>• Site Scale</li> <li>• Not In keeping with the character of the surrounding village</li> <li>• Inappropriate use of commercial vehicles</li> <li>• Reduction in property Values</li> <li>• Site Isolation</li> <li>• Additional strain on Emergency services &amp; refuse collection</li> <li>• Views of Gypsy &amp; Traveller community themselves</li> <li>• Longer walk to schools than the scoring suggests</li> </ul>
--	--	---

		<ul style="list-style-type: none"> <li>• Proposed site is far from existing sites</li> <li>• Cost of Free home to school transport</li> <li>• Avoidance of Urban Sprawl</li> <li>• Wixams would be a better option</li> <li>• Lack of Employment opportunities</li> <li>• Increased usage of cars</li> <li>• Council not obtaining 'Best Consideration for Land'</li> <li>• The high levels of allocations may lead to migration of travellers from other authority areas.</li> </ul>
33	Land south of Silsoe Road and Wardhedges	<ul style="list-style-type: none"> <li>• Poor or dangerous access</li> <li>• Impact on wildlife</li> <li>• Site is prone to flooding</li> <li>• Lack of services and facilities</li> <li>• The existing site in Greenfield could be expanded instead.</li> <li>• The site would cause an increase in traffic through the village</li> <li>• There is a more suitable site on the B530 near the old brick works which is a brown field site.</li> <li>• Providing a new site near to other existing sites would be too much for the local area.</li> <li>• Lack of access from site to village by foot</li> <li>• School Capacity – existing schools oversubscribed</li> <li>• Insufficient services, amenities and social infrastructure</li> <li>• Sloping land</li> </ul>



		<ul style="list-style-type: none"> <li>• Close to existing settlement</li> <li>• Dangerous Access &amp; Exit from Site</li> <li>• Fast traffic</li> <li>• Impact on Wildlife&amp; Nature(inc protected species, plants, animals/insects etc)</li> <li>• Lack of Public Transport</li> <li>• would have a totally dominating effect on the tiny hamlet of Wardhedges nearby.</li> <li>• Very exposed site</li> <li>• No footpath &amp; limited grass verge</li> </ul>
36	Land North of Standalone Warren and South of Northwood End Road, Haynes	<ul style="list-style-type: none"> <li>• There are poor utility services in Haynes and on this site particularly</li> <li>• The proposed number of pitches do not reflect the size of Haynes</li> <li>• There are insufficient services and facilities in Haynes</li> <li>• The soil is unsuitable for building on</li> <li>• Site is subject to and may increase flooding</li> <li>• The road network is unsuitable for additional traffic</li> <li>• Agricultural land should not be lost</li> <li>• Loss of open space/countryside within the village</li> <li>• Visual impact on the character of the village and wider landscape</li> <li>• The site is on a considerable slope</li> <li>• The site would cause a significant increase in the population of the village</li> <li>• Additional pressure on utilities infrastructure</li> <li>• Impact on residential amenity for neighbouring residents</li> </ul>

		<ul style="list-style-type: none"> <li>• Impact on nearby Grade I and II Listed Buildings</li> <li>• Greenfield site outside the settlement envelope</li> <li>• Impact on the landscape</li> <li>• Protected species present on site</li> <li>• Site is important for wildlife</li> <li>• Poor access</li> <li>• Impact on the highway network</li> <li>• Poor pedestrian access</li> <li>• Poor public transport links</li> <li>• Site may be of significant archaeological and historical importance</li> <li>• No local employment opportunities</li> <li>• Loss of agricultural employment opportunities</li> <li>• Lack of health facilities</li> <li>• No middle or upper school within walking distance, and school buses are full to capacity</li> <li>• Lower school is at full capacity</li> <li>• Impact on the setting of the Greensand Ridge Walk and John Bunyan Trail</li> <li>• The Greensand Ridge Walk would impact on the amenity of residents of the site</li> <li>• Recent application adjacent to site refused on grounds of building in the open countryside</li> <li>• Site does not meet the assessment criteria</li> <li>• Close to existing settlement</li> </ul>
--	--	--

		<ul style="list-style-type: none"> <li>• Visual Impact &amp; Aesthetics (inc impact on landscape, views, character of village and visibility from roads)</li> <li>• Green Belt Land, Outside settlement envelope</li> <li>• Impact on Wildlife &amp; Nature (inc protected species, plants, animals/insects etc) - Site within area identified as 'Distinct Landscape Region' classified by Countryside Agency. Great Crested Newts are a protected species resident on site</li> <li>• Loss of Agricultural Land</li> <li>• Access to major highways – Poor</li> <li>• Lack of Public Transport</li> <li>• Insufficient services, amenities and social infrastructure</li> <li>• Archaeological impact – site contains some archaeological importance</li> <li>• School Capacity</li> <li>• Impact on Pipework (inc sewerage, water mains, gas, oil etc)</li> </ul>
70	Land west of Wrayfields and north of Malthouse Lane, Stotfold	<ul style="list-style-type: none"> <li>• High risk from flooding</li> <li>• Dangerous and/or inadequate access including dangerous access from the A1.</li> <li>• Danger of run-off polluting nearby watercourses</li> <li>• Danger to children due to proximity of River Ivel</li> <li>• Impact on wildlife and ecology, inc SSSI</li> <li>• Loss of High quality agricultural land.</li> <li>• Loss of recreational land for existing residents</li> <li>• Detrimental impact on countryside</li> <li>• Area designated for new leisure centre</li> </ul>

		<ul style="list-style-type: none"> <li>• The site would dominate the small existing community</li> <li>• Poor roads in the vicinity</li> <li>• Poor access to services and facilities</li> <li>• Noise and pollution from A1, proximity to A1 is dangerous for children</li> <li>• Gypsies do not wish to be located in Stotfold and therefore there is no need for this proposed site.</li> <li>• The site is adjacent to a conservation area</li> <li>• Cumulative impact of new housing developments in the area and impact on services and facilities</li> <li>• No proof of need, no history of gypsy settlements in area</li> <li>• The field adjacent is being investigated for contamination</li> <li>• Topography of site makes it unsuitable</li> <li>• Site is close to a cemetery</li> <li>• Impact on public footpath which runs through site</li> <li>• Site outside settlement envelope</li> <li>• Counter to town development plan</li> <li>• The site is very close to the school. Increased traffic will cause more accidents</li> <li>• Potential conflict with cyclists and pedestrians</li> <li>• The health centre is already stretched to capacity.</li> <li>• Health and safety concerns e.g. children accessing rivers, roads.</li> <li>• Rights of way and green infrastructure issues as a public footpath crosses the site.</li> <li>• Lack of proper sewer provision, current use of septic tanks by existing</li> </ul>
--	--	---

		homes and consequent risk of sewage spill onto site, site crossed by soil pipe, danger of Pix Brook being contaminated as a result.
75	Land east of Fairfield and south of the former Pig development unit	<ul style="list-style-type: none"> <li>• Site has been granted permission for employment purposes/adjacent to a proposed employment area</li> <li>• Dangerous and/or inadequate access including dangerous access from the A1.</li> <li>• Proximity to sewerage works</li> <li>• Site is prone to flooding</li> <li>• Impact on wildlife</li> <li>• Danger of run-off polluting nearby watercourses</li> <li>• Poor and/or dangerous access</li> <li>• Site is unsuitable for children due to proximity to river</li> <li>• Site contains electricity pylons</li> <li>• Site would not fit in architecturally with surroundings</li> <li>• Lack of utilities on site</li> <li>• Site would dominate the small existing community nearby</li> <li>• An increase in traffic would cause problems</li> <li>• Impact on countryside, visually intrusive</li> <li>• Lack of school spaces</li> <li>• There are electricity pylons on site</li> <li>• The site is outside the settlement envelope</li> <li>• Problem with noise pollution</li> <li>• Limited access to services and facilities</li> <li>• Lack of sewerage infrastructure</li> </ul>

		<ul style="list-style-type: none"> <li>• Cost of infrastructure provision</li> <li>• The site is not the minimum 1 field distance from the settled community</li> <li>• The land is contaminated from the pig farm development</li> <li>• Proximity to busy road is dangerous for children</li> <li>• Fairfield has no history of being a gypsy settlement</li> <li>• Loss of High quality agricultural land.</li> <li>• There are no footpaths from the site into the town centre</li> <li>• The site is situated off a busy road that narrows and is dangerous.</li> <li>• Topography of site makes it unsuitable</li> <li>• Cumulative impact of new housing developments in the area impact on services and facilities</li> <li>• Details of individual pitch size is unclear, difficult to assess actual developable site area.</li> <li>• North Herts Council not consulted</li> <li>• Site closer than recommended to existing housing and/or Pig Development Unit (Has permission for B1 to B8 uses).</li> <li>• Lack of proper sewer provision, current use of septic tanks by existing homes and consequent risk of sewage spill onto site, site crossed by soil pipe, danger of Pix Brook being contaminated as a result.</li> </ul>
76	Land south of Fairfield and west of Stotfold Road	<ul style="list-style-type: none"> <li>• The site is prone to flooding</li> <li>• Proposal would increase traffic</li> <li>• There isn't at least a fields separation from the settled community.</li> <li>• Dangerous and/or inadequate access including dangerous access from the A1.</li> </ul>

		<ul style="list-style-type: none"> <li>• Development would not fit in architecturally with surroundings</li> <li>• Limited access to services and facilities</li> <li>• Cost of infrastructure provision</li> <li>• The adjacent lake is a danger to children</li> <li>• Loss of High quality agricultural land.</li> <li>• Lack of school places</li> <li>• The site is outside the settlement envelope</li> <li>• Problem with noise pollution on site</li> <li>• Impact on countryside/landscape</li> <li>• Impact on wildlife</li> <li>• Danger of polluting river with diesel</li> <li>• The site is too close to a cemetery</li> <li>• The site is contrary to the Town Development Plan</li> <li>• The topography of the site makes it unsuitable</li> <li>• Cumulative impact of new housing developments and lack of services and facilities</li> <li>• Sewage disposal is an issue</li> <li>• Details of individual pitch size is unclear, difficult to assess actual developable site area.</li> <li>• Fairfield has no history of being a gypsy settlement</li> <li>• North Herts Council not consulted.</li> <li>• Deep balancing pond opposite.</li> <li>• The field slopes</li> </ul>
--	--	--

79		removed
81	Land north of Arlesey Road and west of Stotfold Leisure Centre	<ul style="list-style-type: none"> <li>• Site previously rejected</li> <li>• Location in open countryside against planning policy</li> <li>• Loss of agricultural land</li> <li>• Dangerous and/or inadequate access including dangerous access from the A1.</li> <li>• Site is prone to flooding</li> <li>• Impact on wildlife</li> <li>• Site is close to sports pitches which could impact on Gypsy and Traveller community.</li> <li>• Gypsies do not wish to be located in Stotfold and therefore there is no need for this proposed site.</li> <li>• No history of travellers in the area</li> <li>• Site not part of Town Development Plan</li> <li>• Possibility of pollution from diesel</li> <li>• Impact on open countryside/landscape</li> <li>• The site is close to new development of a leisure centre</li> <li>• Site would not balance the small existing settled community.</li> <li>• Cumulative impact of new housing developments in the area and impact on services and facilities</li> <li>• Poor connections to upper schools</li> <li>• Adverse traffic impact</li> <li>• Proximity to road will expose children to air and noise pollution</li> <li>• Potential conflict with cyclists and pedestrians</li> </ul>



		<ul style="list-style-type: none"> <li>• There isn't at least a fields separation from the settled community.</li> <li>• Distance to nearest A&amp;E is in excess of recommended 9 miles</li> <li>• Impact on visual, and acoustic amenity</li> <li>• Have to cross a cycleway.</li> <li>• The site is within the open space allocation.</li> <li>• Site near school entrance.</li> <li>• Contradiction between refusal of change of use for caravans (CB/12/03095/FULL) and proposal to create a G &amp; T site on land nearby.</li> </ul>
102	Land south Greenfield Rd, Flitton	<ul style="list-style-type: none"> <li>• Negative impact on countryside</li> <li>• Would help to cause coalescence between Greenfield and Flitton</li> <li>• Impact on public footpath which crosses the site</li> <li>• Lack of privacy on site due to neighbouring uses</li> <li>• Lack of services and facilities</li> <li>• The site may be developed to provide a new school instead</li> <li>• Land earmarked for possible new primary school</li> <li>• Providing a new site near to other existing sites would be too much for the local area.</li> <li>• Would result in the loss of important open space</li> <li>• It would be more appropriate to increase the size of existing sites</li> <li>• Loss of Agricultural Land</li> <li>• Increase in traffic levels</li> <li>• School Capacity</li> <li>• Insufficient services, amenities and social infrastructure</li> </ul>

		<ul style="list-style-type: none"> <li>• Close to existing settlement</li> <li>• Visual Impact &amp; Aesthetics (inc impact on landscape, views, character of village and visibility from roads)</li> <li>• Already reasonable new development in the area</li> <li>• Lack of Public Transport</li> <li>• Pathway runs through site</li> </ul>
116	1 Old Acres, Barton Road, Pulloxhill	<ul style="list-style-type: none"> <li>• Site overlooks existing settlement</li> <li>• Walking route to Barton involves crossing A6</li> <li>• No objection to this site being made into an official one</li> <li>• Could bring the site up to a maximum of 10 pitches. However, object to another ADDITIONAL 10 pitches</li> <li>• The site is a matter of yards to a major road the A6, and within reasonable walking distance of Barton Le Clay with its many facilities.</li> <li>• existing landscape needs to be improved as a condition of formalisation.</li> <li>• already over-subscribed lower schools</li> </ul>