

Central  
Bedfordshire  
Council  
Priory House  
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Chicksands,  
Shefford SG17 5TQ



**TO EACH MEMBER OF THE  
EXECUTIVE**

13 March 2013

Dear Councillor

**EXECUTIVE - Monday 18 March 2013**

Further to the Agenda and papers for the above meeting, previously circulated:-

**8. Gypsy and Traveller Local Plan**

Please find attached:

**Appendix A** – ORS – Central Bedfordshire Council Gypsy, Traveller and Showperson Accommodation Assessment Update 2013.

**Appendix B** – Draft Gypsy and Traveller Local Plan

**Appendix C** – Gypsy and Traveller Site Assessment which was provided to the Sustainable Communities Overview and Scrutiny Committee plus the additional information that was handed out at their meeting.

Please do not hesitate to contact me if you require a hard copy.

Should you have any queries regarding the above please contact Sandra Hobbs, Committee Services Officer on Tel: 0300 300 5257.

Yours sincerely

A handwritten signature in black ink, appearing to read "Shobbs", written in a cursive style.

Sandra Hobbs  
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# CENTRAL BEDFORDSHIRE COUNCIL GYPSY, TRAVELLER AND SHOWPERSON ACCOMMODATION ASSESSMENT UPDATE



February 2013



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# 1. Introduction

## The Survey

- 1.1 Opinion Research Services (ORS) were commissioned by Central Bedfordshire Council to undertake a Gypsy and Traveller and Travelling Showpeople Accommodation Assessment.
- 1.2 The study seeks to provide an evidence base to enable the authority to comply with their requirements towards Gypsies and Travellers and Travelling Showpeople under the Housing Act 2004, the National Planning Policy Framework 2012 and Planning Policy for Traveller Sites 2012. The main objective of this study is to provide the Council with robust, defensible and up-to-date evidence about the accommodation needs of Gypsies and Travellers and Travelling Showpeople in Central Bedfordshire in the 19 years period until 2031 in sections covering 2013-2018, 2019-2023 and 2024-2028 and 2029-2031. The Central Bedfordshire Local Plan is due to commence in 2014 and hence the first period of 2013-2018 is for six years which covers both the pre-plan year of 2013 and first five years of the plan. Any pitches delivered in 2013 can be considered to count towards those required over the plan period.
- 1.3 We would note at the outset that the study covers the needs of Gypsies, Irish Travellers, New Travellers and Travelling Showpeople, but for ease of reference we have referred to the study as a Gypsy and Traveller and Travelling Showpeople Accommodation Assessment.

## Definitions

- 1.4 For the purposes of the planning system, Gypsies and Travellers means:
 

*“Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependents’ educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of Travelling Showpeople or circus people travelling together as such.”* (Planning Policy for Traveller Sites, CLG, March 2012)
- 1.5 Within the main definition of Gypsies and Travellers, there are a number of main cultural groups which include:
  - » Romany Gypsies;
  - » Irish Travellers; and
  - » New Travellers.
- 1.6 Romany Gypsies and Irish Travellers are recognised in law as distinct ethnic groups and are legally protected from discrimination under the Equalities Act 2010.
- 1.7 Alongside Gypsies and Travellers, a further group to be considered are Travelling Showpeople. They are defined as:

*“Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their family’s or dependent’s more localized pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above.” (Planning Policy for Traveller Sites, CLG, March 2012).*

## Legislation and Guidance for Gypsies and Travellers

- 1.8 Decision-making for policy concerning Gypsies & Travellers and Travelling Showpeople sits within a complex legislative and national policy framework and this study must be viewed in the context of this legislation and guidance. For example, the following pieces of legislation and guidance are relevant when constructing policies relating to Gypsies and Travellers and Travelling Showpeople:
- » Planning Policy for Traveller Sites 2012;
  - » National Planning Policy Framework 2012;
  - » Gypsy and Traveller Accommodation Needs Assessments Guidance October 2007
  - » Environmental Protection Act 1990 for statutory nuisance provisions;
  - » The Human Rights Act 1998, when making decisions and welfare assessments;
  - » The Town and Country Planning Act 1990 (as subsequently amended);
  - » Homelessness Legislation and Allocation Policies;
  - » Criminal Justice and Public Order Act 1994 (sections 61, 62);
  - » Anti-social behaviour Act 2003 (both as victims and perpetrators of anti-social behaviour);
  - » Planning and Compulsory Purchase Act 2004;
  - » Housing Act 2004 which requires local housing authorities to assess the accommodation needs of Gypsies & Travellers and Showpeople as part of their housing needs assessments. This study complies with the this element of government guidance ;
  - » Housing Act 1996 in respect of homelessness.
- 1.9 To focus on Gypsies and Travellers, the Criminal Justice and Public Order Act 1994 (Sections 77, 78) is particularly important with regard to the issue of planning for Gypsy and Traveller site provision. This repealed the duty of local authorities to provide appropriate accommodation for Gypsies and Travellers. However, Circular 1/94 did support maintaining existing sites and stated that appropriate future site provision should be considered.
- 1.10 For site provision, the previous Labour Government guidance focused on increasing site provision for Gypsies and Travellers and Travelling Showpeople and encouraging local authorities to have a more inclusive approach to Gypsies and Travellers and Travelling Showpeople within their Housing Needs Assessment. The Housing Act 2004 required local authorities to identify the need for Gypsy and Traveller sites, alongside the need for other types of housing, when conducting Housing Needs Surveys. Therefore, all local authorities were required to undertake accommodation assessments for Gypsies and Travellers and Travelling Showpeople either as a separate study such as this one, or as part of their main Housing Needs Assessment.



- 1.11 Local authorities were encouraged rather than compelled to provide new Gypsy and Traveller sites by central government. Circular 1/06 ‘Planning for Gypsy and Traveller Caravan Sites’, released by the CLG in January 2006, replaced Circular 1/94 and suggested that the provision of authorised sites should be encouraged so that the number of unauthorised sites would be reduced.
- 1.12 The Coalition Government announced that the previous government’s thinking contained in Planning for Gypsy and Traveller Caravan Sites (Circular 01/06) was to be repealed, along with the Regional Spatial Strategies which were used to allocate pitch provision to local authorities. The CLG published ‘Planning Policy for Traveller Sites’ in March 2012 which set out the Government’s planning policy for traveller sites. It should be read in conjunction with the National Planning Policy Framework.

### Planning Policy for Traveller Sites

- 1.13 The document ‘Planning Policy for Traveller Sites’ sets out the direction of government policy. Among other objectives the new policies aims in respect of Traveller sites are (Planning Policy for Traveller Sites Page 1-2) :
- » that local planning authorities should make their own assessment of need for the purposes of planning;
  - » to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites;
  - » to encourage local planning authorities to plan for sites over a reasonable timescale;
  - » that plan-making and decision-taking should protect Green Belt from inappropriate development;
  - » to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites;
  - » that plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective;
  - » for local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies;
  - » to increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply;
  - » to reduce tensions between settled and traveller communities in plan-making and planning decisions;
  - » to enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure;
  - » for local planning authorities to have due regard to the protection of local amenity and local environment.
- 1.14 In practice the document states that (Planning Policy for Traveller Sites Page 3):

*‘Local planning authorities should set pitch targets for Gypsies and Travellers and plot targets for travelling Showpeople which address the likely permanent and transit site accommodation needs of Travellers in their area, working collaboratively with neighbouring local planning authorities’.*

- 1.15 Local planning authorities should, in producing their Local Plan:
- » identify and update annually, a supply of specific deliverable sites sufficient to provide five years’ worth of sites against their locally set targets;
  - » identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11-15;
  - » 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);
  - » 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;
  - » protect local amenity and environment.
- 1.16 A key element to the new policies is a continuation of previous government policies. This is, while local authorities now have a duty to ensure a 5 year land supply to meet the identified needs for Traveller sites, if no need is identified they should set criteria based policies to assess potential sites which may arise in the future. Planning Policy for Traveller Sites notes on Page 3-4 that:
- 1.17 ‘Criteria should be set to guide land supply allocations where there is identified need. Where there is no identified need, criteria-based policies should be included to provide a basis for decisions in case applications nevertheless come forward. Criteria based policies should be fair and should facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community’.
- 1.18 Therefore, criteria based planning policies sit at the heart of the new guidance, irrespective of whether need is identified or not.

## Tackling Inequalities for Gypsy and Traveller Communities

- 1.19 In April 2012 the government issued a further document relating to Gypsies and Travellers in the form of ‘Progress report by the ministerial working group on tackling inequalities experienced by Gypsies and Travellers (CLG April 2012)’.
- 1.20 This report contains 28 commitments to help improve the circumstances and outcomes for Gypsies and Travellers across a range of areas including:
- » Identifying ways of raising educational aspirations and attainment of Gypsy, Roma and Traveller children;
  - » Identifying ways to improve health outcomes for Gypsies and Travellers within the proposed new structures of the NHS;
  - » Encouraging appropriate site provision; building on £60m Traveller Pitch Funding and New Homes Bonus incentives;

- » Tackling hate crime against Gypsies and Travellers and improving their interaction with the criminal justice system;
- » Improving knowledge of how Gypsies and Travellers engage with services that provide a gateway to work opportunities and working with the financial services industry to improve access to financial products and services;
- » Sharing good practice in engagement between Gypsies and Travellers and public service providers.

## Funding for New Sites

- 1.1 The new Coalition Government policies also involve financial incentives for new pitch provision in the form of the New Homes Bonus. Gypsy & Traveller and Showpeople sites receive a New Homes Bonus of 6 times the Council Tax plus £1,800 per pitch provided. This is the equivalent of around £10,000-£15,000 per pitch.
- 1.2 Direct grant funding is also available for Gypsy and Traveller sites. The Homes and Communities Agency (HCA) took over delivery of the Gypsy and Traveller Sites grant programme from CLG in April 2009. Since then they have invested £16.3m in 26 schemes across the country providing 88 new or additional pitches and 179 improved pitches.
- 1.3 HCA have now confirmed allocations for £47m of future funding which will support 71 projects around the country, for the provision of new Gypsy and Traveller sites and new pitches on existing sites, as well as the improvement of existing pitches. As of January 2012 a further £12.1m of funding was available for scheme outside of London and bidding will remain open until all the money is allocated.

## Research Methodology

- 1.21 This section sets out the methodology we have followed to deliver the outputs for this study. Over the past 10 years ORS have developed a methodology which provides the required outputs from a Gypsy and Traveller and Travelling Showpeople Accommodation Assessment and this has been updated in light of Planning Policy for Traveller Sites.
- 1.22 We would note that prior to the involvement of ORS in this process Central Bedfordshire Council had undertaken a significant amount of work to consult on the issues affecting Gypsies and Travellers and Travelling Showpeople in preparation for their Local Plan.
- 1.23 The stages below provide a summary of the process undertaken by ORS, with more information on each stage provided in the appropriate section of the report.

### Stage 1: Background

- 1.24 At the outset of the project we sought to understand the background to Gypsy and Traveller and Travelling Showpeople population in Central Bedfordshire. The study sought to identify the location of all known sites in the study area and the number of pitches or plots on each one. The study also gathered information from recent caravan counts in each local authority and also waiting lists for public sites.

### **Stage 2: Future Pitch and Plot Requirements**

- 1.25 The methodology used by ORS to calculate future pitch and plot requirements has been developed over the past 10 years and has drawn on lessons from both traditional housing needs assessments and also best and worst practice for Gypsy and Traveller and Travelling Showpeople Accommodation Assessment conducted across the country.
- 1.26 The overall principles behind assessing future needs are relatively simple. The residential pitch requirements for Gypsies and Travellers are identified separately from those for Travelling Showpeople and for each group the requirements are identified in 5 year periods to 2031 in line with the requirements of Planning Policy for Traveller Sites

### **Stage 3: Conclusions**

- 1.27 This stage draws together the evidence from Stages 1 and 2 to provide an overall summary of the requirements for Gypsies and Travellers and Travelling Showpeople in Central Bedfordshire.

## 2. Gypsy and Traveller Sites and Population

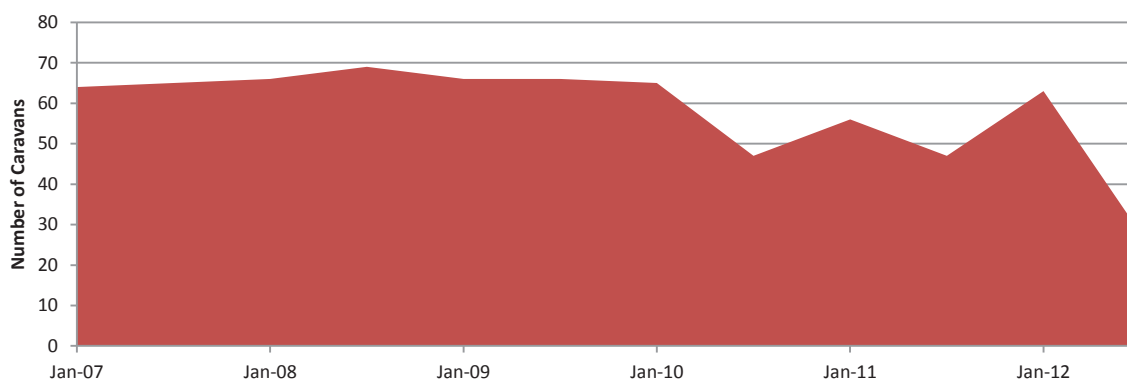
### Background

- 2.1 A Strategic Housing Market Assessment focuses upon the number of dwellings required in an area, and how many of these should each be provided by the public and private sector. The central aim of this study was to follow a similar format for Gypsy and Traveller and Travelling Showpeople accommodation requirements.
- 2.2 One of the main considerations of this study is the provision of pitches and sites for Gypsies and Travellers. A pitch is an area which is large enough for one household to occupy and typically contains enough space for one or two caravans, but can vary in size. A site is a collection of pitches which form a development exclusively for Gypsies and Travellers. For Travelling Showpeople the most common descriptions used are a plot for the space occupied by one household and a yard or collection of plots which are typically exclusively occupied by Travelling Showpeople. Throughout this study the main focus is upon how many extra pitches for Gypsies and Travellers and plots for Travelling Showpeople are required in Central Bedfordshire.
- 2.3 The public and private provision of mainstream housing is also largely mirrored when considering Gypsy and Traveller accommodation. One common form of Gypsy and Traveller sites is the publicly-provided residential site, which is provided by the local authority, or by a registered provider (usually a housing association). Places on public sites can be obtained through a waiting list, and the costs of running the sites are met from the rent paid by the licensees (similar to social housing). There are currently three public sites in the study area.
- 2.4 The alternative to public residential sites is private residential sites for Gypsies and Travellers and Travelling Showpeople. These result from individuals or families buying areas of land and then obtaining planning permission to live on them. Households can also rent pitches on existing private sites. Therefore, these two forms of accommodation are the equivalent to private ownership and renting for those who live in bricks and mortar housing.
- 2.5 The Gypsy and Traveller and Travelling Showpeople population also has other forms of sites due to its mobile nature. Transit sites tend to contain many of the same facilities as a residential site, except that there is a maximum period of residence which can vary from a few weeks to a period of months. An alternative is an emergency stopping place. This type of site also has restrictions on the length of time for which someone can stay on it, but has much more limited facilities. Both of these two types of site are designed to accommodate Gypsies and Travellers whilst they travel.
- 2.6 Further considerations in the Gypsy and Traveller population are unauthorised developments and encampments. Unauthorised developments occur on land which is owned by the Gypsies and Travellers, but for which they do not have planning permission to use for residential purposes. Unauthorised encampments occur on land which is not owned by the Gypsies and Travellers.

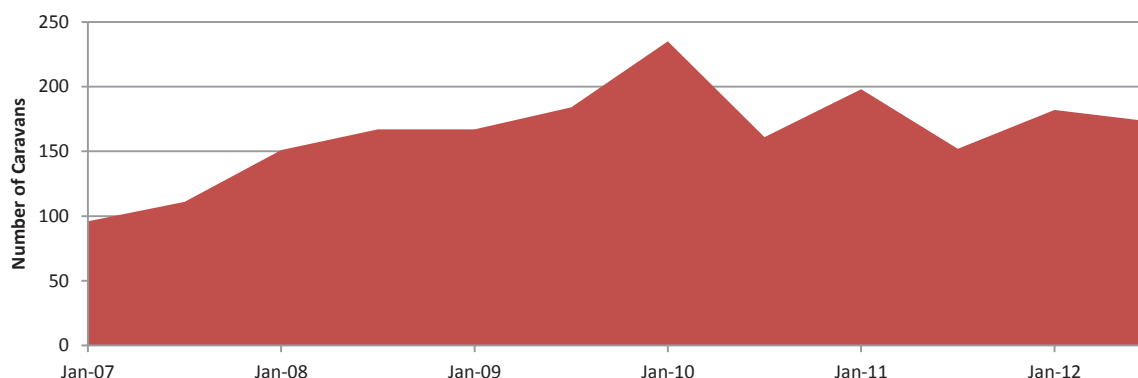
## Caravan Count

- 2.7 The best quantitative information available on the Gypsy and Traveller communities derives from a bi-annual survey of Gypsy and Traveller caravans which is conducted by each local authority in England on a specific date in January and July of each year. This count is of caravans and not households which makes it more difficult to interpret for a study such as this. It must also be remembered that the count is conducted by the local authority on a specific day and that any unauthorised encampments which occur on other dates will not be recorded. The count also only features those caravans the local authority is aware of. Therefore, it may not reflect all of the Gypsy and Traveller caravans in the authority.
- 2.8 The charts below show the number of caravans on public, private and unauthorised sites since 2007. The recent fall in the number of caravans on public sites is principally due to a refurbishment of one site.

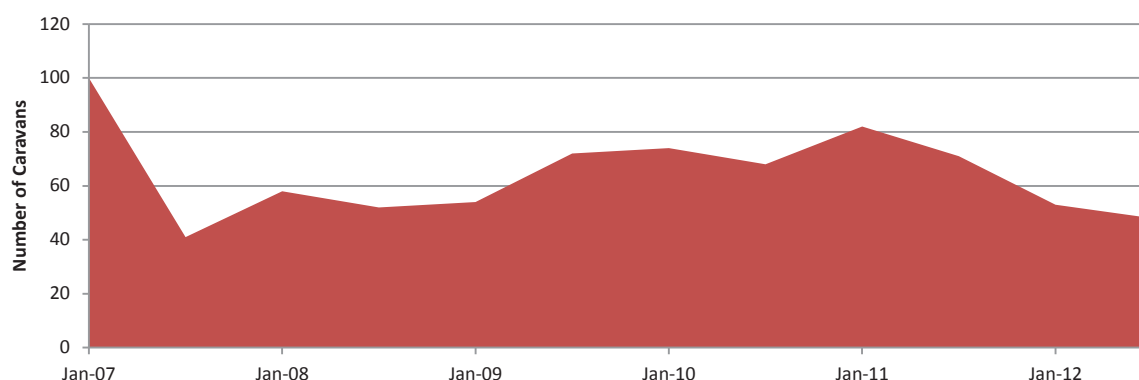
**Figure 1**  
**Gypsy Caravan Count for Public Sites in Central Bedfordshire: Jan 2007 – July 2012 (Source: CLG Bi-annual Local Authority Caravan Count)**



**Figure 2**  
**Gypsy Caravan Count for Private Sites in Central Bedfordshire: Jan 2007 – July 2012 (Source: CLG Bi-annual Local Authority Caravan Count)**



**Figure 3**  
**Gypsy Caravan Count for Unauthorised Sites in Central Bedfordshire: Jan 2007 – July 2012 (Source: CLG Bi-annual Local Authority Caravan Count)**



### Sites in Central Bedfordshire

- 2.9 The charts overleaf document all sites and pitches known to exist in Central Bedfordshire. At the time of writing, there are 182 pitches on Gypsy and Traveller with permanent permission, 15 pitches with temporary planning permission, 2 pitches on a very long-term site with no planning permission and 9 pitches on unauthorised site.
- 2.10 The Travelling Showperson population is much smaller with only 3 known authorised yards containing 10 caravans, three long-term yards without planning permission with 25 caravans and one unauthorised one containing 10 caravans. We would note that typically Showperson yards contain an identified number of plots, but for most yards in Central Bedfordshire planning records do not specify the number of plots. For the three sites with an identified number of plots one has two plots and three caravans, a second has three plots and three caravans, and the third has three plots and four caravans. Therefore, the number of caravans is close to the number of plots and we have undertaken the calculations in this report on the basis that there are 35 occupied plots in Central Bedfordshire.

Figure 4  
Current Gypsy and Traveller Sites and Pitches in Central Bedfordshire

Site	Number of Pitches
<b>Local Authority Sites</b>	
Potton Gypsy Site, Common Road, Potton	14
Chiltern View, Northall Road, Eaton Bray	27
Timberlands, Half Moon Lane, Pepperstock, Slip End	(Under refurbishment)
<b>TOTAL PITCHES ON LOCAL AUTHORITY SITES</b>	<b>41</b>
<b>Private Sites with Permanent Permission</b>	
Old Cartwheel Nurseries, A1 Sandy, Great North Road, Sandy	15
Talamanca Gypsy Site, 63 Great North Road, Sandy	15
Little Acre, Langford Road, Biggleswade	3
Magpie Farm, Hill Lane, Upper Caldecote	6
145 Chapel End Road, Houghton Conquest	2
Twin Acres, Hitchin Road, Arlesey	4
Woodside Caravan Park, Thorncote Road, Hatch, Sandy	3
Land at 197 Hitchin Road, Arlesey	10
North Star Cottage, Watling Street, Hockliffe	1
Evergreens, Dunstable Road, Tilsworth	4
Jockey Farm, Watling Street, Caddington	11
28 & 30 Stanbridge Road, Billington	7
Toddbury Farm, Gypsy Lane, Little Billington	16
The Stables Gypsy Lane, Little Billington	10
Greenacres, Gypsy Lane, Little Billington	14
The Stables Site A, Stanbridge Road, Billington	7
Little Acre, Half Moon Lane, Pepperstock, Slip End	2
Greenvale, Watling Street, Caddington	6
Eversholt Beeches, Watling Street, Caddington	5
<b>TOTAL PITCHES ON PRIVATE SITES WITH PERMANENT PERMISSION</b>	<b>141</b>
<b>Private Sites with Temporary Permission</b>	
Old Acres, Old Acre Paddock, Barton Road, Pulloxhill	8
Chestnut Caravan Park, Steppingley Road, Tingrith	4
Ash Tree Paddock, Stanbridge Road, Billington	3
<b>TOTAL PITCHES ON PRIVATE SITES WITH TEMPORARY PERMISSION</b>	<b>15</b>
<b>Tolerated Sites – Long-term without planning permission</b>	
Hermitage Lane, Off Westoning Road, Greenfield	2
<b>TOTAL PITCHES ON LONG-TERM TOLERATED PRIVATE SITES</b>	<b>2</b>
<b>Unauthorised Developments</b>	
Land Adjacent to 17 The Causeway, Clophill	1
The Stables Site C, Stanbridge Road, Great Billington	4
Valley View, Hemel Hempstead Road, Dagnall	2
Evergreens, Dunstable Road, Tilsworth	1
Home Farm, Dunstable Road, Tilsworth	1
<b>TOTAL PITCHES ON UNAUTHORISED DEVELOPMENTS</b>	<b>9</b>
<b>TOTAL PITCHES</b>	<b>208</b>



Figure 5  
Current Travelling Showpeople Yards and Caravans in Central Bedfordshire

Site	Number of Caravans
<b>Showpeople Yards with Permanent Permission</b>	
Gogs Farm, Old Linslade Road, Linslade	4
Greenacre Farm, Billington Road, Stanbridge	3
Land at junction of Bridleway and Luton Road, Fancott	3
<b>TOTAL CARAVANS ON SITES WITH PERMANENT PERMISSION</b>	<b>10</b>
<b>Tolerated Sites – Long-term without planning permission</b>	
Land off Mill Lane, Biggleswade	16
21 Sun Street, Biggleswade	3
Bridge Meadow, Leighton Buzzard	7
<b>TOTAL CARAVANS ON LONG-TERM TOLERATED SITES</b>	<b>26</b>
<b>Unauthorised Developments</b>	
Hawthorne	10
<b>TOTAL CARAVANS ON UNAUTHORISED DEVELOPMENTS</b>	<b>10</b>
<b>TOTAL CARAVANS</b>	<b>46</b>

## 3. Future Site Provision

### Pitch Provision

- 3.1 This section focuses on the extra site provision which is required in Central Bedfordshire currently and over the next 19 years by 5 year segments.
- 3.2 The March 2012, the CLG document 'Planning Policy for Traveller Sites', requires an assessment for future pitch requirements, but does not provide a suggested methodology for undertaking this calculation. However, as with any housing assessment, the underlying calculation can be broken down into a relatively small number of factors. In this case, the key issue for residential pitches is to compare the supply of pitches available for occupation with the current and future needs of the households. The key factors in each of these elements are set out below:

### Supply of pitches

- 3.3 Pitches which are available for use can come from a variety of sources. These include
- » Currently vacant pitches;
  - » Any pitches currently programmed to be developed within the study period;
  - » Pitches vacated by people moving to housing;
  - » Pitches vacated by people moving out of the study area
  - » Pitches vacated due to the dissolution of households (normally through the death of a single person household).

### Current Need

- 3.4 There are four key components of current need. Total current need (which is not necessarily need for additional pitches) is simply:
- » Households on unauthorised developments for which planning permission is not expected;
  - » Overcrowded households;
  - » Households in brick and mortar wishing to move to sites; and
  - » Households on waiting lists for public sites.

### Future Need

- 3.5 There are three key components of future need. Total future need is simply the sum of the following:
- » Households living on sites with temporary planning permissions;
  - » New household formation expected during the study period; and
  - » Migration to sites from outside the study area.

- 3.6 We will firstly provide the model as set out above for Gypsies and Travellers before repeating the calculation for Travelling Showpeople.

## Current Gypsy and Traveller Site Provision

- 3.7 There are currently 41 pitches on public sites and 156 on private sites in Central Bedfordshire on private sites including those with temporary permission.
- 3.8 The next stage of the process is to assess how much space is, or will become available on existing sites. The main ways of finding this is through:
- » Current empty pitches;
  - » New sites or site extensions which are likely to gain planning permission;
  - » Migration away from the area;
  - » Movement to bricks and mortar;
  - » Dissolution of households.
- 3.9 Currently, all authorised public site pitches are occupied, so there is no available space. There is no evidence of significant unoccupied private sites and the continued development of unauthorised sites indicates that households feel that there is no space available for their use. However the Timberland Timberlands site at Slip End is due to re-open follow refurbishment and will add 6 more pitches to the supply in Central Bedfordshire.
- 3.10 For out-migration to other areas or movements to bricks and mortar household will also wish to move in the opposite direction. Therefore, we have treated these as being part of the current and future need sections of the calculation.
- 3.11 The dissolution of a household occurs when all the members leave the household. Common ways for a household to dissolve are for a person living on their own to die, or to move to an existing household. Given that households will also form in the future we have treated the net growth in household numbers as being part of the future need.

## Additional Site Provision: Current Need

- 3.12 The next stage of the process is to assess how many households are currently seeking pitches in the area. Groups of people who are likely to be seeking pitches will include those:
- » Households on unauthorised developments for which planning permission is not expected;
  - » Overcrowded households;
  - » Households in brick and mortar wishing to move to sites; and
  - » Households on waiting lists for public sites.

## Current Unauthorised Developments

- 3.13 There are currently 9 households on unauthorised developments in Central Bedfordshire so we have allowed for 9 pitches to accommodate these households. This figure excludes any long-term unauthorised developments which are likely to gain certificates of lawful occupation if they were to be sought.

## Overcrowded Households

- 3.14 For a household that is overcrowded there are two possibilities. Either extra caravans or trailers could be accommodated on the existing pitch, or if this is not possible, a new larger pitch is required. If the caravans can be accommodated at the existing pitch no additional pitch is required. If the household requires moving to a larger pitch they will also vacate a pitch. Therefore they will not add to the total number of pitches required. Therefore, there is no need to allow for additional pitch provision to accommodate overcrowded households. We would also note that current concealed households on public sites have been included within the waiting list information.

## Bricks and Mortar

- 3.15 Identify households in bricks and mortar has been frequently highlighted as an issue with Gypsy and Traveller Accommodation Assessments. A recent report in Central Bedfordshire by the Ormiston Children and Families Trust entitled the 'The support needs of Gypsies and Travellers in Central Bedfordshire (October 2012) spoke to 12 households living in bricks and mortar in Central Bedfordshire. This size of this sample is typically for face to face studies undertaken by ORS.
- 3.16 Meanwhile, the 2011 UK Census of Population identified a population of 478 Gypsy and Traveller persons in Central Bedfordshire. Given that there are over 200 pitches on site in the area, the vast majority of the population are likely to be living on sites. The figure of 478 persons is likely to be an under-estimate of the total population due to some Gypsies and Travellers not declaring their ethnic status or completing the Census at all, but it does still indicate a relatively low population in bricks and mortar.
- 3.17 We would note that households who are seeking to move from housing to public sites can express a desire to do so through registering on the waiting list for public and therefore will have been counted elsewhere in this calculation. Meanwhile those seeking to live on a private sites could seek to do so on their own or pursue a privately rented pitch on an existing private site.
- 3.18 We would also note that for a number of recent studies undertaken by ORS we have worked with national Gypsy and Traveller representatives to identify households in brick and mortar. For a number of recent studies the representatives reported over 100 known households in housing and they encouraged them to come forward to take part in the survey. The actual number who eventually took part in the surveys ranged from zero to six household per area, and not all wished to move back to sites. Therefore, while there is anecdotal evidence of many Gypsies and Travellers in housing most appear to be content to remain there and when provided with the opportunity by national representatives to register an interest in returning to sites few choose to do so.
- 3.19 It is also the case that within most face to face survey undertaken on-site by ORS a small number of households are seeking to move to bricks and mortar. Therefore, it should be remembered that movement between housing and sites runs in both directions and typically comes extremely close to balancing out to zero. On this basis we have modelled the future pitch requirement on the basis that as many households

will want to move from sites to housing as will want to move from housing to sites and therefore the new requirement is zero.

### Waiting Lists for Public Sites

- 3.20 The method of registering a desire to obtain a pitch on a public site is through placing your name on the waiting list held by Central Bedfordshire Council. Currently there are 29 households on the waiting list for a site in Central Bedfordshire.
- 3.21 When undertaking assessment such as this it is accepted that it is not necessary to count all 29 households as need. 10 of the households are on private pitches. If they were to move to a public site they would free a pitch on a private site and hence would not add to the net requirement. Similarly, there are three households on unauthorised sites who have been counted elsewhere in this model and one seeking to transfer between sites in Central Bedfordshire. However, there are ten households in bricks and mortar and four who are sharing a pitch on a public site in Central Bedfordshire on the waiting list. These households have not been counted elsewhere in the model and therefore have been included here. This would give a figure of 14 households who require a public site in Central Bedfordshire and it is this figure which has been included within this study.

### Additional Site Provision: Future Need

- 3.22 The next stage of the process is to assess how many households are likely to be seeking pitches in the area in the future. Groups of people who are likely to be seeking pitches will include those:
- » Households living on sites with temporary planning permissions;
  - » New household formation expected during the study period; and
  - » Migration to sites from outside the study area.

### Temporary Planning Permissions

- 3.23 Central Bedfordshire currently has three sites with temporary planning permissions with a total of 15 pitches. In all cases the permissions will expire within the next 5 years, they have therefore been counted as need within this assessment, but not as supply of pitches.

### New Household Formation

- 3.24 It is recognised that an important group for future pitch provision will be older children who form their own households. Many studies of Gypsy and Traveller populations assume a net growth in the population of around 3% per annum, and this figure was used in the East of England Regional plan. Long-term trends indicate that the number of Gypsy and Traveller caravans on site has grown by 134% nationally in the past 34 years, which equates to a net growth of around 2.5% per annum and it is this figure we have used in this study. When including the impact of compound growth, a 2.5% growth per annum provides for 16% growth over 6 years, 31% growth over 11 years, 48% growth over 16 years and 60% over 19 years.
- 3.25 On the basis that there are approximately 208 households on site, a growth rate of 60% would see an additional 125 households in the area by 2031.

## In-migration from Other Sources

- 3.26 The most complicated area for a survey such as this is to estimate how many households will require accommodation from outside the area. Potentially Gypsies and Travellers could move to the Central Bedfordshire from anywhere in the country. The number of household seeking to move to Central Bedfordshire is likely to be heavily dependent upon pitch provision elsewhere. It has been noted that a weakness of many Gypsy and Traveller Accommodation Assessments conducted across the country has been that they either allowed for out-migration without in-migration which led to under-counting of need, or they over-counted need by assuming every household visiting the area required a pitch.
- 3.27 Overall the level of in-migration to the Central Bedfordshire is a very difficult issue to predict. Movement to the public sites is covered by the waiting list and therefore does not need to be included within the model again. We have allowed for a balanced level of migration on to existing private sites. The advantage of allowing for net migration to sum to zero is that it avoids the problems seen with other Gypsy and Traveller Accommodation Assessments where the modelling of migration clearly identified too low or high a level of total pitch provision. An assumption of net nil migration implies that the net pitch requirement is driven by locally identifiable need.
- 3.28 Beyond this number, rather than assess in-migrant households seeking to develop new sites in the area, we would propose that each case is assessed as a desire to live in the area and that site criteria rules are followed for each new site. It is important for the authorities to have clear criteria based planning policies in place for any new potential sites which do arise.

## Overall Needs for Central Bedfordshire

- 3.29 The estimated extra site provision that is required until 2031 is 157 pitches. This includes the existing households on unauthorised sites, those on the waiting list for a public site, those with temporary planning permissions and the growth in household numbers due to household formation.

Figure 6  
Extra Pitches which are Required in Central Bedfordshire from 2013-2031

Reason for Requirement/Vacancy	Gross Requirement	Supply	Net Requirement
<b>Supply of Pitches</b>			
Additional supply from empty pitches	-	0	
Additional supply new sites	-	6	
<b>Total Supply</b>		<b>6</b>	
<b>Current Need</b>			
Current unauthorised developments or encampments and seeking to stay in the area	9	-	
Currently overcrowded and require to move	0	-	
Net Movement from bricks and mortar	0	-	
Waiting list for public sites	14	-	
<b>Total Current Need</b>	<b>23</b>		
<b>Future Needs</b>			
Currently on sites with temporary planning permission	15	-	
Net migration to the area	0	--	
Net New household formation	125	-	
<b>Total Future Needs</b>	<b>140</b>	-	
<b>Total</b>	<b>163</b>	<b>6</b>	<b>157</b>

## Requirement by Time Periods

- 3.30 The evidence contained in this survey is that there is a requirement in the next 6 years for a total of 38 pitches to address the backlog of need for households on unauthorised sites and the waiting list for public sites plus those households who will see their temporary planning permissions expire within this time period. Household growth is then project to be a total of 16% over the next 6 years, giving a further 33 households. However, 6 pitches will come back into use on a public site. Therefore the identified requirement in the period 2013-2018 is 65 pitches.
- 3.31 From 2019 onwards all future project growth is for household formations. In the period 2019-2023 this is projected to be 31 pitches, for 2024-2028 this is projected to be 36 pitches and for 2029-2031 it will be 25 pitches.

## Travelling Showpersons

- 3.32 The estimated need for plots for Travelling Showpeople in Central Bedfordshire is much simpler to model than for Gypsies and Travellers. There are 10 plots on an unauthorised site, while there are no plots expected to be freed due to any reason and there is no waiting list for sites. Therefore, the needs are driven by household growth.

- <sup>3.33</sup> For household growth, the typical growth rate for the Travelling Showpeople population is typically lower than for Gypsies and Travellers with estimates normally being from 1%-1.5% and we have used the higher of these figures to allow for future household growth. A growth rate of 1.5% provides for total net growth of 33% over 19 years. Given the current 35 occupied plots in Central Bedfordshire this will equate to 12 additional plots over the next 19 years.
- <sup>3.34</sup> Therefore, over the next 19 years, the total requirement for Travelling Showpeople is 22 plots. Of these the identified requirement in the period 2013-2018 is 13 plots. From 2019 onwards all future project growth is for household formations. In the period 2019-2023 this is projected to be 3 plots, for 2024-2028 this is projected to be 4 plots and for 2029-2031 it will be 2 plots.
- <sup>3.35</sup> Again, it is still important for the authorities to have criteria based planning policies in place in the event of someone seeking to develop a new Showpeople's yard or expand an existing one in the area.



## 4. Conclusions

### Introduction

- 4.1 This chapter brings together the evidence presented earlier in the report to provide some key policy conclusions for Central Bedfordshire. It focuses upon the key issues of future site provision for Gypsies and Travellers and also Travelling Showpersons.

### Gypsy and Traveller Future Pitch Provision

- 4.2 Based upon the evidence presented in Chapter 3, the estimated extra pitch provision that is required for Gypsies and Travellers in the next 19 years in Central Bedfordshire is 157 pitches. This is 65 pitches in the period 2013-2018, 31 pitches from 2019-2023, 36 pitches from 2024-2028 and 25 pitches from 2029-2031.
- 4.3 An option which the authorities may wish to consider is, rather than seek to develop new public sites and pitches, to develop a larger private rented sector for Gypsies and Travellers in the area. This could potentially allow the need for public site pitches to be met on private sites, with the help of housing benefit if necessary. This mirrors the current mechanism of meeting housing needs through supporting households in the private rented sector with housing benefit within the settled community.

### Travelling Showperson Requirements

- 4.4 There is only two sources of requirements for the Travelling Showperson population in Central Bedfordshire, namely a 10 plots unauthorised site and the growth in the population over time. Central Bedfordshire has a requirement for 22 extra plots for Travelling Showpeople to 2031 (If any existing plots are lost through conversion to alternative uses then these plots will also need to be replaced through alternative provision).

### Development of New Sites

- 4.5 Planning Policy for Traveller Sites contains clear advice on the location for new sites, such as that they typically should not be in the Green Belt or remote rural locations where access to services is limited. However, an issue of debate across the country is how to successfully develop new sites and pitches which integrate with the surrounding area. It is common for existing communities to object to new sites being located near to them because of concerns about the impact the site will have on them.
- 4.6 A number of authorities across the country such as those in Worcestershire are considering incorporating sites into new housing developments and urban extensions. The aim of this is to ensure the site fully integrates with the local community from the outset and does not run into conflict with the existing population before it is developed. Meanwhile, many other authorities are investigating the possibility of expanding the capacity of suitable existing sites where there is already an integration of the Gypsy and Traveller or Travelling Showperson populations with the wider community. These two strategies typically represent practical and effective means of delivering sustainable new Gypsy and Traveller sites and pitches.

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# Draft Gypsy and Traveller Local Plan

March 2013

## 1. Introduction

- 1.1 Local authorities are required by Government, through the Housing Act 2004, to assess the accommodation needs of Gypsies and Travellers alongside the settled population, and develop a strategy that addresses any unmet need that is identified.
- 1.2 The Gypsy and Traveller Local Plan sets out how the Council will meet Gypsy and Traveller and Travelling Showpeople accommodation needs in Central Bedfordshire until 2031. It specifies the number of Gypsy and Traveller pitches and Travelling Showpeople plots required and identifies sites to meet this need. The plan also outlines the planning policies against which all planning applications for Gypsy and Traveller and Travelling Showpeople sites will be assessed.

### National policy

- 1.3 The Department for Communities and Local Government published 'Planning Policy for Traveller Sites' (PPTS) in March 2012, to accompany the National Planning Policy Framework (NPPF). PPTS sets out the Government's policy approach to planning for Gypsy and Traveller and Travelling Showpeople sites, with the overarching aim to ensure fair and equal treatment for Gypsies and Travellers, in a way that facilitates the traditional and nomadic way of life whilst respecting the interests of the settled community.
- 1.4 Local Plans are required to set pitch targets for Gypsy and Travellers and plot targets for Travelling Showpeople which addresses the likely accommodation needs in the area, based on local evidence. The Plan is required to:
  - Identify a five year supply of specific deliverable sites and other, developable sites to accommodate growth for years 6-10 and where possible 11-15;
  - Ensure the number of pitches and plots reflect the size and location of a site, and the size of the surrounding population; and
  - Protect local amenity and the environment.
- 1.5 Consideration must also be given to the National Planning Policy Framework which sets out the Government's overarching planning policies for England, with the objective of contributing to the achievement of sustainable development.

## Local policy

- 1.6 The Gypsy and Traveller Local Plan forms part of the statutory development plan for Central Bedfordshire. It sits alongside the Development Strategy, which sets out the overall approach to new development in Central Bedfordshire for the period to 2031. PPTS requires Gypsy and Traveller plans to outline provision for fifteen years, which is up to 2028 in the case of Central Bedfordshire. However, the Council has resolved to plan up to 2031 to bring the Gypsy and Traveller Local Plan in line with the Development Strategy.
- 1.7 The Gypsy and Traveller Local Plan specifies the number of Gypsy and Traveller pitches and Travelling Showpeople plots required in Central Bedfordshire and sites that will deliver these pitches and plots over the plan period. The document also contains planning policies against which all planning applications for Gypsy and Traveller and Travelling Showpeople sites will be assessed. Policies contained within the Development Strategy will also apply when considering planning applications for Gypsy and Traveller and Travelling Showpeople development.

## Purpose of the Gypsy and Traveller Local Plan

- 1.8 Everyone should have the opportunity for a decent home. Travelling is an integral part of cultural identity for Gypsy and Traveller households. It is legally accepted that nomadism, and living in a caravan is a reflection of the cultural heritage of Gypsy and Irish Traveller families, not simply a lifestyle choice. Gypsies and Travellers are recognised ethnic groups and are entitled to the same access to housing as the settled community.
- 1.9 Local Authorities have a statutory duty to assess the accommodation needs of Gypsies and Travellers and develop a strategy to address unmet need. There are also practical reasons for making provision for Gypsy, Traveller and Travelling Showpeople accommodation. Gypsies and Travellers can sometimes find themselves in a cycle of 'enforced' nomadism, being continually moved on by the authorities because of the shortage of authorised sites. As a result, Gypsies and Travellers are often more disadvantaged than any other ethnic group in terms of access to healthcare and education. The lack of authorised public sites and the difficulties associated with getting planning permission for private sites, has meant Gypsies and Travellers have to set up home on land belonging to others or on their own land without permission.
- 1.10 If provision is not made for enough authorised sites, unauthorised camping is likely to continue. The problems associated with unauthorised sites, such as the costs of taking enforcement action, the tension that exists between Gypsies and Travellers and the settled

community and the social exclusion experienced by Gypsies and Travellers on unauthorised sites, will continue. The aim of this Local Plan is to reduce the occurrence of unauthorised sites by making sufficient new provision for Gypsies and Travellers in the area.

## **Sustainability Appraisal**

- 1.13 The Strategic Environmental Assessment (SEA) Directive requires the assessment of environmental impacts of actions contained in a wide range of plans and programmes, including planning policy documents. SEA and Sustainability Appraisal (SA) are very closely linked. SA aims to integrate sustainability into decision making by appraising the plan using environmental, social and economic objectives. SEA also aims to facilitate sustainable development, but its emphasis is on integrating environmental considerations into decision making through a thorough analysis of environmental issues.
- 1.14 Although the requirement to carry out both an SA and SEA is mandatory, it is possible to satisfy the requirements of both pieces of legislation through a single appraisal process. The SA therefore incorporates the requirements of both the Planning and Compulsory Purchase Act and the SEA Regulations. A Sustainability Appraisal, incorporating an SEA, has been undertaken which should be considered together with the Gypsy and Traveller Local Plan.

## **Appropriate Assessment: the Habitats Directive**

- 1.15 When preparing planning policy documents, the Council needs to assess whether an 'Appropriate Assessment' is required under the European Directive 92/43/EEC – The Habitats Directive. The Habitats Directive establishes a network of internationally important sites designated for their ecological status, and requires the maintenance or restoration of wildlife habitats and species of interest to a favourable condition. These are referred to as Natura 2000 sites or European Sites, and comprise Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). There are no Natura 2000 or Ramsar sites in Central Bedfordshire. There are 5 European sites outside of the Council's boundary but within the potential influence of the plan.
- 1.16 The Sustainability Appraisal concludes that the Gypsy and Traveller Local Plan would have no adverse effects on these sites, either alone or in combination with other plans.

## Site selection process

- 1.17 Planning Policy for Travellers Sites states that local planning authorities should identify enough deliverable sites to provide five years' worth of sites against locally set targets; and identify a supply of developable sites or broad locations for growth, for years six to ten and, where possible, for years eleven to fifteen.
- 1.18 In order to ensure that sufficient land is available to meet accommodation needs in Central Bedfordshire up to 2031, the Council conducted a call for sites in Spring 2012 inviting landowners to submit details of land for consideration as a Gypsy and Traveller or Travelling Showpeople site. The portfolio of Council owned land was also considered as part of this process.
- 1.19 Local planning authorities are required to ensure that sites are sustainable economically, socially and environmentally. In order to identify the most appropriate sites, each site was subject to a three stage assessment process:
- The first stage assessed sites in terms of their immediate suitability, such as being located within Flood Zone 3 or in an Area of Outstanding Natural Beauty (AONB). Sites that failed one of the criteria were instantly dismissed.
  - The second stage assessed sites against issues which could be mitigated, such as zones of lower flood risk, archaeology, access from the public highway, and landscape. A site could be dismissed at this stage if an issue couldn't be satisfactorily overcome.
  - The third stage used a scoring system to assess sites in terms of access to facilities and services, such as health, schools and public transport; the provision of utilities and servicing for waste and recycling; and whether the site is on greenfield or brownfield land.

This sequential approach allowed unsuitable sites to be filtered out. Sites must satisfy assessment at each level in order to pass onto the next. In identifying sites for allocation, additional considerations were made including the overall impact of a new site and its size on the nearest settlements and the preferences of the Gypsy and Traveller community of where they wish to live.

- 1.20 A full report on the site assessment process has been published as a Technical Report to this Pre Submission document. The Gypsy and Traveller Local Plan identifies sites to meet the accommodation needs of Gypsies and Travellers and Travelling Showpeople in Central Bedfordshire up to 2031. These sites are included in section 6 of this document.

## **Community engagement**

- 1.21 A Consultation Statement has been prepared which sets out the consultation that has been undertaken during the preparation of the Gypsy and Traveller Local Plan. The Statement sets out how consultation activities have been advertised, who has been consulted and how they have been consulted. It also identifies the ways that people commented upon the Plan and the key issues that were raised.

## **What happens next?**

- 1.22 The 'Pre-Submission' Gypsy and Traveller Local Plan is subject to formal consultation. Any representations received will be considered by a Planning Inspector, following submission to the Secretary of State (anticipated in October 2013). It is expected that following the Examination process and the consideration of the Inspector's Report, the Gypsy and Traveller Local Plan will be adopted in July 2014.



## 2. Vision and Objectives

- 2.1 The Gypsy and Traveller Local Plan has the following Vision, to ensure the delivery of sites to meet the required needs for the Gypsy and Traveller and Travelling Showpeople community in Central Bedfordshire up to 2031:

*By 2031, Central Bedfordshire will provide a sufficient number of sustainable and high quality sites to meet the needs of the Gypsy and Traveller and Travelling Showpeople communities, enabling access to services and facilities. There will be a reduced incidence of unauthorised developments and encampments, and increased integration between the Gypsy and Traveller and Travelling Showpeople community and the settled community.*

- 2.2 In order to meet this vision the Gypsy and Traveller Local Plan has the following objectives:

- 157 Gypsy and Traveller pitches and 22 Travelling Showpeople plots will be delivered between 2013 and 2031 to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople in Central Bedfordshire.
- The number of unauthorised sites will be minimised by identifying a supply of deliverable and developable sites throughout the Plan period.
- A supply of permanent sites will be delivered, providing stability for the Gypsy and Traveller and Travelling Showpeople communities and access to healthcare, education and other services.
- Provide a clear policy framework for making decisions on planning applications regarding Gypsy and Traveller and Travelling Showpeople sites in Central Bedfordshire.

### 3. Gypsy and Traveller Accommodation Need

#### What is a Gypsy and Traveller Pitch?

- 3.1 A pitch is the space required to accommodate one household and their caravans, parking space and enough room for the turning of vehicles. A study in the East of England found that the average household size across the region was 1.7 caravans. However, this will vary from area to area and according to family need. There is no-one size fits all measurement of a pitch, as in the case of the settled community, this depends on the size of the individual families and their particular needs.
- 3.2 Guidance from the Department of Communities and Local Government (DCLG) (Designing Gypsy and Traveller Sites Good Practice Guide 2008) states that as a general guide, it is possible to specify that an average family pitch must be capable of accommodating an amenity building; a large trailer and touring caravan (or two caravans); drying space for clothes/a small garden area; a lockable shed (for bicycles, wheelchair storage etc); and parking space for two vehicles. Smaller pitches must be able to accommodate at least an amenity building; a large trailer; drying space for clothes; and parking for at least one vehicle.

#### Gypsy and Traveller Accommodation Needs to 2031

- 3.3 Planning Policy for Gypsy and Traveller Sites states that local authorities should use a locally derived, robust evidence base to establish accommodation needs to inform the preparation of Local Plans and make planning decisions. In 2006 the Council, in partnership with the Bedfordshire local authorities, undertook a sub regional study to assess the accommodation needs of Gypsies and Traveller in Bedfordshire and Luton. This study provided an indication of the number of pitches required in between 2006 and 2011, and important observations on the specific needs of the Gypsy and Traveller community in Bedfordshire and Luton, which have been considered in preparing this Local Plan:
- The Gypsy and Traveller community prefer smaller sites. However, there was also some need identified for larger family pitches to accommodate larger modern trailers.
  - There was a strong preference for provision of family owned sites.
  - There was a desire for additional capacity to be provided on new sites to allow families to accommodate visitors.
  - Most households wished to remain in the area they are currently settled in.

- The Gypsy and Traveller community were supportive of clear restrictions on the size of sites and where appropriate supported a “cap” on the number of people living on a site on a permanent basis and for transit / visiting.
  - The Gypsy and Traveller community wanted sites to be effectively managed.
  - The Gypsy and Traveller community often supported a procedure for regular inspection of sites, covering the provision of basic facilities including water and sanitation, as well as health and safety.
  - Many of the Gypsy and Traveller households within the study area are very settled, travel is predominately seasonal, and 81.1% of households in Bedfordshire and Luton have not travelled in the last 12 months.
- 3.4 The national and regional planning policy context changed significantly since the original study was completed in 2006. In February 2013 the Council therefore commissioned a Gypsy and Traveller and Travelling Showpeople Accommodation Assessment to provide up to date evidence about the accommodation needs of Gypsies and Travellers and Travelling Showpeople in Central Bedfordshire up to 2031.
- 3.5 The assessment found a need for 157 additional permanent Gypsy and Traveller pitches in Central Bedfordshire between 2013 and 2031. In the first 6 year period (2013-2018) 65 pitches are required to address the backlog of need and household growth. The remaining 92 pitches are required to meet future household growth from 2018 to 2031.
- 3.6 A 2.5% compound growth rate has been used to identify likely need arising from household growth from 2013 to 2031. This is based on long term trends which indicate the number of Gypsy and Traveller caravans on site has increased by 134% nationally in the past 34 years, which equates to a net growth of around 2.5% per annum.

Table 1: Pitch Requirement at January 2013

Number of permanent pitches in Central Bedfordshire in 2013	182
Pitch need from 2013 to 2018 (to meet backlog) (Minus pitches coming back into use)	38 -6
Growth between 2013 and 2018 (2.5%)	33
Growth between 2019 and 2023 (2.5%)	31
Growth between 2024 and 2028 (2.5%)	36
Growth between 2029 and 2031 (2.5%)	25
<b>Total need to 2031</b>	<b>157</b>

## Providing permanent Gypsy and Traveller Pitches

- 3.7 This Gypsy and Traveller Local Plan identifies sites to deliver 157 pitches to meet the accommodation need in Central Bedfordshire until the end of 2031. The Gypsy and Traveller housing trajectory that accompanies this Plan demonstrates the five year supply of specific deliverable sites and identifies other, developable sites to accommodate growth from years 6-19. Annual monitoring over the duration of the Plan period will ensure there is an appropriate, deliverable supply of sites.
- 3.8 Any windfall applications for Gypsy and Traveller accommodation will be considered against policies GT5, GT7 and GT8 and other relevant policies in the Development Strategy for Central Bedfordshire. The need for additional windfall sites will need to be demonstrated as part of any application. Any windfall planning permissions granted for Gypsy and Traveller pitches will contribute to the overall provision of need.

### Policy GT1: Gypsy and Traveller Pitch Requirement

The Council will make provision for 157 pitches to meet identified Gypsy and Traveller needs in Central Bedfordshire up to the end of 2031.

## Visitor Space and Transit Pitches

- 3.9 A preference was expressed in the 2006 Gypsy and Traveller Accommodation Assessment for permanent family sites with visitor spaces, which enable the Gypsy and Traveller community to accommodate members of their family who are visiting. A visitor space would be offered on a short term basis to visiting friends and families of the Gypsies and Travellers residing on the site. These pitches would be in addition to the permanent pitches on site. Any planning applications for visitor space will be considered against Policy GT5, GT6 and other relevant policies in the Development Strategy for Central Bedfordshire.

### Policy GT2: Provision for Visitor Pitches

Provision will be made for visitor space on appropriate sites across Central Bedfordshire. Visitor space provision will be restricted to control the number of people visiting and their length of stay, to be determined on a site by site basis.

- 3.10 As well as visitor spaces, provision will be made for transit pitches. A transit pitch is intended for short term use by Gypsies and Travellers in

transit. The pitch is itself permanent, while its residents are temporary, with a maximum period of stay imposed, usually by a site manager. Such sites are provided with basic amenities and services such as boundary fencing, hardstanding, water supply, toilet and washing facilities, waste disposal and (possibly) electricity. Permissions for transit pitches could restrict the size of sites and recommend a “cap” on the number of people allowed to stay on the pitch on a transit basis. There are opportunities for providing transit pitches on existing permanent sites. The appropriateness of sites for this purpose will be determined on a site by site basis using Policy GT5 to determine applications.

**Policy GT3: Provision for Transit Pitches**

<p>Provision for transit pitches will be considered on sites with permanent provision, at site locations determined in accordance with GT5 and in consultation with the Gypsy and Traveller community. Transit provision will be restricted to control the number of people visiting and their length of stay, to be determined on a site by site basis.</p>
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## 4. Travelling Showpeople Accommodation Need

- 4.1 Travelling Showpeople are defined as members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers.

### What is a Travelling Showpeople Plot?

- 4.2 Travelling Showpeople's needs are distinct to the needs of the wider Gypsy and Traveller community. Pitches on a Travelling Showpeople site are referred to as plots. Whilst Gypsy and Traveller pitches are typically residential, Travelling Showpeople plots are mixed-use which incorporate space or are split to allow for the storage and maintenance of equipment. The plots also provide secure, permanent bases for the storage of equipment. There is no-one size fits all measurement of a plot as in the case of the settled community, this depends on the size of the individual families and their particular needs.

### Accommodation needs to 2031

- 4.3 The Council, working with the other Local Authorities in Bedfordshire, commissioned a separate Accommodation Needs Assessment for Travelling Showpeople (2007). This Assessment made projections of Travelling Showpeople Plot needs between 2007 and 2010.
- 4.4 The February 2013 Gypsy and Traveller and Travelling Showpeople Accommodation Assessment provided up to date evidence about the accommodation needs of Travelling Showpeople in Central Bedfordshire up to 2031. The Assessment found a need for 22 additional permanent Travelling Showpeople plots in Central Bedfordshire between 2013 and 2031. In the first period (2013-2018) 13 plots are required to address household growth and existing need. The remaining 9 plots are required to meet future household growth from 2019 to 2031.
- 4.5 A 1.5% compound growth rate has been used to identify likely need arising from household growth from 2013 to 2031. The growth rate for the Travelling Showpeople population is typically lower than Gypsies and Travellers at 1-1.5% per annum, and the higher rate was accepted by the Showman's Guild at the examination of the East of England Plan and is considered to remain a robust approach to calculating future growth in Central Bedfordshire.

Table 2: Pitch Requirement for Travelling Showpeople to 2031

Total existing pitches in 2012	25
Growth between 2013 and 2018 (1.5%)	13
Growth between 2019 and 2023 (1.5%)	3
Growth between 2024 and 2028 (1.5%)	4
Growth between 2029 and 2031 (1.5%)	2
<b>Total need to 2031</b>	<b>22</b>

### Providing permanent Travelling Showpeople Plots

- 4.6 This Local Plan identifies sites to deliver 22 plots to meet the accommodation need in Central Bedfordshire until the end of 2031. The Gypsy and Traveller housing trajectory that accompanies this Plan demonstrates the five year supply of specific deliverable sites and identifies other, developable sites to accommodate growth from years 6-19. Annual monitoring over the duration of the Plan period will ensure there is an appropriate, deliverable supply of sites.
- 4.7 Any windfall applications for Travelling Showpeople accommodation will be considered against policies GT5, GT7 and GT8 and other relevant policies in the Development Strategy for Central Bedfordshire. The need for additional windfall sites will need to be demonstrated as part of any application. Any windfall planning permissions granted for Travelling Showpeople plots will contribute to the overall provision of need.

#### **Policy GT4: Travelling Showpeople Plot Requirement**

The Council will make provision for 22 plots to meet identified Travelling Showpeople needs in Central Bedfordshire up to the end of 2031.
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## 5. Consideration of New Sites and Expansion of Existing Sites

- 5.1 The following policies provide a more detailed policy framework against which planning applications for Gypsy and Traveller sites or pitches, visitor pitches, transit sites or pitches and Travelling Showpeople sites or plots will be assessed.
- 5.2 New sites should be planned sensitively to take account of the needs of both the travelling and settled communities. Issues of sustainability are important and relevant considerations include:
- The promotion of peaceful and integrated co-existence between the site and the local community;
  - The wider benefits of easier access to GP and other health services;
  - Access to local schools to enable Gypsy and Traveller children to attend school regularly;
  - A settled base that reduces the need for long distance travelling, and the possible environmental damage caused by unauthorised encampments;
  - Consideration of the effect of local environmental quality, such as noise or air quality, on the health and well being of any Gypsy and Travellers or on others as a result of the development;
  - Not locating sites in areas of high flood risk, and functional floodplains;
  - Access to local shops; and
  - Access to local employment opportunities.
- 5.3 In order to benefit from access to facilities and services such as health and education, first preference should be given to sites that are located closer to existing settlements. However, the results of the Bedfordshire and Luton Accommodation Needs Assessment (2006) did show that some Gypsy and Traveller families would prefer to live in the countryside, on privately owned and managed sites. Such locations will be considered where they are constraint free, or where any constraints could be satisfactorily mitigated.
- 5.4 National planning guidance indicates that new Gypsy and Traveller sites in the Green Belt will normally be considered inappropriate. The Development Strategy for Central Bedfordshire confirms that there is a general presumption against inappropriate development, and planning permission will only be granted where there are demonstrable, very special circumstances that clearly outweigh harm to the Green Belt. Gypsy and Traveller sites in the Green Belt should only be permitted exceptionally to meet a specific identified need.

### Assessing planning applications



- 5.5 Planning applications will be judged using the policies in this Local Plan and the relevant policies set out in the Development Strategy for Central Bedfordshire. Applications will be considered on their merits in the context of site size and location, and the characteristics of the surrounding area. Planning permissions might restrict the size of sites and where appropriate recommend a “cap” on the number of people allowed to live on the site on a permanent basis or the number of caravans being stationed on a site. Proposals for mixed residential and business uses should have regard to the safety and amenity of the occupants and neighbouring residents. Applications for business use will be assessed against the criteria included within Policy GT8. Consideration must also be given to site specific factors such as vehicular access from the public highway, as well as provision for parking, turning, servicing on site, and road safety for occupants and visitors.

### **Flood Risk**

- 5.6 In accordance with Planning Policy for Traveller Sites, Gypsy and Traveller sites should not be permitted in areas of high flood risk as they are considered as highly vulnerable development. In areas of flood risk, where a site is otherwise considered suitable for development, a flood risk assessment will be required to identify the extent of flood risk and recommend alleviation and mitigation measures necessary to address the problem. Sites will only be permitted where any effects can be overcome by appropriate alleviation and mitigation. Surface water drainage and storm water drainage systems should be installed where appropriate.

### **Highway Access**

- 5.7 Safe and convenient vehicular access to a Gypsy and Traveller or Travelling Showpeople site is essential. Access and road safety must adhere to the Highway Authority’s guidance. Gypsy and Traveller pitches or Travelling Showpeople plots will not be permitted where site access is deemed unsafe or inadequate. As well as an appropriate access, there must be adequate space provided on sites for the parking and turning of vehicles. Access to local services by foot, cycle or public transport should ideally be available, to reduce the reliance on private vehicles. An area for children to play may be required where access to existing facilities is not available.

### Residential Amenity

- 5.8 Consideration should be given to the potential for noise and other disturbance from the movement of vehicles, the stationing of vehicles on the site and any on site business activities. This will be judged on a site by site basis, based on the proposals and the type and proximity of neighbouring development. Hard and soft landscaping should be used to ensure the impact on the character of the area and landscape is minimised, and site boundaries should be clear.
- 5.9 In order to protect the occupants of Gypsy and Traveller and Travelling Showpeople sites, sites will not be permitted in the immediate vicinity of railway lines, water bodies or power lines. Consideration will need to be given to noise and disturbance arising from roads adjacent to or in close proximity to sites. Sites should also be serviceable by electricity, water, drainage and sanitation.
- 5.10 Detail about site design is set out in the DCLG guidance document Designing Gypsy and Traveller Sites Good Practice Guide (2008). Consideration should be given to this document in preparing and assessing planning applications for Gypsy and Traveller and Travelling Showpeople sites. Site design will also have to comply with the conditions of a license issued by the Local Authority under the Caravan Sites Control of Development Act 1960.

### Policy GT5: Assessing planning applications for Gypsy and Traveller sites

Sites for Gypsies and Travellers will be granted planning permission providing that:

- Satisfactory evidence is submitted to justify local need for the scale and nature of the accommodation proposed;
- The scale of the site and the number of pitches would not dominate the nearest settled community and would not place undue pressure on local infrastructure;
- The site would not be located in an area at high risk of flooding, including functional floodplain. A flood risk assessment will be required in areas of flood risk;
- Satisfactory and safe vehicular access to and from the public highway is provided to allow manoeuvrability of living accommodation to the site and the pitch;
- Site design demonstrates that the pitches are of a sufficient size to accommodate trailers/caravans, parking, and storage and amenity space for the needs of the occupants.
- The use of hard and soft landscaping, ensures that any detrimental impact upon the character and appearance of the locality is minimised, including impact on biodiversity and nature

conservation;

- Sensitive boundary treatment, which may include hedges, walls and fences, is erected to provide clear demarcation of the perimeter of the site;
- The amenity of nearby occupiers will not be unduly harmed by the development;
- Pollution from light and noise sources on the site are minimised and visual and acoustic privacy is maintained for both site residents and the occupiers of nearby land and property;
- Adequate schools, shops, healthcare and other community facilities are within reasonable travelling distance; and
- Suitable arrangements can be made for drainage, sanitation and access to utilities.

Planning permission for Gypsy and Traveller sites in the Green Belt will only be granted where there are demonstrable, very special circumstances that clearly outweigh harm to the Green Belt.

5.11 Travelling Showpeople’s needs are distinct to the needs of the wider Gypsy and Traveller community:

- They do not share the same cultures or traditions as Gypsies and Travellers.
- Travelling Showpeople sites combine residential, storage and maintenance uses, and require secure permanent bases for the storage of their equipment.

Applications for Travelling Showpeople sites will be assessed against the criteria in Policy GT5, and the specific criteria in Policy GT6 below.

**Policy GT6: Assessing planning applications for Travelling Showpeople sites**

Sites for Travelling Showpeople will be granted planning permission provided that:

- The criteria in Policy GT5 are satisfactorily met;
- Sufficient space is provided to accommodate the storage and maintenance of equipment; and
- Satisfactory and safe vehicular access to and from the public highway is provided both to allow manoeuvrability of living accommodation and equipment to the site and plot, and to ensure the safety of other road users with the use of traffic calming measures where appropriate.

Planning permission for Travelling Showpeople sites in the Green Belt will only be granted where there are demonstrable, very special circumstances that clearly outweigh harm to the Green Belt.

## The expansion of Gypsy and Traveller and Travelling Showpeople sites

- 5.12 Existing, permanent Gypsy and Traveller and Travelling Showpeople sites may be expanded to accommodate an additional, identified need for pitches/plots. This need is likely to arise from the expansion of families residing on the site. The density of Gypsy and Traveller and Travelling Showpeople sites varies depending on the scale, location and number of occupants. On some sites there may be opportunities to subdivide or infill existing pitches/plots in order to provide additional accommodation.
- 5.13 The following sequential approach should be adopted when assessing the expansion of a site:
1. Subdivision or infilling of existing pitches/plots will be preferential where there is sufficient space to do so and this would not be detrimental to the amenity of site occupants and neighbouring residents. New pitches would still need to meet the relevant licensing requirements.
  2. Expansion of sites directly adjacent to the current boundary, providing sufficient land to meet the identified need.
- 5.14 All planning applications for the expansion of existing sites will be considered against policies GT5, GT6, GT7, GT8 and other relevant policies in the Development Strategy for Central Bedfordshire.

### **Policy GT7: Assessing Planning Applications for the Expansion of Existing Gypsy and Traveller and Travelling Showpeople Sites**

The expansion of existing sites for Gypsies and Travellers and Travelling Showpeople will be permitted provided that satisfactory evidence demonstrates the need for the scale and nature of accommodation proposed.

In order to safeguard the countryside, the expansion of sites should be achieved through the subdivision or infilling of existing pitches or plots.

Where a site cannot be subdivided, expansion will be considered provided that the area of expansion is directly adjoining the existing site and has no adverse impact on the area.

## **Provision of space/facilities for business use on permanent sites**

- 5.15 The Gypsy and Traveller community tends to be self employed, sometimes running their businesses from the site on which their caravans are stationed. Gypsy and Traveller sites suitable for mixed residential and business uses should have regard to the safety and amenity of the occupants and neighbouring residents. Sites in the rural area will need to pay particular attention to minimising the impact of any business use on the countryside.
- 5.16 The Council will consider applications for business use for the Gypsy and Traveller community provided they meet criteria set out in the policy below.

### **Policy GT8: Provision of Space/Facilities for Business Use on Permanent Gypsy and Traveller Sites**

Planning applications for business use on or directly adjoining Gypsy and Traveller sites for the Gypsy and Traveller community will be granted provided that:

- The business use proposed is proportionate to the site and would not have an unacceptable detrimental impact on the visual appearance of the surrounding area;
- The amenity and safety of the occupants of the site and/or neighbouring residents should not be harmed;
- A safe, convenient and adequate standard of access can be provided;
- There are suitable areas for parking vehicles or storage of materials; and
- Appropriate safeguards are put in place to prevent the pollution of ground and surface water.

## 6. Gypsy and Traveller and Travelling Showpeople site allocations

- 6.1 The following policies identify sites to deliver the required Gypsy and Traveller pitches and Travelling Showpeople plots in Central Bedfordshire up to 2031. The sites allocated are shown on the Policies Map.
- 6.2 All sites allocated within this Gypsy and Traveller Local Plan will need to apply for and gain planning permission before development can commence. Applications will need to satisfy the specific criteria in the allocation policy, policies GT5 and GT6 (and GT7 (expansion of existing sites) and GT8 (business use) where relevant). Planning applications will also be considered against the policies contained within the Development Strategy.

### Gypsy and Traveller site allocations

#### Land west of Barton Le Clay

- 6.3 The site is situated to the west of Barton Le Clay and the A6, and to the south of Faldo Road. Barton Le Clay offers a good level of services and facilities including a lower and middle school, a doctor's surgery and shops. This is recognised in the Development Strategy, which defines the settlement as a Major Service Centre. The site could accommodate up to 10 pitches.
- 6.4 The site is adjacent to the A6 and to the east of Barton Industrial Estate. There may be issues relating to noise, light and odour that will require mitigation and a full assessment will be required in advance of a planning application being submitted.
- 6.5 The site is located within the setting of the Faldo Road Scheduled Ancient Monument and an appropriate buffer will be required to ensure the historical site is protected. The archaeological potential of the site will need to be investigated prior to the submission of a planning application.
- 6.6 There could be long ranging views of the site from the Chilterns AONB. Appropriate landscaping will be required to minimise the impact of the site on the wider landscape.

#### Policy GT9: Land west of Barton Le Clay

Land west of Barton Le Clay is allocated for 10 pitches. The development will need to provide the following:

- A full noise and odour assessment being undertaken prior to a planning application being submitted.

- Provision of appropriate buffer landscaping to minimise the impact of development on the landscape.
- Appropriate mitigation against the impact on the Faldo Farm Scheduled Ancient Monument.
- An archaeological field investigation being undertaken prior to an application being submitted.

### **Land south of Dunton Lane, Biggleswade**

- 6.7 The site is located midway between Biggleswade and Dunton and is currently used for agriculture. Biggleswade is within a reasonable travelling distance and offers a high level of facilities and services. This is recognised in the Development Strategy, which defines the settlement as a Major Service Centre. The site is considered to be adequately accessible from Dunton Lane and could accommodate up to 10 pitches.
- 6.8 The site is located in the open countryside and careful screening will be required to minimise the impact of the site on the wider landscape.
- 6.9 The site is located within the wider setting of the Stratton Moat Scheduled Ancient Monument and an appropriate buffer will be required to ensure the historical site is protected. The archaeological potential of the site will be investigated prior to the submission of a planning application.

### **GT10: Land south of Dunton Lane, Biggleswade**

- Land south of Dunton Lane, Biggleswade is allocated for 10 pitches. The development will need to provide the following:
- Provision of appropriate buffer landscaping to minimise the impact of development on the landscape.
  - Appropriate mitigation against the impact on the Stratton Moat Scheduled Ancient Monument.
  - An archaeological field investigation being undertaken prior to an application being submitted.

### **Land east of Potton Road, Potton**

- 6.10 The site is located to the northwest of Potton and to the north of an existing minerals site. Potton is within a reasonable travelling distance and offers a good level of services and facilities. This is recognised in the Development Strategy, which defines the settlement as a Minor Service Centre. The site could accommodate up to 10 pitches.

- 6.11 There may be issues relating to noise and dust arising from the neighbouring minerals site that will require mitigation. An assessment will be required in advance of a planning application being submitted. A buffer zone of an appropriate scale will be identified in order to protect the amenity of the site occupants.
- 6.12 The site is located within a Biodiversity Opportunity Area and accordingly a net gain for biodiversity will be sought as part of the development. The site is close to Gamlingay Heath County Wildlife Site and adequate buffering should be sought to ensure there is no adverse impact. The site forms part of the Greensand Ridge landscape character area and appropriate measures will be required to minimise the impact of the site on the landscape.

**GT11: Land east of Potton Road, Potton**

Land east of Potton Road, Potton is allocated for 10 pitches. The development will need to provide the following:

- A full noise and odour assessment being undertaken prior to a planning application being submitted.
- Provision of an adequate buffer to safeguard the Gamlingay Heath Plantation County Wildlife Site.
- Provision of appropriate landscaping to minimise the impact of development on the landscape.

**Land east of Watling Street and south of Dunstable**

- 6.13 The site is situated to the south of Dunstable and to the east of the A5. There is an existing site with permission for 6 permanent Gypsy and Traveller pitches. The allocation is an extension to the existing site, directly adjacent to the northern boundary, and could accommodate up to 9 additional pitches. This site is privately owned and occupied and will be privately managed by the current owner.
- 6.14 The site is in a rural location but is within a reasonable distance of Dunstable, one of the largest settlements in Central Bedfordshire, which offers a significant level of services. The site is directly adjacent to the A5 and can be satisfactorily accessed. The existing roadside verge, ditch and hedgerow should be retained and reinforced to improve privacy and mitigate against traffic noise.
- 6.15 The site is located within the Chilterns AONB and careful landscaping will be necessary. A landscape buffer will be required along the northern and eastern boundary to screen the site, define the boundary and provide separation from the pylons located to the east.



**GT12: Land east of Watling Street and south of Dunstable**

Land east of Watling Street and south of Dunstable is allocated for 9 pitches. The development will need to provide the following:

- Retention of the existing roadside verge, ditch and hedgerow, and a reinforcement of the hedgerow to improve privacy and reduce traffic noise.
- Provision of a landscape buffer to the northern and eastern boundaries.

**1 Old Acres, Barton Road, Pulloxhill**

- 6.16 The site is situated off the A6, south of Pulloxhill and has been occupied since July 2004 by a single Gypsy and Traveller family occupying 8 caravans. The temporary planning permission has now lapsed. The site is allocated for up to 13 pitches comprising 8 pitches accommodating the current site occupants and an additional 5 pitches. This site is privately owned and occupied and will be privately managed by the current owner.
- 6.17 This site is in a rural location, but is within a reasonable distance to Barton le Clay, which offers a good level of services including a lower and middle school, doctor’s surgery and shops. This is recognised in the Development Strategy, which defines the settlement as a Minor Service Centre.
- 6.18 Access to the site is acceptable and has the capacity to cater for the proposed number of pitches. Additional landscaping and boundary treatments will be required in extended the site, in accordance with policies GT5 and GT7.

**Policy GT13: 1 Old Acres, Barton Road, Pulloxhill**

1 Old Acres, Barton Road, Pulloxhill is allocated for 13 pitches.

**Land south of Fairfield**

- 6.19 The site is situated to the south of Fairfield, Stotfold, between Lower Wilbury Farm and Stotfold Road. Fairfield has a small number of local services including a food shop and a lower school and is recognised as a Large Village in the Development Strategy. The site is also within a reasonable distance to Stotfold, a Minor Service Centre with a larger

number of services and facilities, and also to Letchworth and Hitchin in the south. The site could accommodate up to 10 pitches.

- 6.20 Access to the site is considered to be acceptable and screening and planting will ensure that it is integrated within the landscape. The site could contain some contamination and a full contaminated land survey would be required in advance of a planning application.

**Policy GT14: Land south of Fairfield**

Land south of Fairfield is allocated for 10 pitches. The development will need to provide the following:

- A full contaminated land survey being undertaken prior to a planning application being submitted.

**Land east of the M1, Tingrith**

- 6.21 This site is located to the east of the M1 in Tingrith and is occupied by a single Gypsy and Traveller family with temporary planning permission for 4 caravans. The site is allocated for up to 4 pitches, to accommodate the current family. This site is privately owned and occupied and will be privately managed by the current owner.
- 6.22 The site is in close proximity to the M1 motorway and this may present noise issues. However, the site is in residential use and the occupants will not be permanently resident on site. Additional screening along the boundary should be used to mitigate against any noise and landscape impact.

**Policy GT15: Land east of the M1, Tingrith**

Land east of the M1, Tingrith is allocated for 4 pitches. The development will need to provide the following:

- Provision of additional screening along the site boundary to minimise the impact of noise on the occupants and to mitigate against the impact on the landscape.

## Travelling Showpeople site allocations

### Kennel Farm Holding, off Dunton Lane, Biggleswade

- 6.23 This site is located on the edge of Biggleswade, adjacent to some small industrial units at Stratton Park and the Manor Court mobile home site. Biggleswade offers a high level of facilities and services and is defined as a Major Service Centre in the Development Strategy. The centre of Biggleswade and nearby facilities at Saxon Gate will be accessible on foot or by cycling. The site will accommodate 4 plots to meet the local need identified in Biggleswade.
- 6.24 Vehicles associated with the Travelling Showpeople community are often long and can comprise a number of vehicles connected as one unit. Access requirements are unique and will require detailed analysis. The most appropriate point of access is considered to be to the north west of the site, using an existing roundabout on Saxon Drive and where the public highway is subject to a 40mph speed limit.
- 6.25 The site is located adjacent to an adopted watercourse and a flood risk assessment will be required to assess the likely impact of development and identify alleviation and mitigation measures.
- 6.26 The site is located adjacent to the Stratton Moat Scheduled Ancient Monument and an appropriate buffer will be required to ensure the historical site is protected. The archaeological potential of the site will be investigated prior to the submission of a planning application.

#### GT16: Kennel Farm Holding, Biggleswade

Kennel Farm Holding, Biggleswade is allocated for 4 plots for the Travelling Showpeople community. Limited and small scale commercial activity and maintenance will be permitted on this site provided this is connected to the Travelling Showpeople business only. The development will need to provide the following:

- Appropriate mitigation against the impact on the Stratton Moat Scheduled Ancient Monument.
- An archaeological field investigation being undertaken prior to an application being submitted.

## **7. Safeguarding sites**

- 7.1 To ensure the levels of Gypsy and Traveller and Travelling Showpeople accommodation are maintained and that a range of sites exist, current authorised sites with permanent planning permission will be safeguarded. These sites are set out in Appendix 2. This will also apply to the sites allocated in this Gypsy and Traveller Local Plan and any windfall sites that receive permanent permission in the future.
- 7.2 Safeguarding will ensure that development or redevelopment of land for uses other than Gypsy and Traveller and Travelling Showpeople accommodation would not be permitted. A permanent protected site will give certainty to the Gypsy and Traveller community and settled community.

### **Policy GT17: Safeguarded sites**

The Council will safeguard existing authorised sites, new allocated sites and windfall sites with permanent permission.

## 8. Monitoring

- 8.1 Regular monitoring and review is necessary to assess the effectiveness of planning policies and proposals. There is a requirement for all Local Planning Authorities to publish an Annual Monitoring Report (AMR) providing an assessment of its policies and progress towards achieving planning objectives and targets. The monitoring and evaluation process will form part of the feedback mechanism to ensure the effective operation of policies or highlight any revisions that may be required.
- 8.2 The Council will review the Gypsy, Traveller and Travelling Show person Accommodation Assessment periodically to ensure there is a locally derived, robust evidence base to establish accommodation needs to inform the preparation of future local plans and make planning decisions.
- 8.3 PPTS requires local planning authorities to:
- Identify and update annually a five year supply of specific deliverable sites; and
  - Identify a supply of developable sites or broad locations to accommodate growth for years 6-10 and where possible 11-15.
- 8.4 The Council will monitor annually the delivery of Gypsy and Traveller pitches and Travelling Showpeople plots to ensure there is a supply of sites. Twice yearly counts are conducted to ascertain the number of caravans on each Gypsy and Traveller and Travelling Showpeople site in Central Bedfordshire and to identify the level of hidden need (Gypsy and Travellers living in bricks and mortar housing). The following indicators will be used to monitor and review policies and proposals, and will be reported in the AMR:
- Net additional permanent Gypsy and Traveller and Travelling Showpeople pitches
  - The levels of vacancy on permanent Gypsy and Traveller sites
  - The levels of vacancy on permanent Travelling Showpeople sites
  - The number of illegal encampments and enforcement action carried out
  - The number of applications by Gypsies and Travellers and Travelling Showpeople approved and refused.

## Appendix 1: Glossary

**Site:** A Gypsy and Traveller Site is the area where Gypsies and Travellers live. One site may have a number of pitches and be home to a number of families.

**Pitch:** A pitch is the space required to accommodate one household and their caravans, parking space and enough room for the turning of vehicles. There is no one-size-fits-all measurement of a pitch as, in the case of the settled community, this depends on the size of individual families and their particular needs. However, as a general guide it is possible to specify that an average family pitch must be capable of accommodating an amenity building, a large trailer and a touring caravan (or two caravans) drying space for clothes/ a small garden, a lockable shed and parking space for two vehicles.

**Permanent Pitch:** A pitch with planning permission where the residents have the right to remain on the site permanently

**Transit Pitch:** A transit pitch is intended for short term use by Gypsies and Travellers on the move. The pitch is itself permanent, while its residents are temporary, with a maximum period of stay imposed, usually by the site manager.

**Visitor Space:** Space on site that enables the Gypsy and Traveller community to accommodate members of their family who are visiting. A visitor space would be offered on a short term basis to visiting friends and families of the Gypsies and Travellers residing on the site. These pitches would be in addition to the permanent pitches on site.

**Plot:** A plot is a pitch on a Travelling Showpeople site (often called a 'yard'). This terminology differentiates between residential pitches for Gypsies and Travellers and mixed-use plots for Travelling Showpeople, which will need to incorporate space or be split to allow for the storage of equipment such as fairground rides.

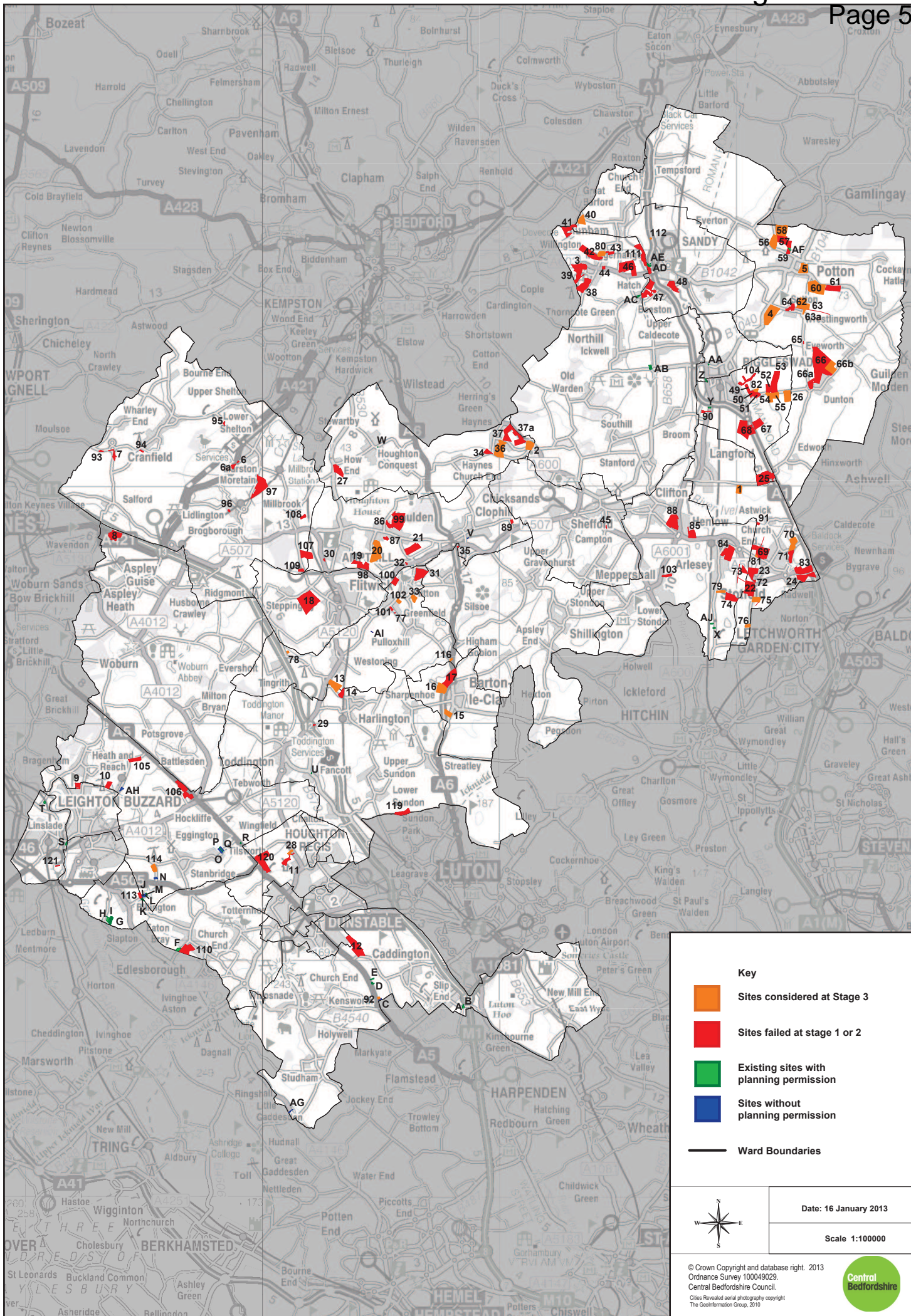
**Windfall sites:** These are sites that have not been identified for development in a Local Plan, but which subsequently become available for development. Any windfall planning permissions granted for Gypsy and Traveller pitches and Travelling Showpeople plots will contribute to meeting the overall need in Central Bedfordshire.

Appendix **C**

# Gypsy and Traveller Local Plan

Site Assessment, February 2013







## Central Bedfordshire Council Gypsy and Traveller Local Plan Site Assessment: Sites Failed at Stage 1

The site assessment process was endorsed by the Sustainable Communities Overview and Scrutiny Committee on the 10<sup>th</sup> April 2012. Stage 1 of the assessment assessed sites for their immediate suitability. If a site failed one or more of the following criteria it was dismissed from the process. (The ownership of sites was also confirmed by Land Registry)

1.1	Located in a Site of Special Scientific Interest or Area of Outstanding Natural Beauty
1.2	Located in Flood Risk Zone 3
1.3	Located in or adjacent to an unsafe environment or hazardous place.

The following sites failed at Stage 1 and were removed from the assessment process.

<b>Site Ref: Site 3</b>					
Site Address	Land S of Bedford Rd, W of Moggerhanger				
<b>Stage 1</b>					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Site sold by the council – No longer in CBC ownership				
Conclusion	FAIL				
<b>Site Ref: Site 8</b>					
Site Address	Land S of M1/A421				
<b>Stage 1</b>					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Site sold by the council– No longer in CBC ownership				
Conclusion	FAIL				
<b>Site Ref: Site 9</b>					
Site Address	Land N of Sandy Lane, S of Heath and Reach				
<b>Stage 1</b>					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	This is the site of a school				
Conclusion	FAIL				
<b>Site Ref: Site 12</b>					
Site Address	Land N of Dunstable Rd, S of Dunstable				
<b>Stage 1</b>					
AONB	Yes	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	FAIL				
<b>Site Ref: Site 14</b>					
Site Address	Land N of Westoning Rd and W of the Railway				
<b>Stage 1</b>					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to	Part of site is currently used as allotment, adjacent to a railway line				

unsafe environment or hazardous place					
Conclusion	FAIL				
<b>Site Ref: Site 17</b>					
Site Address	Land W of A6, N of Faldo Rd and NW of Barton-le-Clay				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Flood Zone runs through site
On or adjacent to unsafe environment or hazardous place	Adjacent to the dual A6				
Conclusion	FAIL				
<b>Site Ref: Site18</b>					
Site Address	Land S of Flitwick Rd and E of Steppingley				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	electricity pylon				
Conclusion	FAIL				
<b>Site Ref: Site 23</b>					
Site Address	Land E of A507 and W of Etonbury MS				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Flood Zone runs through site
On or adjacent to unsafe environment or hazardous place	Adjacent to the A507				
Conclusion	FAIL				
<b>Site Ref: Site 24</b>					
Site Address	Land W of A1M and N of Radwell				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Flood Zone runs through site
On or adjacent to unsafe environment or hazardous place	Adjacent to the A1 in the East and A507 in the North				
Conclusion	FAIL				
<b>Site Ref: Site 27</b>					
Site Address	Land at How End and E of B530				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Site sold by the council – No longer in CBC ownership				
Conclusion	FAIL				
<b>Site Ref: Site 29</b>					
Site Address	Land at Dunedin, E of Harlington Rd and N of M1				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Electricity pylon on site. Near junction 12 of the M1				

Conclusion	FAIL				
<b>Site Ref: Site 32</b>					
Site Address	Land N of A507 and S+E of New Rd				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Western part in flood zone 3
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	FAIL				
<b>Site Ref: Site 41</b>					
Site Address	Land N of Bartford Rd and S of Great River Ouse				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Completely in flood zone
On or adjacent to unsafe environment or hazardous place	2 electricity pylons are in the site				
Conclusion	FAIL				
<b>Site Ref: Site 42</b>					
Site Address	Land W of Blunham Rd and W of Moggerhanger				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Site sold by the Council – No longer in CBC ownership				
Conclusion	FAIL				
<b>Site Ref: Site 43</b>					
Site Address	Land E of Blunham Rd and S of Charlton				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Site Sold by the Council – No longer in CBC ownership				
Conclusion	FAIL				
<b>Site Ref: Site 47</b>					
Site Address	Land S of B658 and W of Beeston				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Majority of site is in flood zone 3
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	FAIL				
<b>Site Ref: Site 48</b>					
Site Address	Land S of Sandy and E of Beeston				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Fully in Flood Zone
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	FAIL				
<b>Site Ref: Site 53</b>					

Site Address	Land E of Park Corner Farm and N of Dunton Lane				
<b>Stage 1</b>					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Electricity pylon on site				
Conclusion	FAIL				
<b>Site Ref: Site 57</b>					
Site Address	Land E of Potton Rd and N of the existing Gypsy site in Potton				
<b>Stage 1</b>					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Active quarry				
Conclusion	FAIL				
<b>Site Ref: Site 59</b>					
Site Address	Land N of Myers Rd and S of the existing Gypsy site in Potton				
<b>Stage 1</b>					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Community safety issues				
Conclusion	FAIL				
<b>Site Ref: Site 65</b>					
Site Address	Land at Sutton Storage Compound				
<b>Stage 1</b>					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Site Sold by the Council – No longer in CBC ownership				
Conclusion	FAIL				
<b>Site Ref: Site 66a</b>					
Site Address	Land E of Sutton Rd and W of Dunton				
<b>Stage 1</b>					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Adjacent to sewage works				
Conclusion	FAIL				
<b>Site Ref: Site 67</b>					
Site Address	Land E of A1 and S of Stratton Business Park				
<b>Stage 1</b>					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No access to site and is next to Stratton Business Park				
Conclusion	FAIL				
<b>Site Ref: Site 68</b>					
Site Address	Land W of A1 and S of Beauford Farm				
<b>Stage 1</b>					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to	Adjacent to the A1 and no access to site				

unsafe environment or hazardous place					
Conclusion	FAIL				
<b>Site Ref: Site 69</b>					
Site Address	Land of the proposed Stotfold Leisure Centre, N of Arlesey Rd				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Site is on the proposed Stotfold Leisure Centre, Stotfold Football Club and football pitches				
Conclusion	FAIL				
<b>Site Ref: Site 71</b>					
Site Address	Land W of Wrayfields and S of Malthouse Lane				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Over half of the site is within flood zone 3
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	FAIL				
<b>Site Ref: 77</b>					
Site Address	Land at Old Orchard, Greenfield, W of Greenfield Rd				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Private site not re-submitted				
Conclusion	FAIL				
<b>Site Ref: Site 84</b>					
Site Address	Land S of Stotfold Rd and N/E of Chase Farm, Arlesey				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Part of the north east boarder is in flood zone 3
On or adjacent to unsafe environment or hazardous place	Site is in the proposed East of Arlesey extension				
Conclusion	FAIL				
<b>Site Ref: Site 85</b>					
Site Address	Land E of Henlow and N of the A507				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Private site not re-submitted				
Conclusion	FAIL				
<b>Site Ref: Site 86</b>					
Site Address	Land E of Limbersey Lane and N of Maulden				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Site sold by the council – No longer in CBC ownership				

Conclusion	FAIL				
<b>Site Ref: Site 87</b>					
Site Address	Land E of Moor Lane and S of Maulden				
<b>Stage 1</b>					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Site sold by the council– No longer in CBC ownership				
Conclusion	FAIL				
<b>Site Ref: Site 88</b>					
Site Address	Land W of Henlow and N of Clifton Rd				
<b>Stage 1</b>					
AONB	No	SSSI	No	Flood Zone 3	East and north of the site is in flood zone 3
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	FAIL (on balance this site fails due to flood zone issues)				
<b>Site Ref: Site 89</b>					
Site Address	Top Farm, E of Shefford Rd, Beadlow				
<b>Stage 1</b>					
AONB	No	SSSI	No	Flood Zone 3	Fully In
On or adjacent to unsafe environment or hazardous place	Private employment site not resubmitted				
Conclusion	FAIL				
<b>Site Ref: Site 90</b>					
Site Address	Motor Salvage, W of Langford Rd and S of Bigglewade				
<b>Stage 1</b>					
AONB	No	SSSI	No	Flood Zone 3	Fully In
On or adjacent to unsafe environment or hazardous place	Adjacent to Jordans Factory				
Conclusion	FAIL				
<b>Site Ref: Site 91</b>					
Site Address	Former Sewage Works, Land W of Astwick				
<b>Stage 1</b>					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Site not owned by the council – No longer in CBC ownership				
Conclusion	FAIL				
<b>Site Ref: Site 94</b>					
Site Address	High St junction land S of Lodge Rd. Cranfield				
<b>Stage 1</b>					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Adjacent Cranfield Airfield. The site is Cranfield Millennium Park				
Conclusion	FAIL				
<b>Site Ref: Site 95</b>					
Site Address	Beancroft Rd Land, N of Charity Farm. Nr Marston M				

<b>Stage 1</b>					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Condition on land precluding development other than for woodland/forestry				
Conclusion	FAIL				
<b>Site Ref: Site 97</b>					
Site Address	Lidlington Pit, E of Marston Rd. Lidlington				
<b>Stage 1</b>					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Large body of water on site				
Conclusion	FAIL				
<b>Site Ref: Site 100</b>					
Site Address	Flitton Glebe, Holding, Greenfield				
<b>Stage 1</b>					
AONB	No	SSSI	No	Flood Zone 3	Fully in the flood Zone
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	FAIL				
<b>Site Ref: Site 101</b>					
Site Address	Land N Gardner's Farm, Greenfield				
<b>Stage 1</b>					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	The site is an active allotment for the settlement				
Conclusion	FAIL				
<b>Site Ref: Site 103</b>					
Site Address	Land E of A6001, Hitchin Rd and opposite Henlow Camp				
<b>Stage 1</b>					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Community safety issues				
Conclusion	FAIL				
<b>Site Ref: Site 104</b>					
Site Address	Land N Chambers Way, Biggleswade				
<b>Stage 1</b>					
AONB	No	SSSI	No	Flood Zone 3	Part of site is in flood zone 3
On or adjacent to unsafe environment or hazardous place	Site is in the East of Biggleswade extension, primary use for a relief road				
Conclusion	FAIL				
<b>Site Ref: Site 110</b>					
Site Address					
<b>Stage 1</b>					
AONB	No	SSSI	No	Flood Zone 3	Southern part flood zone 3

On or adjacent to unsafe environment or hazardous place	Site not available for development				
Conclusion	FAIL				
<b>Site Ref: Site 111</b>					
Site Address	Land at Girtford, W of the A1 and Sandy				
<b>Stage 1</b>					
AONB	No	SSSI	No	Flood Zone 3	Fully in
On or adjacent to unsafe environment or hazardous place	Adjacent to sewage works				
Conclusion	FAIL				
<b>Site Ref: Site 115</b>					
Site Address	Oak Tree Nursery and Magpie Farm, S of Upper Caldecote				
<b>Stage 1</b>					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	This site was allocated in the abandoned North DPD it has subsequently gained planning permission and has therefore been removed from this process				
Conclusion	N/A (Permission Granted)				
<b>Site Ref: Site 117</b>					
Site Address	Land rear of 197 Hitchin Rd and S of Arlesey				
<b>Stage 1</b>					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	This site was allocated in the abandoned North DPD it has subsequently gained planning permission and has therefore been removed from this process				
Conclusion	N/A (Permission Granted)				
<b>Site Ref: Site 120</b>					
Site Address	Thorn Turn, Houghton Regis Sewage Works				
<b>Stage 1</b>					
AONB	No	SSSI	No	Flood Zone 3	Flood zone 3 runs through the middle of the site
On or adjacent to unsafe environment or hazardous place	Sewage works adjacent and there is a firing range in the site				
Conclusion	FAIL				



## Bedfordshire Council Gypsy and Traveller Local Plan Site Assessment: Sites Failed at Stage 2

All sites that passed Stage 1 of the assessment process went on to be assessed against the following criteria:

2.1	Located in Flood Zone 2- Sustainable drainage techniques can overcome any concerns
2.2	Located in the Green Belt- are there very special circumstances to warrant further consideration of the site?
2.3	Safe access from the public highway- Is there any highways works that can be done to provide safe access?
2.4	Visual and acoustic privacy and visual amenity- Can landscaping and planting provide visual and acoustic amenity?
2.5	Located on contaminated land- Can the land be remediated?
2.6	Consideration of potential impact on areas of archaeological significance- Is there any mitigation that can be undertaken?
2.7	Sites located in areas of protected wildlife should be avoided or where appropriate assessed by wildlife survey- are there any protected species on site which therefore stops development of the land?
2.8	Consideration of potential impact on landscape and nature designations, including Green Infrastructure, Village Greens and Common Land- will the site have a detrimental impact?
2.9	The proximity to other allocations in the Waste Core Strategy, the Site Allocations DOD and the Joint Core Strategy for South Beds and Luton (now superseded by Development Strategy for Central Bedfordshire)
2.10	Incline of the Site- is the site too steep therefore making development difficult?
2.11	Located adjacent to the motorway- does the impact of noise or pollution generated from the motorway make the site undevelopable?

The following sites had issues that could not be reasonably mitigated and therefore they have been removed from the assessment process:

Site Ref: Site 6					
Site Address	Land inbetween A421 and Woburn Rd junction and SW of Marston Moretaine				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	Further assessment required			Further assessment required prior to development	
Visual and acoustic privacy and visual amenity	Noise from neighbouring land uses, road will need detailed consideration. Site may be viable after assessment and appropriate mitigation. Visual amenity issues considered under landscape assessment			A full noise assessment would be required prior to development	
Located on contaminated land	No			None required	
Archaeological significance	Site does not contain any known archaeology, although has potential.			Mitigation requirements would be dependent on the specifics of the development.	
Area of protected wildlife	There is a Road Verge Nature Reserve to the east. It is a wooded site unsuitable for development There are also records of Great Crested Newt and badger in the area			This issue cannot be effectively mitigated therefore this site is unsuitable for development	
Impact on landscape	Significant negative impact on Forest of Marston Vale and habitat			Suitable mitigation is unlikely to be found therefore this site is unsuitable for allocation	
Proximity to other allocations	No impact from other allocations			None required	
Incline of site	No significant incline			None required	
Located adjacent to the motorway	No			None required	
Conclusion	<b>FAIL:</b> on landscape and ecological grounds.				

Site Ref: Site 6a					
Site Address	Land West of A421 and South West of Marston Moretaine				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	Further assessment required			Further assessment required prior to development	
Visual and acoustic privacy and visual amenity	Noise from neighbouring land uses, road will need detailed consideration. Site may be viable after assessment and appropriate mitigation. Visual amenity issues considered under landscape assessment			A full noise assessment would be required prior to development	
Located on contaminated land	No			None required	
Archaeological significance	Site does not contain any known archaeology, although has potential.			Mitigation requirements would be dependent on the specifics of the development.	
Area of protected wildlife	There is a Road Verge Nature Reserve to the east. It is a wooded site unsuitable for development There are also records of Great Crested Newt and badger in the area			This issue cannot be effectively mitigated therefore this site is unsuitable for development	
Impact on landscape	Significant negative impact on Forest of Marston Vale and habitat			Suitable mitigation is unlikely to be found therefore this site is unsuitable for allocation	
Proximity to other allocations	No impact from other allocations			None required	
Incline of site	No significant incline			None required	
Located adjacent to the motorway	No			None required	
Conclusion	<b>FAIL:</b> on landscape and ecological grounds.				

Site Ref: Site 7					
Site Address	Land either side of Cranfield Rd, SW of Cranfield Airfield				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer		Mitigation		
Located in Flood Zone 2	No		None required		
Located in Green Belt	No		None required		
Safe access from the public highway	Further assessment required		Further assessment required prior to development		
Visual and acoustic privacy and visual amenity	No concerns. Visual amenity issues considered under landscape assessment		None required		
Located on contaminated land	No		None required		
Archaeological significance	The site does not contain any known archaeological remains although it does have potential.		Mitigation requirements would be dependent on the specific of the development.		
Area of protected wildlife	There may be Great Crested Newt, and badgers in the area		A full ecological assessment would be required prior to development		
Impact on landscape	This site has been planted with trees Structural landscaping for business link road , elevated natural site - no fence or bunds. Impact on wooded area within Forest of Marston Vale		This is a newly planted site, it is therefore inappropriate for development		
Proximity to other allocations	No impact from other allocations		None required		
Incline of site	No significant incline		None required		
Located adjacent to the motorway	No concerns regarding air quality		None required		
Conclusion	<b>FAIL:</b> on landscape grounds				

Site Ref: Site 10					
Site Address	Land N of Shenley Hill Rd, W of Leighton Buzzard Railway				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Adjacent a phone mast to the south and there is Household Waste Recycling Centre to the East of the site.				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	Yes			PPTS states: 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 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.	
Safe access from the public highway	Further assessment required			Further assessment required	
Visual and acoustic privacy and visual amenity	Noise from Household Waste Site would likely preclude development. Visual amenity issues considered under landscape assessment			A full noise assessment would be required prior to development. However, it may not be possible to mitigate the impact of noise therefore this site is likely to be unsuitable for development	
Located on contaminated land	Site may be contaminated			A full Contaminated Land Survey would be required prior to development	
Archaeological significance	The eastern part of this site was part of a sand quarry in the 20th century and archaeological remains are unlikely to survive in the quarried areas. Although the unquarried part of the site does not contain any known archaeology it does have potential.			Mitigation requirements would depend on the specifics of the development.	

Area of protected wildlife	The site is adjacent to a County Wildlife Site and there may be badgers in the area	A full ecological assessment is required prior to development
Impact on landscape	Plantation, part of Green Infrastructure within urban fringe;	Prevent where possible the loss of trees and add new planting to integrate site
Proximity to other allocations	to the North of proposed East of Leighton Linlade development and in the proposed North of Leighton Linlade site	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	No. However, odour from Household Waste Recycling Centre may preclude development	Further assessment required. However, it is unlikely that effective mitigation could be sought. Therefore this site is likely to be inappropriate for development
Conclusion	<b>FAIL</b> on acoustic privacy/ amenity and odour ground	

Site Ref: Site 11					
Site Address	Land W of A5120 and W of Houghton Regis				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer		Mitigation		
Located in Flood Zone 2	No		None required		
Located in Green Belt	Yes		PPTS states: 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 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.		
Safe access from the public highway	Further assessment required		Further assessment required		
Visual and acoustic privacy and visual amenity	Further assessment required. Visual amenity issues considered under landscape assessment		Further assessment required		
Located on contaminated land	majority of the site may be contaminated		A full Contaminated Land Study would be required prior to development		
Archaeological significance	The bulk of this site has been subject to quarrying in the first half of the 20th century and earlier and subsequent waste tipping, archaeological remains are unlikely to survive in the quarried area. However the access route into the site from the north east cross part of the medieval settlement of Bidwell (HER 16987) and the site of some undated earthworks (HER 10653), therefore, there is the potential for archaeological		This does not prevent development but mitigation is may be required.		

	remains to exist in part of the site.	
Area of protected wildlife	Site is currently wooded, there may be Great Crested Newts and badger in the area	A full ecological assessment would be required prior to development
Impact on landscape	This is the Blue Waters Amenity Site and part of Green Infrastructure and amenity for Bidwell.	This cannot be effectively mitigated. Therefore, this site is unsuitable for development.
Proximity to other allocations	in proposed North Houghton Regis Urban extension area	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	No air quality issues	None required
Conclusion	<b>FAIL:</b> on landscape grounds: this site is the Blue Waters Amenity Site and is therefore unsuitable for development	



Site Ref: Site 19					
Site Address	Land N of A507, W of Flitwick Rd and SE of Ampthill				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Adjacent to Ampthill Household Waste Recycling Centre.				
Conclusion	<b>PASS-</b> locate site away from recycling centre				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	part of southern tip by the roundabout is in flood zone 2			Amend parameters of site to avoid FZ2	
Located in Green Belt	Yes			PPTS states: 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 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.	
Safe access from the public highway	Further assessment required			Further assessment required	
Visual and acoustic privacy and visual amenity	Noise from Main Roads, Odour / Noise from Local Refuse Site, Noise / Light from Football Club odour from main sewage works may constrain site. Visual amenity issues considered under landscape assessment			Appropriate assessments may indicate given scale of size of sites that areas are developable. Further assessment required	
Located on contaminated land	whole of western part of site may be contaminated			A full contaminated Land Survey would be required prior to development	
Archaeological significance	The site does not contain any known archaeology, however, it is on the north western edge of an extensive Iron Age and Roman site (HER 918). In the Roman period this site is high status with substantial evidence for religious or ritual activity. The full extent of this site has not been defined and it likely to extend north westwards,			The impact of any development within this site on the setting of the Scheduled Monument has to be taken into account and will likely preclude development. Therefore this site is unsuitable for allocation.	

	therefore, this site has high potential to contain archaeological remains, this does not preclude development but mitigation is likely to be required. The site is also located within the setting of Ruxox Farm medieval moated grange (HER 919) which is a Scheduled Monument (SM 20405) and a nationally designated heritage asset.	
Area of protected wildlife	This is not an area of ecological significance. However there may be water vole, common lizard and badger in the area	A full ecological assessment would be required prior to development
Impact on landscape	There is concern regarding urban fringe influence	Screening and planting required to integrate site
Proximity to other allocations	Bordering HA4 Warren Farm planned development	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	No air quality issues	None required
Conclusion	<b>FAIL:</b> on archeological grounds	

Site Ref: Site 21					
Site Address	Land East of Silsoe Road and South East of Maulden				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	No Objection - No justifiable highway safety reason why this site should not be considered. Site has two possible access points. Silsoe Road - there is quite a long highway frontage where it would be feasible to provide an access having appropriate visibility. Clophill Road via Redhills Close - access could be taken from a spur constructed as part of this relatively recent estate road.			None required	
Visual and acoustic privacy and visual amenity	No concerns. Visual amenity issues considered under landscape assessment			None required	
Located on contaminated land	No			None required	
Archaeological significance	The site does not contain any known archaeological remains although it does have potential.			Mitigation requirements would depend on the specific nature of any development.	
Area of protected wildlife	This is not an area of ecological significance. However, there may be slow worm, common lizard and badger in the area			A full ecological assessment would be required prior to development	
Impact on landscape	There is significant concern regarding the impact on tree features and integration on large open site - difficult to screen: bunding not appropriate			This issue cannot be effectively mitigated therefore this site is unsuitable for development	
Proximity to other allocations	No issues from other allocations			None required	
Incline of site	No significant incline			None required	
Located adjacent to the motorway	No air quality issues			None required	
Conclusion	<b>FAIL:</b> on landscape grounds				

Site Ref: Site 22					
Site Address	Land West of Hitchin Road and North of Eliot Way, Fairfield				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	no objection to vehicle access off Hitchin Road at mid-point along the straight section of the road			None required	
Visual and acoustic privacy and visual amenity	area of site adjacent to A507 may be subjected to excessive levels of road traffic noise but this can probably be overcome by creating a buffer zone and noise barrier. Site may be affected by proposed redevelopment of Pig Development Unit to east for mixed industrial uses generating noise/Light/fumes/dust. Visual amenity issues considered under landscape assessment			A full noise impact assessment would be required prior to development	
Located on contaminated land	The site may be contaminated			A full Contaminated Land Survey would be required prior to development	
Archaeological significance	The site does not contain any known archaeological remains although it does have potential, in particular there is evidence of later prehistoric and Roman occupation in the surrounding area.			Mitigation requirements would depend on the specific nature of any development.	
Area of protected wildlife	This is not an area of ecological significance and there are no species records			None required	
Impact on landscape	Relation to Fairfield Park and Arlesey growth area, large open site			Scope to screen with woodland -but keep key views to landmark building	
Proximity to other allocations	This site is adjacent to the recent Fairfield Park development and is no longer promoted for development			This cannot be effectively mitigated and therefore this site is unsuitable for development as a Gypsy and Traveller site	
Incline of site	No significant incline			None required	
Located adjacent to	No air quality issues			None required	

the motorway		
Conclusion	<b>FAIL:</b> site no longer promoted for development	

Site Ref: Site 25					
Site Address	Land N of Edworth Rd and W of A1				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Adjacent to the A1 and Water Tower				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	objection - there is concern that the site and its vehicle access will be in very close proximity with the A1 - the proposed use will result in an increase in traffic generation which could exacerbate existing conditions at the j/w the A1 - there have been 8 recorded accidents with 1 fatal and 1 serious injury within 500m of the junction.			This may not be able to be mitigated therefore this site may be unsuitable for development	
Visual and acoustic privacy and visual amenity	Noise from A1 road to east and Wind Farm to north west highly likely to result in unacceptable noise levels which cannot be mitigated to meet the council's noise standards. Visual amenity issues considered under landscape assessment			No effective mitigation for this issue therefore this site is unsuitable for development	
Located on contaminated land	water tower adjacent to site may be contaminated			A full Contaminated Land Survey would be required prior to development	
Archaeological significance	The site includes part of an Iron Age settlement (HER 524) and a coaxial field system (HER 3545) likely to be Bronze Age in origin but continuing in use in to the Iron Age, there is also evidence for contemporary settlement activity within the field system. The site is known to contain important archaeological remains, this would not prevent development.			Mitigation of the impact of any development on archaeological remains would certainly be required.	
Area of protected wildlife	This site is not an area of archaeological significance and there are no species records for this site			None required	
Impact on landscape	Water Tower is a valued landmark .High impact as			The Water Tower is a locally valued landmark,	

	elevated site large open site; traffic noise ;bunds or fencing inappropriate.	therefore it is unlikely that sufficient mitigation could be put in place to overcome the impact to the landscape.
Proximity to other allocations	Adjacent to proposed windfarm	See acoustic amenity issues
Incline of site	No significant incline	None required
Located adjacent to the motorway	May have air quality issues. Further assessment required.	Further assessment required
Conclusion	<b>FAIL:</b> on noise impact and landscape grounds. The site is too close to the A1, the new wind turbines and the adjacent Water Tower is a valued landmark .	

Site Ref: Site 30					
Site Address	Land S of Ampthill Industrial Estate and W of A507				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Adjacent to Ampthill business park				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	There is no suitable access to the site			This issue cannot be effectively mitigated therefore, this site is unsuitable for development	
Visual and acoustic privacy and visual amenity	Noise from industrial estate and road likely to make site unsuitable. Visual amenity issues considered under landscape assessment			Suitable mitigation is unlikely to be found, therefore this site is likely to be unsuitable for development	
Located on contaminated land	whole of site is likely to be contaminated			A full Contaminated Land Survey should be undertaken prior to development	
Archaeological significance	The site does not contain any known archaeology, however, it is immediately west of an area known to contain extensive remains of Roman cultivation (HER 18271. The full extent of this site has not been defined and it likely to extend westwards, therefore, this site has high potential to contain archaeological remains, this does not preclude development but mitigation is likely to be required.			Mitigation would be dependent on the specific development	
Area of protected wildlife	This is not an area of ecological significance. However, there may be Common lizard in the area.			A full ecological survey is required prior to development	
Impact on landscape	Industrial not residential context concern regarding urbanisation and loss of tree feature			Avoid removal of trees and add additional planting to integrate site	
Proximity to other allocations	No issues from other allocations			None required	
Incline of site	No significant incline			None required	
Located adjacent to the motorway	No air quality issues			None required	
Conclusion	<b>FAIL:</b> No access to the site and noise issues				



Site Ref: Site 31					
Site Address	Land E of Flitton Hill, S of Ampthill Rd and NE of Flitton				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	northern tip is in flood zone 2			The developable part of the site is prone to flooding and waterlogging there are also soil erosion issues. This cannot be effectively mitigated therefore this site is unsuitable for development	
Located in Green Belt	No			None required	
Safe access from the public highway	Further assessment required			Further assessment required	
Visual and acoustic privacy and visual amenity	Noise from Road - scale of site will allow mitigation following assessment Visual amenity issues considered under landscape assessment			A full noise assessment would be required prior to development	
Located on contaminated land	No			None required	
Archaeological significance	The site does not contain any known archaeological remains although it may have potential.			Mitigation requirements would depend on the specific nature of any development.	
Area of protected wildlife	This is not an area of ecological significance. However, there may be slow worm and badger in the area			A full ecological assessment would have to be conducted prior to development	
Impact on landscape	Very large rural site, open, elevated; no scope for bunds or fences. Concern regarding urbanisation and loss of tree feature			Loss of tree feature difficult to mitigate, additional planting and screening required to integrate site	
Proximity to other allocations	No			None required	
Incline of site	No significant incline			None required	
Located adjacent to the motorway	No air quality issues			None required	
Conclusion	<b>FAIL:</b> Northern tip is in flood zone. Also prone to waterlogging and soil erosion				

Site Ref: Site 34					
Site Address	Land North of Church End Road and South West of Haynes				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Northern boarder
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS-</b> amend parameters to avoid Flood Zone				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	Northern part of site			Amend parameters to avoid FZ	
Located in Green Belt	No			None required	
Safe access from the public highway	Further assessment required				
Visual and acoustic privacy and visual amenity	No concerns. Visual amenity issues considered under landscape assessment			None required	
Located on contaminated land	No			None required	
Archaeological significance	The site does not contain any known archaeological remains although it may have potential.			Mitigation requirements would depend on the specific nature of any development.	
Area of protected wildlife	This is not an area of ecological significance. However there may be badger in the area			A full ecological assessment would be required prior to development	
Impact on landscape	<p>The site lies outside the village / settlement envelope, located within an open subtle valley with clear views across arable fields to and from gently undulating ridgelines. Strong sense of rural remoteness, tranquillity, open views.</p> <p>Development of the site will be highly apparent visually, overlooked, and have a highly detrimental impact on local landscape character.</p>			This issue cannot be effectively mitigated therefore this site is unsuitable for development	
Proximity to other allocations	No issues from other allocations			None required	
Incline of site	No significant incline			None required	
Located adjacent to the motorway	No air quality issues			None required	
Conclusion	<b>FAIL:</b> on landscape grounds. Site is too exposed.				

Site Ref: Site 35					
Site Address	Land E of A6 and South of A507, Clophill				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Flood zone 3 along northern part of site
On or adjacent to unsafe environment or hazardous place	Adjacent to A6				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	Northern part of the site is in Flood Zone 2			Amend parameters to avoid flood zone	
Located in Green Belt	No			None required	
Safe access from the public highway	objection - there is concern that the site and its vehicle access will be in very close proximity with the A6 - the proposed use will result in an increase in traffic generation at this junction and there is potential for traffic to queue to enter site and due to its proximity could impact on the flow of traffic along the A6			This cannot be adequately mitigated therefore this site is unsuitable for development	
Visual and acoustic privacy and visual amenity	Noise from A6 and A507 will likely preclude development. Visual amenity issues considered under landscape assessment			A full noise assessment would be required to confirm that noise levels cannot be mitigated	
Located on contaminated land	All of the site may be contaminated			A full Contaminated Land Survey would be required prior to development	
Archaeological significance	The site does not contain any known archaeological remains although it may have potential.			Mitigation requirements would depend on the specific nature of any development.	
Area of protected wildlife	The site is adjacent to a County Wildlife Site and there may be badger in the area			A full ecological survey would be required prior to development	
Impact on landscape	concern thinning of trees, open visibility, risk to site and adjacent woodland				
Proximity to other allocations	No issues from other allocations			None required	
Incline of site	No significant incline			None required	
Located adjacent to the motorway	No air quality issues			None required	
Conclusion	<b>FAIL:</b> on highway safety grounds and likely noise impact				

Site Ref: Site 37					
Site Address	Land North of Northwood End Road and East of Haynes				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	no objection to vehicle access off Northwood End Road. Visual amenity issues considered under landscape assessment			None required	
Visual and acoustic privacy and visual amenity	No concerns regarding acoustic privacy. Visual amenity issues considered under landscape assessment.			None required	
Located on contaminated land	No			None required	
Archaeological significance	Part of this site lies within the area of the medieval settlement of Bidwell (HER 16987) it also contains an enclosure known from cropmarks (HER 16708) that is likely to be later prehistoric or Roman in date. Therefore, there is potential for archaeological remains to survive within the site.			This does not prevent development but mitigation may be required depending on the specifics of the development.	
Area of protected wildlife	This is not an area of ecological significance. However there may be badger and hare in the area			A full ecological assessment would be required prior to development	
Impact on landscape	There is significant concern regarding impact to open landscape with no boundary features. Risk to treebelt.			The openness of the site would make effective mitigation very difficult. Therefore this site is inappropriate for development	
Proximity to other allocations	No issues from other allocations			None required	
Incline of site	No significant incline			None required	
Located adjacent to the motorway	No air quality issues			None required	
Conclusion	<b>FAIL:</b> on landscape grounds				

Site Ref: Site 37a					
Site Address	Land S of High Road and E of Haynes				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	No objection to vehicle access off High Road mid-point along its frontage			Take access from High Road mid-point along its frontage	
Visual and acoustic privacy and visual amenity	Careful location within the allocated site will be required in order to mitigate road traffic noise. Visual amenity issues considered under landscape assessment			Careful location within the allocated site will be required in order to mitigate road traffic noise.	
Located on contaminated land	No			None required	
Archaeological significance	The site contains a large cropmark enclosure (HER 10155) likely to be of later prehistoric or Roman date, there are other similar sites in the immediate vicinity. Therefore, there is potential for archaeological remains to survive within the site. This does not prevent development but mitigation may be required depending on the specifics of the development.			Mitigation is dependent on the specifics of the development.	
Area of protected wildlife	The site is adjacent to a County Wildlife Site and there may be badger and hare in the area			Locate away from the CWS and a full ecological survey would be required before development could commence	
Impact on landscape	Concern relating to spread of development at Deadman's Cross. Severe negative impact on woodland. Open agricultural land, Greensand; difficult to bund or fence without urban fringe influence			The impact on the landscape is such that it could not be reasonably mitigated. Therefore this site is inappropriate for development	
Proximity to other allocations	No issues from other allocations			None required	
Incline of site	No significant incline			None required	
Located adjacent to	No air quality issues			None required	

the motorway		
Conclusion	<b>FAIL:</b> on landscape grounds: The impact on the landscape is such that it could not be reasonably mitigated. Therefore this site is inappropriate for development	

Site Ref: Site 38					
Site Address	Land E of Moggerhanger Park and W of St.John's Rd				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	Further assessment required				
Visual and acoustic privacy and visual amenity	None. Visual amenity issues considered under landscape assessment			None required	
Located on contaminated land	No			None required	
Archaeological significance	<p>Inappropriate site. It is wholly within Moggerhanger Park (HER 6994), a Registered Park and designated heritage asset. The Park forms the setting of Moggerhanger House (HER 1094) a Grade I Listed Building and another heritage asset of the highest significance. Development within this site would result in substantial harm to the fabric and setting of the Registered Park and to the setting of the Listed Building. On this basis the site should not be allocated. It also contains a group of enclosures known from cropmarks and likely to represent later prehistoric or Roman settlement (HER 15092).</p>			<p>This cannot be effectively mitigated. This site is inappropriate for development</p>	
Area of protected wildlife	Adjacent to County Wildlife Site and there may be badger and hare			A full ecological survey would be required prior to development	
Impact on landscape	This site is within an existing Historical Park			This cannot be effectively mitigated. This site is inappropriate for development	
Proximity to other allocations	No issues from other allocations			None required	
Incline of site	No significant incline			None required	
Located adjacent to the motorway	No air quality issues			None required	

Conclusion	<b>FAIL:</b> this site is unsuitable for development because it is the site of an existing Historical Park
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Site Ref: Site 39					
Site Address	Land W of Moggerhanger Park and E of Bottom Wood				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	Further assessment required				
Visual and acoustic privacy and visual amenity	None. Visual amenity issues considered under landscape assessment			None required	
Located on contaminated land	No			None required	
Archaeological significance	Inappropriate site. It is wholly within Moggerhanger Park (HER 6994), a Registered Park and designated heritage asset. The Park forms the setting of Moggerhanger House (HER 1094) a Grade I Listed Building and another heritage asset of the highest significance. Development within this site would result in substantial harm to the fabric and setting of the Registered Park and to the setting of the Listed Building. On this basis the site should not be allocated.			This issue cannot be effectively mitigated therefore this site is unsuitable for development.	
Area of protected wildlife	The site is adjacent to a County Wildlife Site and may contain badger			A full ecological survey would be required prior to development	
Impact on landscape	This site is within an existing Historical Park and impact on Greensand landscape			This issue cannot be effectively mitigated therefore this site is unsuitable for development	
Proximity to other allocations	No issues from other allocations			None required	
Incline of site	No significant incline			None required	
Located adjacent to the motorway	No air quality issues			None required	
Conclusion	<b>FAIL:</b> on archaeological and landscape grounds: This site is within an existing Historical Park and is therefore unsuitable for development				

Site Ref: Site 40					
Site Address	Land east and south of Barford Road and south east of Great Barford				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Electricity pylon adjacent site				
Conclusion	<b>PASS</b> – development would have to be away from electricity pylons				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	The Western edge of the site is in the Flood Zone 2			Amend parameters of site to avoid FZ	
Located in Green Belt	No			None required	
Safe access from the public highway	no objection to vehicle access off Barford Road (North-South)			None required	
Visual and acoustic privacy and visual amenity	No concerns. Visual amenity issues considered under landscape assessment			None required	
Located on contaminated land	No			None required	
Archaeological significance	The site does not contain any known archaeological remains although it does have potential with a number of cropmarks known from the immediate vicinity which are likely to represent prehistoric or Roman settlement. The site is also located within the setting of Barford Bridge and causeway (HER 996) which is a Scheduled Monument (SM BD 25) and a nationally designated heritage asset.			The impact of any development within this site on the setting of the Scheduled Monument has to be taken into account and may preclude development.	
Area of protected wildlife	This is not an ecologically significant site. However there may be otter in the area			A full ecological assessment would have to be conducted prior to development	
Impact on landscape	This site is wholly inappropriate- it is a critical part of the river valley landscape and needs to remain undeveloped in order to continue to contribute to the riverside setting. This is valuable agricultural land in arable production and forms part of the rural gap between the village of Blunham, which is expanding on it's western boundary, and Great Barford.			This is not a suitable site for development in view of the landscape impact and that typical mitigation treatments would neither be effective or appropriate.	

Proximity to other allocations	This site is not within the vicinity of other site allocations	None required
Incline of site	This site is on a slight incline	Development should be on flattest part of the site
Located adjacent to the motorway	No	None required
Conclusion	<b>FAIL:</b> on landscape grounds.	

Site Ref: Site 44					
Site Address	Land North of A603 and East of Moggerhanger				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	Further assessment required.			Further assessment required.	
Visual and acoustic privacy and visual amenity	None. Visual amenity issues considered under landscape assessment			None required	
Located on contaminated land	No			None required	
Archaeological significance	The site does not contain any known archaeological remains although it may have potential.			Mitigation requirements would depend on the specific nature of any development.	
Area of protected wildlife	This is not an area of ecological significance however there may be hare and badger in the area			A full ecological assessment would be required prior to development	
Impact on landscape	Conflict with entrance to village, risk to recreational land and Greensand landscape			This issue cannot be effectively mitigated	
Proximity to other allocations	No issues from other allocations			None required	
Incline of site	No significant incline			None required	
Located adjacent to the motorway	No air quality issues			None required	
Conclusion	<b>FAIL:</b> Failed on landscape grounds. The site is too exposed and is also too close to microlight airway.				

Site Ref: Site 45					
Site Address	Land N of A507, E of Shefford Rd and S of Shefford				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Adjacent to a petrol station				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	Further assessment required.			Further assessment required.	
Visual and acoustic privacy and visual amenity	Noise from nearby A507. Visual amenity issues considered under landscape assessment			A full noise assessment would be required to confirm that noise levels are unsuitable for development	
Located on contaminated land	No			None required	
Archaeological significance	The site does not contain any known archaeological remains although it does have potential with a number of cropmarks known from the immediate vicinity which are known to represent Late Iron Age settlement.			Mitigation requirements would depend on the specific nature of any development.	
Area of protected wildlife	This is not an ecologically significant area and there are no species records			None required	
Impact on landscape	Nothing significant			Planting required to integrate site	
Proximity to other allocations	Part of future employment land option.			This cannot be effectively mitigated therefore this site is unsuitable for development	
Incline of site	No significant incline			None required	
Located adjacent to the motorway	No air quality issues			None required	
Conclusion	<b>FAIL:</b> The site is part of a future land employment option, is too small, and suffers from unsuitable levels of noise from the A507.				

Site Ref: Site 46					
Site Address	Land N of A603 and E of The Ridgeway, N Moggerhanger				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Eastern part of site
On or adjacent to unsafe environment or hazardous place	Adjacent to an airfield				
Conclusion	<b>PASS-</b> amend parameters to avoid Flood Zone				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	Eastern part of site			Amend parameters to avoid flood zone	
Located in Green Belt	No			None required	
Safe access from the public highway	Further assessment required			Further assessment required	
Visual and acoustic privacy and visual amenity	Noise from Road - scale of site will allow mitigation following assessment. Visual amenity issues considered under landscape assessment			None required	
Located on contaminated land	May contain contaminated land			A full contaminated land survey would be required prior to development	
Archaeological significance	The site contains part of an area of cropmarks enclosure (HER 17125) likely to be of later prehistoric or Roman date. Therefore, there is potential for archaeological remains to survive within the site.			This does not prevent development but mitigation may be required depending on the specifics of the development.	
Area of protected wildlife	This is not an area of ecological significance and there are no species records for the area			None required	
Impact on landscape	Concern regarding proximity to County Wildlife Site ,concern regarding urban fringe influence. The site is also next to a microlight airway and therefore unsuitable for development			This issue cannot be mitigated effectively and therefore this site is unsuitable for development	
Proximity to other allocations	No issues from other allocations			None required	
Incline of site	No significant incline			None required	
Located adjacent to the motorway	No air quality issues			None required	
Conclusion	<b>FAIL:</b> Fails on landscape grounds. The site is also too close to a microlight airway.				

Site Ref: Site 49					
Site Address	Land E of Saxon Drive, Saxon Pool and Leisure Centre and E of Biggleswade				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	Further assessment required			Further assessment required	
Visual and acoustic privacy and visual amenity	No concerns Visual amenity issues considered under landscape assessment.			None required	
Located on contaminated land	No			None required	
Archaeological significance	<p>Inappropriate site. Located within the setting of Stratton Moat and associated earthworks (HER 520) which is a Scheduled Monument (SM 11541 and therefore a nationally designated heritage asset of the highest significance. The impact on the historic environment is too great to mitigate, therefore the Archaeology Team strongly objects to the inclusion of this site on the shortlist.</p> <p>Archaeological evaluation of this land has shown that it contains extensive remains of Roman, Saxon, medieval and post-medieval settlement, the latter relating to the deserted settlement of Stratton (HER 518).</p>			<p>Negative impact cannot be effectively mitigated. This site is inappropriate for development</p>	
Area of protected wildlife	<p>There is an amphibian pond to west, potential Great Crested Newt issues, within Biodiversity opportunity area and Biggleswade Green Wheel</p>			<p>Negative impact cannot be effectively mitigated. This site is inappropriate for development.</p>	
Impact on landscape	<p>Concern regarding spread of urban fringe, risk to woodland and allotments</p>			<p>Avoid loss of woodland, and conduct new planting and screening to mitigate impact to landscape</p>	
Proximity to other allocations	<p>No issues from other allocations</p>			<p>None required</p>	

Incline of site	No significant incline	None required
Located adjacent to the motorway	No air quality issues	None required
Conclusion	<b>FAIL:</b> on wildlife and archaeological grounds.	



Site Ref: Site 50					
Site Address	Land at Orchard Farm, E of Biggleswade				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Flood zone 3 along northern part of site
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b> - parameters of site must be amended to avoid FZ3				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	Flood Zone 2 along eastern part of site			Avoid development on FZ2	
Located in Green Belt	No			None required	
Safe access from the public highway	Further assessment required				
Visual and acoustic privacy and visual amenity	No acoustic privacy issues. Visual amenity issues considered under landscape assessment			None required	
Located on contaminated land	No			None required	
Archaeological significance	Inappropriate site. Located within the setting of Stratton Moat and associated earthworks (HER 520) which is a Scheduled Monument (SM 11541 and therefore a nationally designated heritage asset of the highest significance. The impact on the historic environment is too great to mitigate, therefore the Archaeology Team strongly objects to the inclusion of this site on the shortlist.			Negative impact cannot be effectively mitigated. This site is inappropriate for development	
Area of protected wildlife	Biodiversity opportunity area and Biggleswade Green Wheel			Negative impact cannot be effectively mitigated. This site is inappropriate for development	
Impact on landscape	Concern regarding impact on existing woodland			Avoid removing existing woodland, and where necessary introduce new planting	
Proximity to other allocations	Part of Biggleswade Town Centre Masterplan area			Likely to be unsuitable for development as a Gypsy and Traveller site.	
Incline of site	No significant incline			None required	
Located adjacent to the motorway	No air quality issues			None required	
Conclusion	<b>FAIL</b> : on wildlife and archaeological grounds and proximity to other allocations.				



Site Ref: Site 51					
Site Address	Land at Park Lane Farm Holding, N of Dunton Lane				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Flood zone 3 along eastern part of site
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b> - amend site parameters to avoid FZ3				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	Flood Zone 2 on eastern part of site			Avoid development on FZ2	
Located in Green Belt	No			None required	
Safe access from the public highway	Further assessment required			Further assessment required	
Visual and acoustic privacy and visual amenity	Noise/odour from isolated sources such as farms may need to be evaluated but otherwise site may be suitable. Visual amenity issues considered under landscape assessment			Full noise assessment will be required prior to development	
Located on contaminated land	No			None required	
Archaeological significance	Wholly inappropriate site. It is part of Stratton Moat and associated earthworks (HER 520) which is a Scheduled Monument (SM11541) and therefore a nationally designated heritage asset of the highest significance. Development within a nationally designated heritage asset is not acceptable therefore the Archaeology Team objects to the inclusion of this site in the short list. This site must not be allocated for development.			Negative impact cannot be effectively mitigated. This site is inappropriate for development	
Area of protected wildlife	There is a County Wildlife Site to the South East of the site and there may be badger in the area			A full ecological survey would be required prior to development	
Impact on landscape	concern regarding the spread of urban influence and risk to trees and habitat nearby				
Proximity to other allocations	No issues from other allocations			None required	
Incline of site	No significant incline			None required	
Located adjacent to the motorway	No air quality issues			None required	

Conclusion	<b>FAIL:</b> Fails on archaeological grounds
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Site Ref: Site 52					
Site Address	Land W of Park Corner Farm and E of Biggleswade				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	Further assessment required			Further assessment required	
Visual and acoustic privacy and visual amenity	No acoustic privacy issues. Visual amenity issues considered under landscape assessment			None required	
Located on contaminated land	No			None required	
Archaeological significance	Inappropriate site. Located within the setting of Stratton Moat and associated earthworks (HER 520) which is a Scheduled Monument (SM 11541 and therefore a nationally designated heritage asset of the highest significance. The impact on the historic environment is too great to mitigate, therefore the Archaeology Team strongly objects to the inclusion of this site on the shortlist.			This cannot be adequately mitigated, therefore this site is unsuitable for development	
Area of protected wildlife	There is a County Wildlife Site to the South West and there may be badgers and amphibians in the area			A full ecological survey would be required prior to development	
Impact on landscape	Concern regarding impact on rural road character, risk to treebelt and habitats			Appropriate screening and planting would be required to integrate site	
Proximity to other allocations	No issues from other allocations			None required	
Incline of site	No air quality issues			None required	
Located adjacent to the motorway	No significant incline			None required	
Conclusion	<b>FAIL:</b> on archaeological grounds				

Site Ref: Site 61					
Site Address	Land South of Wrestlingworth Road, West of Wrestlingworth				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	no objection to vehicle access off Wrestlingworth Road, mid-point along its frontage			Take vehicle access off Wrestlingworth Road, mid-point along its frontage	
Visual and acoustic privacy and visual amenity	There is potential negative impact from road traffic. Careful allocation can overcome this given scale of site. Visual amenity issues considered under landscape assessment			Careful allocation can overcome this given scale of site.	
Located on contaminated land	No			None required	
Archaeological significance	Site does not contain any known archaeology, although has potential.			Mitigation requirements would be dependent on the specifics of the development.	
Area of protected wildlife	This site has not been identified as ecologically significant. However, there may be hare and badger in the area			A full ecological survey would be required before development could commence	
Impact on landscape	There is significant concern regarding risk to plantations, creation of urban fringe impact in important gap. The site is a remote rural site, open exposed views with no built context			The impact on the landscape is such that it could not be reasonably mitigated. Therefore this site is inappropriate for development	
Proximity to other allocations	No issues from other allocations			None required	
Incline of site	No air quality issues			None required	
Located adjacent to the motorway	No significant incline			None required	
Conclusion	<b>FAIL:</b> on landscape grounds: The impact on the landscape is such that it could not be reasonably mitigated. Therefore this site is inappropriate for development				

Site Ref: Site 64					
Site Address	Land N of the High Street, Sutton				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Flood Zone 3 along Western part of site
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b> - site parameters must be amended to avoid FZ3				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	Western part of the site is in Flood Zone 2			Develop away from the Flood Zone	
Located in Green Belt	No			None required	
Safe access from the public highway	objection to vehicle access off High Street - substandard sight lines - will require cut back of foliage over 3rd party land			This issue cannot be effectively mitigated	
Visual and acoustic privacy and visual amenity	No acoustic privacy issues. Visual amenity issues considered under landscape assessment			None required	
Located on contaminated land	No			None required	
Archaeological significance	This site lies partially within the known limits of Sutton Park (HER 7005) and the medieval core of the settlement of Sutton (HER 17165). It is also within the setting of John O'Gaunt's Hill (HER 510) which is probably a medieval motte. It is a Scheduled Monument and therefore a heritage asset of the highest significance. There is therefore some archaeological potential at this site.,			Depending on the nature of the development it is likely that an appropriate mitigation strategy can be found.	
Area of protected wildlife	This is not an area of ecological significance. However there may be badger in the area			A full ecological survey would need to be carried out prior to development	
Impact on landscape	There is risk to existing wooded features			Wooded areas should be protected. Appropriate screening would be required to mitigate impact on visual amenity	
Proximity to other allocations	No issues from other allocations			None required	
Incline of site	No air quality issues			None required	
Located adjacent to the motorway	No significant incline			None required	
Conclusion	<b>FAIL</b> : on Highway safety grounds: objection to vehicle access				

off High Street - substandard sight lines - will require cut back of foliage over 3rd party land



Site Ref: Site 72					
Site Address	Land at junction W of Hitchin Rd, N of the A507 and S of Stotfold				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	N
On or adjacent to unsafe environment or hazardous place	Adjacent to the A507				
Conclusion	PASS				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	objection - no new vehicle access acceptable off a strategic road (A507) so close to a junction - possible vehicle access off Hitchin Road which is 3rd party - however due to its proximity to a strategic road junction it is not desirable			This issue cannot be effectively mitigated	
Visual and acoustic privacy and visual amenity	Further assessment required Visual amenity issues considered under landscape assessment			Further assessment required	
Located on contaminated land	No			None required	
Archaeological significance	Site does not contain any known archaeology and a number of investigations in the vicinity suggest this site has medium to low potential.			Mitigation may be required but it would be dependent on the specifics of the development.	
Area of protected wildlife	This is not an area of ecological significance and there are no species records for the area			None required	
Impact on landscape	The site would require extensive planting to screen and integrate			The site would require extensive planting to screen and integrate	
Proximity to other allocations	No issues from other allocations			None required	
Incline of site	No air quality issues			None required	
Located adjacent to the motorway	No significant incline			None required	
Conclusion	<b>FAIL:</b> on highway safety grounds: no new vehicle access acceptable off a strategic road (A507) so close to a junction - possible vehicle access off Hitchin Road which is 3rd party - however due to its proximity to a strategic road junction it is not desirable				

Site Ref: Site 73					
Site Address	Land West of the A507 bypass and East of Arlesey				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	no objection to a vehicle access at this location on the A507 since there is an existing vehicle access - however improvements to the access will be required			improvements to the access	
Visual and acoustic privacy and visual amenity	site is affected by road traffic noise from A507 but likely to be overcome by buffer zone and/or barrier. Will need detailed assessment. Visual amenity issues considered under landscape assessment			Conduct detailed noise assessment prior to development	
Located on contaminated land	No			None required	
Archaeological significance	Site adjacent to HER 16083 (possible Saxon occupation) and therefore has some potential.			Mitigation requirements would be dependent on the specifics of the development	
Area of protected wildlife	This is not an area of ecological significance. However there may be otter in the surrounding area			A full ecological assessment would be required prior to development	
Impact on landscape	Significant concern regarding risk to existing woodland. No context this side of A507/ conflict with growth area Green Infrastructure provision ;concern access			These issues cannot be effectively mitigated therefore this site is unsuitable for development	
Proximity to other allocations	No issues from other allocations			None required	
Incline of site	No air quality issues			None required	
Located adjacent to the motorway	No significant incline			None required	
Conclusion	<b>FAIL:</b> on landscape grounds				

Site Ref: Site 74					
Site Address	Land South of West Drive, West of Fairfield and East of Arlesey				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	<p>Object to development. The site suggests vehicle access from West Drive the access road to the former hospital estate now closed to through traffic half way along its length. It appears West Drive is not a highway maintainable at public expense therefore the site may not have the necessary rights of access. Assuming rights do exist or can be achieved, the route of access would be toward Arlesey. The junction of West Drive with Hitchin Road, High Street Arlesey is perfectly adequate in terms of geometry and visibility. However beyond the initial length of made up road the route deteriorates in width and construction standard that would make the route unacceptable to serve further development including the use proposed. Nevertheless if it were possible for the route to be improved by widening and/or passing bays together with foot/cycleway provision along its length Highways may reconsider the objection</p>			No sufficient mitigation. This site is therefore unsuitable for development.	
Visual and acoustic privacy and visual amenity	No concerns. Visual amenity issues considered under landscape assessment			None required	
Located on contaminated land	Part of the site may be contaminated			A full Contaminated Land Survey would have to be completed prior to development	
Archaeological	Site adjacent to HER 16801 (an			. Mitigation requirements	

significance	extensive area of late prehistoric occupation) and therefore has potential.	would be dependent on the specifics of the development.
Area of protected wildlife	This is not an area of ecological significance and there are no species records for this area	Non required
Impact on landscape	There is significant concern regarding the ability to integrate the site. A rural buffer would be required. The site represents important open space, development would conflict with avenue as landscape feature	The impact on the landscape is such that it could not be reasonably mitigated. Therefore this site is inappropriate for development
Proximity to other allocations	No issues from other allocations	None required
Incline of site	No air quality issues	None required
Located adjacent to the motorway	No significant incline	None required
Conclusion	<b>FAIL:</b> on landscape grounds and highways : The impact on the landscape is such that it could not be reasonably mitigated. Therefore this site is inappropriate for development	

Site Ref: Site 79					
Site Address	Land north of West Drive, east of Arlesey				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	Objection - The junction of West Drive with Hitchin Road, High Street Arlesey is perfectly adequate in terms of geometry and visibility. However, beyond the initial length of made up road the route deteriorates in width and construction standard that would make the route unacceptable to serve further development including the use proposed. Nevertheless if it were possible for the route to be improved by widening and/or passing bays together with foot/cycleway provision along its length a highway objection would not be appropriate			It is unlikely that this issue could be effectively mitigated. Therefore, this site is likely to be inappropriate for development	
Visual and acoustic privacy and visual amenity	There are no concerns regarding acoustic privacy. Visual amenity issues considered under landscape assessment			None required	
Located on contaminated land	No			None required	
Archaeological significance	Site does not contain any known archaeology, although has potential.			Any mitigation requirements would be dependent on the specifics of the development.	
Area of protected wildlife	This is not an area of ecological significance and there are no species records in the area			None required	
Impact on landscape	This site would conflict with historic landscape and important open space.			There is insufficient mitigation to limit harm to the historic landscape. Therefore, this site is unsuitable for development	
Proximity to other allocations	No issues from other allocations			None required	
Incline of site	No air quality issues			None required	

Located adjacent to the motorway	No significant incline	None required
Conclusion	<b>FAIL:</b> on landscape and highways grounds.	

Site Ref: Site 83					
Site Address	Land W of A1M, N of A507 and E of Stotfold				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Adjacent A1. However, site could be located away from A1 with access off A507				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	Objection - Despite the existence of an access constructed to serve the agricultural land affected by construction of the Stotfold Bypass there is a fundamental highway safety concern relating to the use of such accesses for development where none exists historically.			This issue cannot be effectively mitigated therefore this site is unsuitable for development	
Visual and acoustic privacy and visual amenity	Eastern part of site has unacceptable levels of road traffic noise that cannot be mitigated to acceptable levels through use of noise barriers. However, western part of site may be suitable with mitigation measures. Visual amenity issues considered under landscape assessment			Western part of site may be suitable with mitigation measures.	
Located on contaminated land	No			None required	
Archaeological significance	Site contains cropmark HER 16830 and is to the north of an extensive area of multiperiod occupation (HER 13340). Therefore has medium to high archaeological potential.			Mitigation requirements would be dependent on the specifics of the development.	
Area of protected wildlife	This site is adjacent to a County Wildlife Site and nature reserve. There may be water vole and badger in the area			A full ecological assessment would be required prior to development	
Impact on landscape	There is significant concern as the site would detract from river valley - strategy is to enhance Ivel and transport corridors. A site would negatively impact on the important rural gap between Ivel corridor and A1			This issue cannot be effectively mitigated therefore this site is unsuitable for development	
Proximity to other	No issues from other			None required	

allocations	allocations.	
Incline of site	No significant incline	None required
Located adjacent to the motorway	Eastern part of site adjacent to A1 has unacceptable levels of road traffic noise that cannot be mitigated to acceptable levels through use of noise barriers.	This issue cannot be effectively mitigated therefore this site is unsuitable for development
Conclusion	<b>FAIL:</b> on landscape, noise and highway safety grounds	



Site Ref: Site 93					
Site Address	Land N of Cranfield Rd, N of Leys Farm. Cranfield				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	Further assessment required				
Visual and acoustic privacy and visual amenity	No acoustic privacy issues. Visual amenity issues considered under landscape assessment			Non required	
Located on contaminated land	No			None required	
Archaeological significance	Site does not contain any known archaeology, although it is adjacent to HER 16478 which is an enclosure of probably prehistoric date. The present land use, however means there is unlikely to be any surviving archaeological remains. No constraint.			None required	
Area of protected wildlife	This is not an area of ecological significance and there are no species records for this site			None required	
Impact on landscape	Loss of wooded feature ,risk to other woodland ,elevated position. Site is too small for development			No mitigation. Site is unsuitable for development.	
Proximity to other allocations	No issues from other allocations			None required	
Incline of site	No air quality issues			None required	
Located adjacent to the motorway	No significant incline			None required	
Conclusion	<b>FAIL:</b> Landscape grounds. Plus the site is too small.				

Site Ref: Site 98					
Site Address	E Flitwick Rd Land by junction with A507. Ampthill				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Across the A507 is an electricity sub station although this may not preclude development				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	southern part of the site is in flood zone 2			Amend parameters of site to avoid FZ2	
Located in Green Belt	No			None required	
Safe access from the public highway	objection - whilst sightlines are fine, the access would create a short stagger/crossroad junction and is close to the main roundabout			This cannot be effectively mitigated therefore this site is unsuitable for development	
Visual and acoustic privacy and visual amenity	The impact from noise from road traffic on the A507 and odour from the sewage treatment works make this site unsuitable for development. Visual amenity issues considered under landscape assessment.			This cannot be effectively mitigated therefore this site is unsuitable for development	
Located on contaminated land	No			None required	
Archaeological significance	The site does not contain any known archaeology, however, it is on the north western edge of an extensive Iron Age and Roman site (HER 918). In the Roman period this site is high status with substantial evidence for religious or ritual activity. The full extent of this site has not been defined and it likely to extend north westwards, therefore, this site has high potential to contain archaeological remains, this does not preclude development but mitigation is likely to be required. The site is also located within the setting of Ruxox Farm medieval moated grange (HER 919) which is a Scheduled Monument (SM 20405) and a nationally designated heritage asset.			The impact of any development within this site on the setting of the Scheduled Monument has to be taken into account and may preclude development.	
Area of protected wildlife	This is not an area of ecological significance and there are no species records for the area			None required	

Impact on landscape	There is significant concern regarding tree loss and extending urban fringe influence. Too small for quality design. Very small isolated site - subject to traffic noise ,also sewage works nearby.	This cannot be effectively mitigated therefore this site is unsuitable for development
Proximity to other allocations	No issues from other allocations	None required
Incline of site	No air quality issues	None required
Located adjacent to the motorway	No significant incline	None required
Conclusion	<b>FAIL:</b> on highway safety, visual and acoustic amenity, and impact on landscape	

Site Ref: Site 99					
Site Address	Bolobec Farm, E of The Brache. Maulden				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	No objection, however the Brache junction with Ampthill Road will need to be reviewed			The Brache junction with Ampthill Road will need to be reviewed	
Visual and acoustic privacy and visual amenity	Noise and odour from isolated sources such as farms may need to be evaluated but otherwise site maybe suitable. Visual amenity issues considered under landscape assessment			Further assessment required	
Located on contaminated land	No			None required	
Archaeological significance	Inappropriate site. This site is within the setting of Bolebec medieval moated site (HER 221) which is a medieval moated residence. It is a Scheduled Monument and therefore a heritage asset of the highest significance. It also contains an area of cropmarks (HER 14745) and has produced Roman and early post medieval finds . The impact of any development within this site on the setting of the Scheduled Monument has to be taken into account and may preclude development. We advise against allocating this site.			The archaeological impact is such that it could not be reasonably mitigated. Therefore this site is inappropriate for development	
Area of protected wildlife	The site is adjacent to a County Wildlife Site and there is a SSSI to the south. There may be Great Crested Newts, Midwife Toad, Adder, Dormouse, Badger and Hare			A full ecological assessment would have to be conducted prior to development	
Impact on landscape	Concern regarding risk to wooded features, landscape strategy to conserve rural quality			Planting and screening required to integrate site.	
Proximity to other	No issues from other allocations			None required	

allocations		
Incline of site	No air quality issues	None required
Located adjacent to the motorway	No significant incline	None required
Conclusion	<b>FAIL:</b> on archaeological grounds: The archaeological impact is such that it could not be reasonably mitigated. Therefore this site is inappropriate for development	

Site Ref: Site 105					
Site Address	Land at Double Arches Farm and E of Heath and Reach				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Western part of site
On or adjacent to unsafe environment or hazardous place	Adjacent to active gravel pit				
Conclusion	<b>PASS-</b> amend parameters to avoid FZ3				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	West part of site			Amend parameters to avoid FZ2	
Located in Green Belt	Yes			PPTS states: 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 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.	
Safe access from the public highway	This site has significant access issues and therefore is unsuitable for development			This issue cannot be adequately mitigated therefore this site is unsuitable for development	
Visual and acoustic privacy and visual amenity	potential of dust and noise impact from quarry and noise from road traffic network. Visual amenity issues considered under landscape assessment			A full noise impact assessment would be required prior to development	
Located on contaminated land	no			None required	
Archaeological significance	Site contains HER 14687 which represents medieval ridge and furrow cultivation remains and possible prehistoric cropmarks. Some of these features have already been impacted upon by the present land use, however below surface remains may still exist within the site boundary.			Mitigation would be dependent on the specifics of the development.	
Area of protected wildlife	This is not an ecologically significant area. However there			A full ecological assessment would have to take place	

	may be badger in the area	prior to development
Impact on landscape	Significant concern regarding A5 access and spread of urban fringe impact. Isolated site in Greensand setting with open fields opposite	This would be difficult to effectively mitigate therefore recommend this site is not allocated
Proximity to other allocations	No issues from other allocations	None required
Incline of site	No air quality issues	None required
Located adjacent to the motorway	No significant incline	None required
Conclusion	<b>FAIL:</b> Fails due to issues with access.	

Site Ref: Site 107					
Site Address	Land E of Fordfield Rd and S of Millbrook				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Electricity pylon on site- development must be located as far away from this as possible				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	Yes			PPTS states: 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 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.	
Safe access from the public highway	Further assessment required			Further assessment required	
Visual and acoustic privacy and visual amenity	Further assessment required. Visual amenity issues considered under landscape assessment			Further assessment required	
Located on contaminated land	No			None required	
Archaeological significance	Site is located adjacent to an area of cropmarks (HER 15291) and includes possible mining remains (HER 6777). Therefore it has archaeological potential.			Any mitigation requirements would be dependent on the specifics of the development.	
Area of protected wildlife	This is not an area of ecological significance. However there may be Great Crested Newt, Common Lizard, hare and badger in the area			A full ecological assessment would be required prior to development	
Impact on landscape	There is significant concern regarding the spread of urban fringe influence; risk to established woodland in open setting, very exposed, isolated			The negative impact on openness cannot be effectively mitigated therefore this site is unsuitable for development	



	from village.	
Proximity to other allocations	The site is adjacent to the Center Parcs development. Additional development harm the rural character.	This may not be possible to mitigate.
Incline of site	No air quality issues	None required
Located adjacent to the motorway	No significant incline	None required
Conclusion	<b>FAIL:</b> Fails due to landscape constraints.	

Site Ref: Site 108					
Site Address	Land E of Russell Grove and E of Millbrook				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	objection - whilst access to the site is via private road, the junction of the private road to the public highway ie Sandhill Close, sightlines here are substandard and traffic calming features are installed - any use of the site will exacerbate existing conditions at this junction particular the type of vehicles likely to be used - therefore it is not recommended. If just the Warren Farm access is to be considered, further intensification would be undesirable in a highway safety context.			This issue cannot be effectively mitigated therefore this site is inappropriate for development	
Visual and acoustic privacy and visual amenity	Noise from Rail Line will need consideration but mitigation should be possible. Visual amenity issues considered under landscape assessment			A full noise impact assessment would be required prior to development	
Located on contaminated land	No			None required	
Archaeological significance	Site does not contain any known archaeology, although has potential.			Any mitigation requirements would be dependent on the specifics of the development.	
Area of protected wildlife	This is not an area of ecological significance. However there may be hare and badger in the area			A full ecological assessment would be required prior to development	
Impact on landscape	Issues regarding impact on traditional greensand landscape -parkland trees ,not part of village context			This issue cannot be effectively mitigated therefore this site is unsuitable for development	
Proximity to other allocations	No issues from other allocations			None required	
Incline of site	No air quality issues			None required	
Located adjacent to the motorway	No significant incline			None required	

Conclusion	<b>FAIL:</b> on highways and landscape grounds
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Site Ref: Site 109					
Site Address	Land E of Fordfield Rd and NW of Wards End and Steppingley Hospital				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer		Mitigation		
Located in Flood Zone 2	No		None required		
Located in Green Belt	Yes		PPTS states: 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 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.		
Safe access from the public highway	No objection		None required		
Visual and acoustic privacy and visual amenity	No concerns. Visual amenity issues considered under landscape assessment		None required		
Located on contaminated land	No		None required		
Archaeological significance	Site does not contain any known archaeology, however it is adjacent to a series of cropmarks as defined by HER 13968 and therefore has potential.		Any mitigation requirements would be dependent on the specifics of the development.		
Area of protected wildlife	This is not an area of ecological significance. However there may be hare and badger in the area		A full ecological assessment would be required prior to development		
Impact on landscape	There is significant concern regarding the spread of urban fringe influence; risk to established woodland in open setting, very exposed, isolated from village.		The negative impact on openness cannot be effectively mitigated therefore this site is unsuitable for development		
Proximity to other	No issues from other allocations		None required		

allocations		
Incline of site	No air quality issues	None required
Located adjacent to the motorway	No significant incline	None required
Conclusion	<b>FAIL:</b> on landscape grounds	

Site Ref: Site 112					
Site Address	Land W of Georgetown Rd, A1 and NW of Sandy				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Adjacent to A1				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	Small road unsuitable for large vehicles			This suggests this site would be inappropriate for development	
Visual and acoustic privacy and visual amenity	Noise from A1 road to east and Kennels to north highly likely to result in unacceptable noise levels which cannot be mitigated to meet the councils noise standards. Visual amenity issues considered under landscape assessment.			This cannot be adequately mitigated therefore this site is inappropriate for development	
Located on contaminated land	site in general area of potentially contaminative industrial uses.			A full Contaminated Land Survey would be required prior to development	
Archaeological significance	Site does not contain any known archaeology, however it is adjacent to a series of cropmarks as defined by HER 13968 and therefore has potential.			Any mitigation requirements would be dependent on the specifics of the development.	
Area of protected wildlife	As this site is surrounded by development there are unlikely to be any ecological issues			None required	
Impact on landscape	Concern regarding urban fringe character, need to upgrade visually			Screening and planting required	
Proximity to other allocations	No			None required	
Incline of site	No significant incline			None required	
Located adjacent to the motorway	site adjacent to the A1 which may be adversely affected by road traffic emissions			Further assessment required	
Conclusion	<b>FAIL:</b> on noise grounds- Noise from A1 road to east and Kennels to north highly likely to result in unacceptable noise levels which cannot be mitigated to meet the councils noise standards.				

Site Ref: Site 113					
Site Address	Land at Spinney Meadows, N of Stanbridge Rd and East of Billington				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	Yes			PPTS states: 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 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.	
Safe access from the public highway	no objection - avoid creating left/right staggers or crossroads with vehicular accesses on the opposite side			avoid creating left/right staggers or crossroads with vehicular accesses on the opposite side	
Visual and acoustic privacy and visual amenity	No. Visual amenity issues considered under landscape assessment			None required	
Located on contaminated land	No			None required	
Archaeological significance	The site does not contain any known archaeological remains although it may have some potential.			Mitigation requirements would depend on the specific nature of any development.	
Area of protected wildlife	This is not an area of ecological significance			None required	
Impact on landscape	There is concern regarding the spread of urban fringe influence			Significant planting and screening required to integrate site	
Proximity to other allocations	Close to existing G&T sites and so balance with settled community could be out of proportion			Site is unsuitable due to proximity to existing sites in a rural location.	

Incline of site	No significant incline	None required
Located adjacent to the motorway	No air quality issues	None required
Conclusion	<b>FAIL:</b> Fails due to proximity to other allocations	



Site Ref: Site 118					
Site Address	Hermitage Lane, E of Westoning Rd and S of Greenfield				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	Partly in Green Belt			None required	
Safe access from the public highway	Maneuvering large vehicles and caravans on a public right of way is unsuitable			This site should not be allocated	
Visual and acoustic privacy and visual amenity	Further assessment required. Visual amenity issues considered under landscape assessment			Further assessment required.	
Located on contaminated land	No			None required	
Archaeological significance	Site does not contain any known archaeology and the existing site use means it is unlikely that any remains survive.			None required	
Area of protected wildlife	This is not an area of ecological significance			None required	
Impact on landscape	Concern regarding spread of urban fringe influence. Risk to trees and hedgerows.			Potential for screening	
Proximity to other allocations	No issues from other allocations			None required	
Incline of site	No significant incline			None required	
Located adjacent to the motorway	No air quality issues			None required	
Conclusion	<b>FAIL:</b> on highway safety grounds. This is an existing site which is tolerated as a Gypsy site has been on this site for around 45 years. Enforcement action is therefore unavailable				

Site Ref: Site 119					
Site Address	Land at Sundon Water Tower, N of Luton				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	Yes			PPTS states: 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 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.	
Safe access from the public highway	This site appears to be only accessible from typical residential roads from within the Borough of Luton, outside CBC jurisdiction. The roads appear unsuitable to accommodate regular usage by commercial size vehicles.			This issue cannot be effectively mitigated therefore this site is unsuitable for development	
Visual and acoustic privacy and visual amenity	No concerns. Visual amenity issues considered under landscape assessment			None required	
Located on contaminated land	No			None required	
Archaeological significance	A series of Roman artefacts have been collected from within the proposed site (HER 15868) and its southern boundary is formed by the Thiodweg (HER 10843), a late Saxon/medieval trade route that may have prehistoric origins.			This does not necessary prevent the allocation of this site. However, depending upon the nature of the development proposals some form of archaeological mitigation may be required.	
Area of protected wildlife	This is not an area of ecological significance and there are no			None required	

	species records for the area	
Impact on landscape	This lies within the north Luton growth area. At present this farmland is a valuable part of the urban fringe - the arable landscape extends into the town providing attractive views up to Sundon. The water tower is a local landmark, identified as such by the community in the Landscape Character Assessment. Most importantly, the site is on the Theed Way - an ancient drovers route. It is also a bridleway used as the Icknield Way. Space needs to be safeguarded for green infrastructure within the growth area, to ensure amenity for residents and conservation of the historic paths. The buffer landscape zone should not be compromised by development of a gypsy and traveller site. Land close to the water tower would also need to be kept open so that it remains a landmark.	This issue cannot be effectively mitigated therefore this site is unsuitable for development
Proximity to other allocations	No issues from other allocations	None required
Incline of site	No air quality issues	None required
Located adjacent to the motorway	No significant incline	None required
Conclusion	<b>FAIL:</b> on highway safety grounds and landscape	

Site Ref: 121					
Site Address	Land off Mentmore Rd, Leighton Buzzard				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	Yes			PPTS states: 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 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.	
Safe access from the public highway	No objection - No justifiable highway safety reason why this site should not be considered.			None required	
Visual and acoustic privacy and visual amenity	Noise from adjacent uses will need consideration. Visual amenity issues considered under landscape assessment			A full noise assessment would be required before development could commence	
Located on contaminated land	Adjacent land and possibly site subject to former use which may have given rise to contamination. This needs appropriate investigation and where necessary mitigation prior to development			A full Contaminated Land Survey would be required before development could commence	
Archaeological significance	The proposed site has an area of ridge and furrow cultivation earthworks (HER 5458) recorded within it and lies just to the north of the location of a series of Roman finds including burials (HER 10725) recorded during quarrying. Neither of these archaeological sites			Mitigation would be dependent on the specifics of the development	

	necessary preclude allocation, but depending upon the nature of the development proposals it is likely some form of mitigation will be required.	
Area of protected wildlife	This site is next to Tiddenfoot County Wildlife Site and contains semi improved grassland, the area has records of reptiles and invertebrates. From aerial photos there appear to be some trees on the site which may be of value to bats which are also well recorded in the area. Development would be an unfortunate loss of open habitat adjacent to a Country Wildlife Site.	Full ecological survey of the site would be needed prior to development to ensure mitigation measures were in place should any impacts be identified.
Impact on landscape	This is a valuable piece of open land between the Upper School and Tiddenfoot Country Park. It provides a rural edge to the town and is adjacent to the very important wildlife and recreational site of Tiddenfoot Country Park. It also lies in the corridor of the Grand Union Canal. It is quite a large site, but any development would urbanise the land to the detriment of the landscape character. The site is within the very small character area of 7B - Ouzel Greensand Valley - southern part. Guidance in the Landscape Character Assessment highlights that this area is very vulnerable to urban influence. It advises against urban extension into the valley landscape . Conservation of the recreational resource is also a high priority. It is advised that this site should not be progressed as a G&T site	Sufficient mitigation cannot be found in this instance. Therefore this site is deemed unsuitable
Proximity to other allocations	No issues from other allocations	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	No issues	None required
Conclusion	<b>FAIL:</b> on landscape grounds	

## Central Bedfordshire Council Gypsy and Traveller Local Plan Site Assessment: Sites Scored at Stage 3

Having passed Stage 1 and Stage 2 of the site assessment, the following sites were scored against the criteria endorsed by the Sustainable Communities Overview and Scrutiny Committee on the 10<sup>th</sup> April 2012:

3.1	Located on Brownfield or Greenfield land? – Can high grade quality agricultural land be avoided?	Brownfield (5) Greenfield (3) High Grade Agriculture (0)
3.2	Access to major roads	Good, Within 0.5-1 mile (5) Fair, within 1-2 miles (3) Poor, within 2-3 miles (1) No score, over 3 miles (0)
3.3	Access to public transport services	Good within 5 min walk (5) Fair, within 10 min walk (3) Poor, within 20 min walk (1) No score, over 20 min (0)
3.4	Access to health services (GP)	Good, within 10 min walk (5) Fair, within 20 min walk (3) Poor, within 30 min walk (1) Anything above 30 min (0)
3.5	Access to school, further education or training	Good, within 10 min walk (5) Fair, within 20 min walk (3) Poor, within 30 min walk (1) Anything above 30 min (0)
3.6	Access to community facilities	Good, within 10 min walk (5) Fair, within 20 min walk (3) Poor, within 30 min walk (1) Anything above 30 min walk (0)
3.7	Serviceable by Gas/ Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)
3.8	Provision of Waste and Recycling facilities	Yes (5) No (0)

Whilst the criteria have remained unchanged, a further refinement has been made to criterion 3.5 - 'Access to school, further education or training'. The original single criteria for schools has been subdivided into 3 separate headings (for lower, middle, upper schools). The sites were scored using the single heading and scored again using the 3 headings.

Each of the 3 headings is capable of attracting the same score that the single heading did (5, 3, 1 or 0). The use of three headings instead of one creates the potential for higher total scores as some sites will be adjacent to more than one sort of school. This approach increases the maximum possible total score that could be attracted by the criteria of 'proximity to schools'. The increase reflects the advantage offered by being close to more than one sort of school, rather than only one of the 3 sorts of schools. Therefore, a higher score for a site close to more than one sort of school is compatible with the aims of the scoring exercise. Adopting 3 school headings has provided an extra level of detail and definition. Both sets of scoring are outlined in the following site assessments.

The GTAA Update 2013 outlined Central Bedfordshire need **66 pitches** from January 2014 to December 2018 (**period 1**) to address the backlog of need and household growth. Planning policy for traveller sites states local authorities must identify **deliverable** sites to meet this need.

To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that development will be delivered on the site within five years and in particular that development of the site is viable. The following sites are private sites that have been put forward for Gypsy sites. Three are existing Gypsy and Traveller sites seeking authorisation of existing sites and/or expansion of existing sites.

Site Ref: <b>Site 92</b>					
Site Address	Land E of Watling Street and S of Dunstable				
Number of pitches proposed	This is an existing Gypsy site with permission for 6 permanent pitches. The owner seeks an extension to the site for, up to an additional 12 pitches.				
Stage 1					
<b>AONB</b>	Yes	<b>SSSI</b>	No	<b>Flood Zone 3</b>	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS-</b> exceptional circumstances facilitate development in the AONB				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	No	None required			
Located in Green Belt	Yes	PPTS states: 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 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.			
Safe access from the public highway	No objection on highways safety grounds	None required			
Visual and acoustic privacy and visual amenity	Adjacent to A5 trunk road and road traffic noise could be an issue, but other traveller sites front A5 in that area suggest this can be mitigated. Visual amenity issues considered under landscape assessment	Mitigate through effective screening			
Located on contaminated land	No	None required			

Archaeological significance	Site does not contain any known archaeology and whilst it is located adjacent to Watling Street (HER 5508), the present land use means there is unlikely to be any surviving archaeological remains. No constraint.	None required
Area of protected wildlife	There may be badger in the area. However the site is an extension of an existing site and therefore there are no ecological constraints	None required
Impact on landscape	<p>This site lies within the <i>Ver Chalk Valley</i> and is within the Chilterns AONB. It is located within the shallow valley floor ( adjacent to the existing G&amp; T site) with valley sides rising to east to the undeveloped ridgeline, pylons run parallel along line of shallower valley sides. There is a strong visual relationship between the valley floor and ridge to east especially. Lower valley slopes are fragmented with gappy or lost hedgerow boundaries, paddocks / grazing and characterized by a dispersed mix of development / uses parallel to the A5 road corridor presenting an inconsistent edge and urban fringe image.</p> <p>The landscape strategy is to enhance the landscape – particularly the valley floor and road corridor and to restore hedgerow boundaries to lower valley slopes. Development considerations include :</p> <ul style="list-style-type: none"> <li>• Conserve character / alignment of A5 Roman road,</li> <li>• limit further ribbon development.</li> </ul>	<p>Site 92 would be acceptable on landscape grounds ,on the basis that:</p> <ul style="list-style-type: none"> <li>• The site is adjacent to existing Gypsy and Traveller site and within the context of existing development.</li> <li>• Allocation of an extension does <u>not</u> involve significant change to A5 at entrance to ensure the site entrance retains a low key rural character eg kerbing is limited - if required, street lighting, signs, etc are avoided.</li> <li>• The existing roadside verge , ditch and hedgerow are retained and the existing hedgerow is reinforced to improve privacy and reduction in traffic noise.</li> <li>• Development is restricted to that shown on plan, within the valley floor, and encroachment of development is not allowed on to the eastern valley slopes.</li> <li>• A hedgerow/ hedgerow tree landscape buffer be included to the north and eastern site boundaries to contain / screen the site and separate site from the pylons to the eastern valley sides.</li> </ul>
Proximity to other allocations	No issues	None required
Incline of site	No significant incline	None required



Located adjacent to the motorway	No concerns regarding air quality	None required
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is <b>PASS</b>	
<b>Stage 3</b>		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	3
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	5
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	1
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: <b>26/50</b> (Score with single school category: 25/40)	
<b>Sustainability Appraisal</b>		
Conclusion	Development would have a limited impact on the landscape and on biodiversity. The site is Green Belt land. There is no record of archaeological remains on site. Development would encourage healthier lifestyles but is unlikely to encourage the use of sustainable transport systems.	

Site Ref: Site 116					
Site Address	1 Old Acres, Barton Road, Pulloxhill				
Number of pitches proposed	This is an existing site with 8 pitches (temporary permission has recently lapsed, this site is now categorized as unauthorized) The owner seeks authorization for the existing pitches with the option to extend site for up to an additional 10 pitches				
Stage 1					
<b>AONB</b>	No	<b>SSSI</b>	No	<b>Flood Zone 3</b>	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	No	None required			
Located in Green Belt	No	None required			
Safe access from the public highway	No objection to the existing vehicle access off Barton Road some foliage cut back will be required to achieve SSD	Foliage cut back will be required to achieve SSD			
Visual and acoustic privacy and visual amenity	Existing Gypsy site, no concerns regarding acoustic amenity. Visual amenity issues considered under landscape assessment	Any additional development should be adequately screened to maintain visual and acoustic privacy and visual amenity			
Located on contaminated land	No	None required			
Archaeological significance	This site is located within an extensive medieval landscape that includes a deserted settlement and an area of ridge and furrow cultivation (HERs 241 and 3322). However as this site has already been developed with appropriate mitigation there is no objection to its allocation.	Mitigation requirements would depend on the specific nature of any development.			
Area of protected wildlife	This site has not been identified as ecologically significant and there are no species records for the site	None required			
Impact on landscape	Extending the site may spread of urban fringe influence	Screening and planting can help integrate any extension to the existing site			
Proximity to other allocations	This site is not in the vicinity of other site allocations	None required			
Incline of site	No incline	None required			
Located adjacent to	No	None required			

the motorway		
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is <b>PASS</b>	
<b>Stage 3</b>		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	5
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	0
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: <b>18/50</b> (Score with single school category: 18/40)	
<b>Sustainability Appraisal</b>		
Conclusion	Development would have a limited impact on landscape and would not encourage the use of sustainable transport systems. However, it is a brownfield site so would not result in the loss of agricultural land. The site is not considered to be ecologically significant and there is no record of archaeological remains on site. There would be a positive impact on encouraging sustainable waste management.	

Site Ref: <b>Site 78</b>					
Site Address	Land East of M1, Tingrith				
Number of pitches proposed	This is an existing site with temporary permission for 2 pitches. The owner seeks authorization for pitches to be made permanent				
Stage 1					
<b>AONB</b>	No	<b>SSSI</b>	No	<b>Flood Zone 3</b>	Part of Western boarder
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	Part of western boarder	Avoid new development in flood zone			
Located in Green Belt	Yes	PPTS states: 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 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			
Safe access from the public highway	No objection on highways safety grounds	None required			
Visual and acoustic privacy and visual amenity	Noise from M1 requires further assessment in order to determine suitability of site for residential. Visual amenity issues considered under landscape assessment	This will depend on the results of the updated assessment.			
Located on contaminated land	There may be potential for sources of contaminated land				
Archaeological significance	Site does not contain any known archaeology, although it is located within a known archaeological landscape that includes prehistoric (HER 15835) and Roman remains (HER 236). However the present land use means there is unlikely to be any surviving	None required			

	archaeological remains. no constraint.	
Area of protected wildlife	This is not an area of ecological significance. As it is an existing site there are no ecological constraints	None required
Impact on landscape	Concern regarding site being isolated from settlements and noise levels from M1	Additional screening could be used to reduce impact of noise
Proximity to other allocations	No	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	Close proximity the M1 which may be adversely affected by road traffic emissions	Family wish to stay on the site.
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is <b>PASS</b>	
<b>Stage 3</b>		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	5
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	3
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	0
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3

Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: <b>16/50</b> (Score with single school category: 16/40)	
<b>Sustainability Appraisal</b>		
Conclusion	Development would have a negative impact on the landscape and is on Green Belt. There may also be a negative impact on biodiversity. There is potential for archaeological remains to be found on site. It is unlikely that development would encourage the use of sustainable transport systems.	

<b>Site Ref: Site 28</b>					
Site Address	Land at the Bungalow				
Number of plots proposed	This is a private site, the owner requested up to 36 pitches for a Gypsy site				
<b>Stage 1</b>					
<b>AONB</b>	No	<b>SSSI</b>	No	<b>Flood Zone 3</b>	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	Pass Stage 1				
<b>Stage 2</b>					
<b>Criteria</b>	<b>Answer</b>		<b>Mitigation</b>		
Located in Flood Zone 2	No		None required		
Located in Green Belt	Yes		PPTS states: 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 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.		
Safe access from the public highway	No objection - This site has a direct access onto A5120 through an access serving a bungalow		The access point would require improvement and the level of visibility is not ideal and would undoubtedly require significant removal and setting back of the frontage boundary treatments. I note the site also has frontage to the track that would serve as access to site 11. this route would be preferable to access directly onto A5120.		
Visual and acoustic privacy and visual amenity	Noise from A5120 may be an issue is plots were to be located in close proximity. Visual amenity issues considered under landscape assessment		A full noise assessment would be required prior to development		
Located on contaminated land	No		None required		
Archaeological significance	Part of this site lies within the area of the medieval settlement of Bidwell (HER		This does not prevent development but mitigation may be required depending on		

	16987), therefore, there is potential for archaeological remains to survive within the site.	the specifics of the development.
Area of protected wildlife	This is not an area of ecological significance. There may be badger in the area	A full ecological assessment would be required prior to development
Impact on landscape	Conflict with Green Infrastructure corridor and growth area greening.	scope to screen and fence
Proximity to other allocations	In the proposed North of Houghton Regis Urban Extension Area	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	No concerns	None required
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is PASS	
<b>Stage 3</b>		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	3
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	3
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	3
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Serviceable by Gas/Electricity/	Yes, all (5) Yes, some (3)	3



Sewerage	None (0)	
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: <b>32/50</b> (Score with single school category: 28/40)	
<b>Sustainability Appraisal</b>		
Conclusion	The site would impact negatively on the landscape and is located within the Green Belt. There is potential for archaeological remains to be found on site and there maybe a negative impact on biodiversity. Development of this site could encourage healthier lifestyles and the use of sustainable transport systems. A smaller site than the 36 pitches requested would be more sustainable and in keeping with national policy that advocated smaller family sites.	

## Central Bedfordshire Council Gypsy and Traveller Local Plan Site Assessment: Stage 3, Potential New Sites

The GTAA Update 2013 outlined Central Bedfordshire need **66 pitches** from January 2014 to December 2018 (**period 1**) to address the backlog of need and household growth. Planning policy for traveller sites states local authorities must identify deliverable sites to meet this need. To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that development will be delivered on the site within five years and in particular that development of the site is viable.

The GTAA Update 2013 outlined Central Bedfordshire needs **31 pitches** from January 2019 to December 2023 (**period 2**) to address household growth. Planning policy for traveller sites states local authorities must identify **developable** sites to meet this need and, where possible, identify developable sites for the third period January 2024 to December 2028. The GTAA suggests **36 pitches** are required from January 2024 to December 2028 (**period 3**).

To be considered developable, sites should be in a suitable location for traveller site development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

To bring the Gypsy and Traveller Local Plan in line with the Development Strategy for Central Bedfordshire, ORS identified the pitch requirement to 2031. Central Bedfordshire would require **25 pitches** from January 2029 to December 2031 (**period 4**).

The following sites represent potential new Gypsy and Traveller sites and are listed in order of their ranking at Stage 3. The sites all belong to Central Bedfordshire Council and have existing agricultural tenancies.

Site Ref: Site 81					
Site Address	Land North of Arlesey Road and W of Stotfold Leisure Centre				
Number of pitches proposed	To be confirmed				
Stage 1					
<b>AONB</b>	No	<b>SSSI</b>	No	<b>Flood Zone 3</b>	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	Pass Stage 1				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	No	None required			
Located in Green Belt	No	None required			
Safe access from the public highway	No objection - existing vehicle access to be used	None required			
Visual and acoustic privacy and visual amenity	noise from development of Stotfold leisure centre to east may have significant impact on site. Visual amenity issues considered under landscape assessment	Further assessment will be required to determine suitability of site for residential.			
Located on	No	None required			

contaminated land		
Archaeological significance	Site does not contain any known archaeology, however lies to the north of an extensive area of cropmarks (HER 3086) and therefore has potential.	Any mitigation requirements would be dependent on the specifics of the development.
Area of protected wildlife	This is not an area of ecological significance and there are no protected species records	None required
Impact on landscape	Concern regarding extension of urban influence.	Needs substantial planting to screen site
Proximity to other allocations	Adjacent to the proposed Stotfold Leisure Centre	
Incline of site	Not significant	None required
Located adjacent to the motorway	No	None required
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is <b>PASS</b>	
<b>Stage 3</b>		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	0
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	5
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	5
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	5
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	1
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3

Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: <b>35/50</b> (Score with single school category: 31/40)	
<b>Sustainability Appraisal</b>		
Conclusion	Development would have a limited impact on landscape but would result in the loss of high grade agricultural land. The site is not considered to be ecologically significant and there is no record of archaeological remains on site. Development would encourage healthier lifestyles and the use of sustainable transport systems	

Site Ref: <b>Site 15</b>					
Site Address	Land East of A6, West of Luton Road and South West of Barton-le-Clay				
Number of pitches proposed	To be confirmed				
Stage 1					
<b>AONB</b>	No	<b>SSSI</b>	No	<b>Flood Zone 3</b>	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	Western part of site	Amend parameters to avoid flood zone			
Located in Green Belt	Yes	PPTS states: 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 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.			
Safe access from the public highway	no objection to vehicle access off Luton Road (B655) as far north as possible subject to safe stopping distance (SSD)	None required			
Visual and acoustic privacy and visual amenity	Noise from A6 / local roads would require further assessment and would determine suitability of site for allocations. This would determine whether positioning or mitigation would be adequate. Visual amenity issues considered under landscape assessment	A full noise assessment would be required prior to development			
Located on contaminated land	Sources of potential contamination in the area	A full Contaminated Land Survey would be required prior to development			
Archaeological significance	The site does not contain any known archaeological remains although it does have potential.	Mitigation requirements would depend on the specific nature of any development.			

Area of protected wildlife	There are records of badger, hare and polecat in the area	A full ecological assessment would be required prior to development
Impact on landscape	Impact on views from AONB; risk to nationally important downland/woodland Open fields - not suitable for fences or bunds.	Extensive planting would be required to effectively integrate
Proximity to other allocations	No	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	Site is bounded by A6 and local roads which may be adversely affected by road traffic emissions	Further assessment required
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is PASS	
<b>Stage 3</b>		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	3
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	5
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	0
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	5

Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: <b>32/50</b> (Score with single school category: 29/40)	
<b>Sustainability Appraisal</b>		
Conclusion	Development would impact negatively on the landscape and is on Green Belt land. There may also be an adverse impact on biodiversity. The site has a watercourse running through it. Provision of adequate infrastructure is unlikely to be a problem in this area. In addition, there are no known archaeological remains on site.	

Site Ref: <b>Site 5</b>					
Site Address	Land North of Bury Hill, West of Sutton Road and East of Potton				
Number of pitches proposed	To be confirmed				
Stage 1					
<b>AONB</b>	No	<b>SSSI</b>	No	<b>Flood Zone 3</b>	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	No	None required			
Located in Green Belt	No	None required			
Safe access from the public highway	no objection to vehicle access off Sutton Road at mid-point along the straightest section of the road	None required			
Visual and acoustic privacy and visual amenity	Potential impact from road traffic. Visual amenity issues considered under landscape assessment	Careful allocation can overcome this given scale of site.			
Located on contaminated land	Northern part of the site may be contaminated	A full Contaminated land Survey would be required prior to development			
Archaeological significance	The site contains a Second World War pill box (HER 19689) and has the potential to contain other archaeological remains.	Mitigation requirements would depend on the specific nature of any development proposals.			
Area of protected wildlife	There is a Biodiversity Opportunity Area to West, and there may be water voles and otter	A full ecological assessment would be required prior to development			
Impact on landscape	Concern regarding loss of important open space in Potton and views in to site from roads and property.	Site must be well integrated and screened			
Proximity to other allocations	No	None required			
Incline of site	No significant incline	None required			
Located adjacent to the motorway	No concerns regarding air quality	None required			
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is <b>PASS</b>				
Stage 3					
Located on Brownfield, Greenfield or high	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	3			



quality agricultural land		
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	0
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	3
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	5
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	1
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	5
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	5
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: <b>31/50</b> (Score with single school category: 29/40)	
<b>Sustainability Appraisal</b>		
Conclusion	Development would have a negative impact on the landscape and may also affect biodiversity. The site would negatively impact upon the adjacent conservation area and also archaeological remains found on site. However, development is likely to encourage healthier lifestyles and the use of sustainable transport systems. The site would contribute to the efficient use of land as it is located on relatively low grade agricultural land.	

Site Ref: <b>Site 36</b>					
Site Address	Land North of Standalone Warren and South of Northwood End Road, Haynes				
Number of pitches proposed	To be confirmed				
Stage 1					
<b>AONB</b>	No	<b>SSSI</b>	No	<b>Flood Zone 3</b>	Along the southern boarder
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer		Mitigation		
Located in Flood Zone 2	Along southern boarder		Amend parameters to avoid Flood zone		
Located in Green Belt	No		None required		
Safe access from the public highway	no objection to vehicle access off Northwood End Road however in view of the dwellings opposite it is preferable that vehicle access is off Standalone Warren - extensive foliage cut back will be required to achieve SSD		foliage cut back		
Visual and acoustic privacy and visual amenity	No concerns regarding acoustic privacy. Visual amenity issues considered under landscape assessment		None required		
Located on contaminated land	Gas works adjacent may be a potential source of contamination		A full Contaminated Land Survey would be required prior to development		
Archaeological significance	Part of this site lies within the area of the medieval settlement of Northwood End Haynes (HER 17043), therefore, there is potential for archaeological remains to survive within the site.		This does not prevent development but mitigation may be required depending on the specifics of the development.		
Area of protected wildlife	This is not an area of ecological significance. However there may be badger and hare in the area		A full ecological assessment would be required prior to development		
Impact on landscape	There is concern regarding urban fringe influence and loss of quality to open landscape.		This site would be best placed to the north of the available land in order to better integrate the site with the context of the village and better screen the site		
Proximity to other allocations	No		None required		

Incline of site	There is a significant incline. However this can be mitigated by locating pitches towards the top of the site, on the flatter ground	locate pitches towards the top of the site, on the flatter ground
Located adjacent to the motorway	no concerns regarding air quality	None required
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is <b>PASS</b>	
<b>Stage 3</b>		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	3
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	5
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	5
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	1
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: <b>29/50</b> (Score with single school category: 28/40)	
<b>Sustainability Appraisal</b>		
Conclusion	Development would impact negatively on the landscape and biodiversity. Impact on the efficient use of land would be limited as the site is currently medium grade agricultural land. There is	

potential for archaeological remains to be found on site. The site is very close to public transport links although it is not close to community facilities and schools.

Site Ref: <b>Site 13</b>					
Site Address	Land East of A5120 and North of Westoning Road				
Number of pitches proposed	To be confirmed				
Stage 1					
<b>AONB</b>	No	<b>SSSI</b>	No	<b>Flood Zone 3</b>	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	Pass Stage 1				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	Western boundary of the site is in the Flood Zone 2	Development should be placed away from the western boundary of the site			
Located in Green Belt	Yes	PPTS states: 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 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.			
Safe access from the public highway	no objection to vehicle access off Westoning Road at mid-point along the longest straight section of the road	None required			
Visual and acoustic privacy and visual amenity	Noise from railway line to the east of the site and A5120 of concern. Visual amenity issues considered under landscape assessment	Further assessment would be needed to confirm suitability of site for development. Mitigation and suitable positioning may overcome issues.			
Located on contaminated land	No	None required			
Archaeological significance	The site contains an area of post-medieval occupation identified from surface finds. Therefore, there is the potential for archaeological remains to survive within the site. This does not prevent development but mitigation is likely to be required.	Mitigation requirements would be dependent on the specifics of the development.			
Area of protected wildlife	This is not an ecologically significant site. However	A full ecological assessment would be required before			

	there may be Great Crested Newts, Slow worm, and Badger in the area	development could commence
Impact on landscape	There is concern regarding the potential impact on the landscape topography as it is a large field, with few trees. Development may be out of character with the area	Extensive woodland and/or hedgerow planting would be required to screen the site
Proximity to other allocations	The site is not in the vicinity of other site allocations	None required
Incline of site	No incline	None required
Located adjacent to the motorway	The site is not adjacent to the motorway and there are no concerns regarding air quality	None required
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is <b>PASS</b>	
<b>Stage 3</b>		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	3
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	1
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	5

Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: <b>28/50</b> (Score with single school category: 27/40)	
<b>Sustainability Appraisal</b>		
Conclusion	Development may impact negatively on the landscape and biodiversity. There is also potential for archaeological remains to be found on site. The site is also within the Green Belt. Development of this site could encourage healthier lifestyles and the use of sustainable transport systems. Provision of adequate infrastructure is unlikely to be a problem in this area.	

Site Ref: <b>Site 75</b>					
Site Address	Land East of Fairfield and South of the former Pig development unit				
Number of pitches proposed					
Stage 1					
<b>AONB</b>	No	<b>SSSI</b>	No	<b>Flood Zone 3</b>	Eastern edge
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	Eastern edge	amend parameters to avoid Flood Zone			
Located in Green Belt	No	None required			
Safe access from the public highway	No objection to this site since there is an existing vehicle access off from the roundabout however the access is designed for use by only for the existing few houses which currently use it - the widening/redesigning of the access and removal of planting will need to be undertaken to accommodate the increased traffic generation	removal of planting will need to be undertaken to accommodate the increased traffic generation			
Visual and acoustic privacy and visual amenity	Site may be affected by proposed redevelopment of Pig Development Unit to north for mixed industrial uses generating noise/light/dust/fumes. Visual amenity issues considered under landscape assessment	A full noise assessment would be required prior to development			
Located on contaminated land	Site may be affected by proposed redevelopment of Pig Development Unit; asbestos is known to be currently contaminating that site on a large scale.	A full Contaminated Land Survey would be required prior to development			
Archaeological significance	Site adjacent to HER 16801 (an extensive area of late prehistoric occupation) and therefore has potential.	Mitigation requirements would be dependent on the specifics of the development.			
Area of protected wildlife	This is not an area of ecological significance and there are no species records	None required			
Impact on landscape	Concern impact on Pix Brook	Scope to integrate through planting			



Proximity to other allocations	Site may be affected by proposed redevelopment of Pig Development Unit to north for mixed industrial uses	Consider noise impact
Incline of site	No significant incline	None required
Located adjacent to the motorway	This site is not located adjacent to the motorway. However, there is a potential impact from redevelopment of Pig may generate fumes/odours and gases.	Further assessment required prior to development
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is <b>PASS</b>	
<b>Stage 3</b>		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	3
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	3
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	5
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	0
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5

Conclusion	Score: <b>26/50</b> (Score with single school category: 26/40)
Sustainability Appraisal	
Conclusion	Development would have a limited impact on the landscape and would result in the loss of medium grade agricultural land. The site is not considered to be ecologically significant. There is potential for archaeological remains to be found on site. Development of this site could encourage healthier lifestyles and the use of sustainable transport systems.

Site Ref: <b>Site 70</b>					
Site Address	Land West of Wrayfields and North of Malthouse Lane, Stotfold				
Number of pitches proposed					
Stage 1					
<b>AONB</b>	No	<b>SSSI</b>	No	<b>Flood Zone 3</b>	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	No	None required			
Located in Green Belt	No	None required			
Safe access from the public highway	no objection to vehicle access off either Wrayfields or Malthouse Lane, however Wrayfields is preferred because there is no playground off Malthouse Lane			None required	
Visual and acoustic privacy and visual amenity	Adjacent commercial nursery (Springfields) to northern boundary will generate noise from plant and yard areas but working hours and degree of impact not known. Also recreation ground to south west of site but this is currently an open playing field with picnic benches so unlikely to be significant noise source. Visual amenity issues considered under landscape assessment			A full noise assessment would be required prior to development	
Located on contaminated land	Adjacent commercial nursery may pose contamination problems.			A full Contaminated Land Survey would be required prior to development	
Archaeological significance	Site does not contain any known archaeology, however it is located to the east of two areas of known archaeology (HERs 16827 and 1774) and is within a landscape that has produced a number of Roman and medieval finds, therefore it has potential.			Mitigation requirements would be dependent on the specifics of the development.	
Area of protected wildlife	A County Wildlife Site runs along river corridor and there may be badger and water vole			A full ecological assessment would be required prior to development	
Impact on	landscape strategy to			careful design and significant	

landscape	conserve level corridor ; would need careful design and screening. Would extend urban fringe to river valley	screening
Proximity to other allocations	No	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	No concerns regarding air quality	None required
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is <b>PASS</b>	

### Stage 3

Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	0
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	3
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	5
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	0
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: <b>25/50</b> (Score with single school category: 25/40)	

### Sustainability Appraisal

Conclusion	Development would have a significant negative impact on the
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landscape and would result in the loss of high grade agricultural land. Biodiversity may also be negatively impacted. There is potential for archaeological remains to be found on site. Development of this site could encourage healthier lifestyles and the use of sustainable transport systems.

Site Ref: <b>Site 16</b>					
Site Address	Land West of A6, South of Faldo Road and West of Barton-le-Clay				
Number of pitches proposed					
Stage 1					
<b>AONB</b>	No	<b>SSSI</b>	No	<b>Flood Zone 3</b>	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	Pass Stage 1				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	Yes			PPTS states: 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 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.	
Safe access from the public highway	no objection -the site has a significant length of frontage to Faldo Road bordered by an established hedge set well back from the highway. It would be possible to construct an access, having appropriate visibility splays, within this frontage			Ensure appropriate visibility splays	
Visual and acoustic privacy and visual amenity	Noise from A6 road traffic will be a concern. However, given scale of site with appropriate assessment and subsequent location and mitigation a solution could be found. Similar issues with noise light and odour from industrial estate will require careful consideration. Visual amenity issues considered under landscape assessment			A full noise assessment would be required before development could commence	
Located on	No			None required	

contaminated land		
Archaeological significance	The southern part of the site is within the area of the Brook End Green medieval settlement (HER 17011) and immediately south of another area of medieval occupation at Grange Farm (HER 9356). The site, therefore, has the potential to contain archaeological remains. This does not prevent development but mitigation is likely to be required. It is also within the setting of Faldo Farm medieval moated site (HER 239 and SM 24410) which is a Scheduled Monument and a nationally designated heritage asset.	The impact of any development within this site on the setting of the Scheduled Monument has to be taken into account and may preclude development.
Area of protected wildlife	This site has not been identified as ecologically significant. There may be badger in the area	A full ecological survey would be required before development could commence
Impact on landscape	Concern regarding views from AONB. However there is scope to integrate with existing planting	Planting and screening to integrate site
Proximity to other allocations	Not in the vicinity of other allocations	None required
Incline of site	No incline	None required
Located adjacent to the motorway	In close proximity to A6 and odour from industrial estate a concern	Further assessment required
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is <b>PASS</b>	
<b>Stage 3</b>		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	3
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to lower	Good, within 10min walk (5)	1

school (walking)	Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	0
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: <b>24/50</b> (Score with single school category: 23/40)	
<b>Sustainability Appraisal</b>		
Conclusion	The impact on the landscape is likely to be limited although development would result in the loss of agricultural land. There is potential for archaeological remains to be found on site. Development may encourage healthier lifestyles and the use of sustainable transport systems. Provision of adequate infrastructure is unlikely to be a problem in this area.	



Site Ref: <b>Site 20</b>					
Site Address	Land East of Flitwick Road and South of Maulden				
Number of pitches proposed					
Stage 1					
<b>AONB</b>	No	<b>SSSI</b>	No	<b>Flood Zone 3</b>	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	No	None required			
Located in Green Belt	No	None required			
Safe access from the public highway	no objection to vehicle access off New Road - whilst close to an existing junction of New Raod with Flitwick Road - its is preferable to increasing more junctions and potential conflict points along Flitwick Road			None required	
Visual and acoustic privacy and visual amenity	There are multiple noise sources in the area, Blackmoore Business Park, Hill Farm the A507 which would require assessment. Visual amenity issues considered under landscape assessment			The site may have potential given careful location and mitigation but this is subject to the results of a full noise assessment.	
Located on contaminated land	Potential sources of contamination			A full Contaminated Land Survey would be required prior to development	
Archaeological significance	The site does not contain any known archaeology, however, it is on the northern edge of an extensive Iron Age and Roman site (HER 918). In the Roman period this site is high status with substantial evidence for religious or ritual activity. The full extent of this site has not been defined and it likely to extend northwards, therefore, this site has high potential to contain archaeological remains, this does not preclude development but mitigation is likely to be required.			This does not preclude development but mitigation is likely to be required depending on the specifics of the development.	
Area of protected	This site is adjacent to a			A full ecological assessment	

wildlife	County Wildlife Site and there may be water vole, badger and common lizard in the area	would be required prior to development
Impact on landscape	concern regarding impact on urban fringe influence - elevated site on Greensand very large open site scope for acoustic features if well integrated	Scope for acoustic features if well integrated
Proximity to other allocations	No	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	No concerns regarding air quality	None required
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is PASS	
<b>Stage 3</b>		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	0
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	1
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	5

Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: <b>24/50</b> (Score with single school category: 22/40)	
<b>Sustainability Appraisal</b>		
Conclusion	Development would impact negatively on the landscape and would result in the loss of high grade agricultural land. There are also records showing the presence of protected species nearby and there is potential for archaeological remains to be found on site. There would be a positive impact on encouraging sustainable waste management and development may encourage healthier lifestyles and the use of sustainable transport systems.	

Site Ref: <b>Site 2</b>					
Site Address	Land South of Deadman's Cross, North of Rowney Warren Wood				
Number of pitches proposed					
Stage 1					
<b>AONB</b>	No	<b>SSSI</b>	No	<b>Flood Zone 3</b>	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	No	None required			
Located in Green Belt	No	None required			
Safe access from the public highway	no objection to vehicle access off Northwood End Road mid-point along its frontage	None required			
Visual and acoustic privacy and visual amenity	Small area to north of site may be subject to adverse noise from garage and road traffic. Visual amenity issues considered under landscape assessment	Careful location within large allocated site can overcome such			
Located on contaminated land	Land adjacent may be contaminated	A full Contaminated Land Survey would be required prior to development			
Archaeological significance	Site does not contain any known archaeology, although has potential.	Mitigation requirements would be dependent on the specifics of the development.			
Area of protected wildlife	The site is adjacent to a County Wildlife Site and there are record of hare and badger in the area	A full ecological assessment would be required prior to development			
Impact on landscape	Concern regarding urban fringe influence in Greensand landscape and open landscape,	Scope to integrate with adequate screening			
Proximity to other allocations	No	None required			
Incline of site	Sloping site	Locate site on most appropriate ground			
Located adjacent to the motorway	No concerns regarding air quality	None required			
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is <b>PASS</b>				
Stage 3					
Located on Brownfield, Greenfield or high	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	3			

quality agricultural land		
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	3
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	1
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: <b>23/50</b> (Score with single school category: 22/40)	
<b>Sustainability Appraisal</b>		
Conclusion	The site is likely to have a negative impact on the landscape and would result in the loss of medium grade agricultural land. There may also be some impact on biodiversity. However, there are no known archaeological remains on site and development is likely to encourage healthier lifestyles and the use of sustainable transport systems.	

Site Ref: <b>Site 76</b>					
Site Address	Land South of Fairfield and West of Stotfold Rd				
Number of pitches proposed					
Stage 1					
<b>AONB</b>	No	<b>SSSI</b>	No	<b>Flood Zone 3</b>	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	No	None required			
Located in Green Belt	No	None required			
Safe access from the public highway	No objection on highway safety grounds	None required			
Visual and acoustic privacy and visual amenity	No concerns regarding acoustic privacy. Visual amenity issues considered under landscape assessment	None required			
Located on contaminated land	Potential contamination	A full Contaminated Land Survey would be required prior to development			
Archaeological significance	Site adjacent to HER 16801 (an extensive area of late prehistoric occupation) and therefore has some potential.	Mitigation requirements would be dependent on the specifics of the development.			
Area of protected wildlife	There is a County Wildlife Site to the west of the site	A full ecological assessment would be required prior to development			
Impact on landscape	Concern regarding openness but a small site could be effectively integrated with screening and planting	screening and planting to integrate site			
Proximity to other allocations	No	None required			
Incline of site	Slight slope	Leveling if required			
Located adjacent to the motorway	This site is not located adjacent to the motorway. However, it may be periodically affected by odour from Letchworth Sewage Treatment Works to east but existing residential properties closer to works.	None required			
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is <b>PASS</b>				
Stage 3					
Located on	Located on Brownfield (5)	3			

Brownfield, Greenfield or high quality agricultural land	Greenfield (3), High Grade Agricultural land (0).	
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	3
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	3
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	0
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: <b>21/50</b> (Score with single school category: 21/40)	
<b>Sustainability Appraisal</b>		
Conclusion	Development would have a limited impact on the landscape and on biodiversity. It would also result in the loss of medium grade agricultural land. There is potential for archaeological remains to be found on site. Development of this site could encourage healthier lifestyles and the use of sustainable transport systems.	

Site Ref: Site 80					
Site Address	Land West of Blunham Road and South of Chalton Farm, Chalton				
Number of pitches proposed					
Stage 1					
<b>AONB</b>	No	<b>SSSI</b>	No	<b>Flood Zone 3</b>	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	No	None required			
Located in Green Belt	No	None required			
Safe access from the public highway	the sites frontage has bends and the planting/foliage is extensive resulting in obstruction of sightlines	Extensive cutback of planting/ foliage would be required to remove obstruction to sightlines			
Visual and acoustic privacy and visual amenity	No concerns regarding acoustic privacy. Visual amenity issues considered under landscape assessment	None required			
Located on contaminated land	No	None required			
Archaeological significance	Site does not contain any known archaeology, however is located within a landscape that includes an extensive area of cropmarks (HER 2665) and therefore has potential.	Any mitigation requirements would be dependent on the specifics of the development.			
Area of protected wildlife	There may be midwife toad, grass snake, common lizard and hare in the area	A full ecological assessment would be required prior to development			
Impact on landscape	Concern regarding spread of urban fringe influence and risk to new woodland	Open site but scope to integrate is small facility and well planted			
Proximity to other allocations	No	None required			
Incline of site	No significant incline	None required			
Located adjacent to the motorway	No concerns regarding air quality	None required			
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is <b>PASS</b>				
Stage 3					
Located on	Located on Brownfield (5)	0			



Brownfield, Greenfield or high quality agricultural land	Greenfield (3), High Grade Agricultural land (0).	
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	3
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	5
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	0
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: <b>21/50</b> (Score with single school category: 21/40)	
<b>Sustainability Appraisal</b>		
Conclusion	Development would have a limited impact on the landscape but would result in the loss of high grade agricultural land. There may also be a negative impact on biodiversity. There is no record of archaeological remains on site. Development would encourage healthier lifestyles.	

Site Ref: <b>Site 56</b>					
Site Address	Land north of Everton Road, west of Potton Road and north west of Potton				
Number of pitches proposed					
Stage 1					
<b>AONB</b>	No	<b>SSSI</b>	No	<b>Flood Zone 3</b>	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	no objection to vehicle access off Everton Road however extensive foliage cut back will be required to achieve SSD			extensive foliage cut back will be required to achieve SSD	
Visual and acoustic privacy and visual amenity	Potential impact from road traffic and noise from quarry. Given size of possible area this should be overcome through careful positioning / mitigation. Visual amenity issues considered under landscape assessment			This will have to be given more detailed consideration.	
Located on contaminated land	No			None required	
Archaeological significance	Site lies adjacent (to the west) of an area of cropmarks (HER 3216) which probably represent prehistoric/Roman settlement and therefore there is some potential for archaeological remains to exist within this site.			This does not prevent development but mitigation is likely to be required.	
Area of protected wildlife	The site is within a Biodiversity Opportunity Area			A full ecological assessment would be required prior to development	
Impact on landscape	No residential context; concern regarding urban fringe impact on Greensand landscape. large open field on rising ground			Scope for planting to screen but open views from Ridge	
Proximity to other allocations	No			None required	
Incline of site	Sloping site			Located on most suitable ground	
Located adjacent to the motorway	No concerns regarding air quality			None required	

Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is <b>PASS</b>	
<b>Stage 3</b>		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	3
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	0
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	0
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: <b>19/50</b> (Score with single school category: 16/40)	
<b>Sustainability Appraisal</b>		
Conclusion	Development is likely to have a limited impact on the landscape although it would result in the loss of medium grade agricultural land. The site is within a Biodiversity Opportunity Area. There is potential for archaeological remains to be found on site. Development of this site could encourage healthier lifestyles and the use of sustainable transport systems.	

Site Ref: Site 55					
Site Address	Land South East of Park Corner Farm and South of Dunton Lane				
Number of pitches proposed					
Stage 1					
<b>AONB</b>	No	<b>SSSI</b>	No	<b>Flood Zone 3</b>	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	No	None required			
Located in Green Belt	No	None required			
Safe access from the public highway	No objection - No justifiable highway safety reason why this site should not be considered. Site has a considerable frontage to Dunton Lane. It would be feasible to provide an adequate access with appropriate visibility splays at some point within this frontage. However considerable removal/cutting of existing frontage hedge/trees would be required.	removal/cutting of existing frontage hedge/trees would be required.			
Visual and acoustic privacy and visual amenity	Noise from Road Traffic /industrial uses may require consideration but not expected that this cannot be overcome through mitigation / positioning. Visual amenity issues considered under landscape assessment	overcome through mitigation / positioning			
Located on contaminated land	No	None required			
Archaeological significance	Inappropriate site. Located within the setting of Stratton Moat and associated earthworks (HER 520) which is a Scheduled Monument (SM 11541) and therefore a nationally designated heritage asset of the highest significance. In addition this site contains the cropmark remains of what is likely to be	It appears effective mitigation cannot be found for a larger site. However the site remains in the process and a small (max 5 pitch) carefully located allocation may be considered			

	a prehistoric/Roman agrarian settlement, the extent of which is not fully known. The impact on the historic environment is too great to mitigate, therefore the Archaeology Team strongly objects to the inclusion of this site in the shortlist.	
Area of protected wildlife	This is not an area of ecological significance. However there may be badger in the area	A full ecological assessment would be required prior to development
Impact on landscape	The site has no residential context, increases urban fringe influence, rural road character important. Open fields ,lack feature ,rural area	Careful screening would be required
Proximity to other allocations	No	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	No concerns regarding air quality	None required
Conclusion	It is considered that the mitigation proposed for each category is sufficient. However, careful consideration should be given to objections from the archaeologists. Result: <b>PASS</b>	
<b>Stage 3</b>		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	0
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min	1

	journey (1), anything above 30mins (0)	
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: <b>18/50</b> (Score with single school category: 16/40)	
<b>Sustainability Appraisal</b>		
Conclusion	Development is likely to have a limited impact on the landscape although it would result in the loss of high grade agricultural land. Development of this site could encourage healthier lifestyles and the use of sustainable transport systems. There would be a significant negative impact on the scheduled monument.	

Site Ref: <b>Site 54</b>					
Site Address	Land South West of Park Corner Farm and South of Dunton Lane				
Number of pitches proposed					
Stage 1					
<b>AONB</b>	No	<b>SSSI</b>	No	<b>Flood Zone 3</b>	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	Small part of site to the west	Amend parameters of site to avoid flood zone			
Located in Green Belt	No	None required			
Safe access from the public highway	No justifiable highway safety reason why this site should not be considered. Site has a considerable frontage to Dunton Lane. It would be feasible to provide an adequate access with appropriate visibility splays at some point within this frontage. However considerable removal/cutting of existing frontage hedge/trees would be required.	considerable removal/cutting of existing frontage hedge/trees would be required.			
Visual and acoustic privacy and visual amenity	Noise from Road Traffic may require consideration but not expected that this cannot be overcome through mitigation / positioning. Visual amenity issues considered under landscape assessment	This will require careful design and location.			
Located on contaminated land	No	None required			
Archaeological significance	Inappropriate site. Located within the setting of Stratton Moat and associated earthworks (HER 520) which is a Scheduled Monument (SM 11541) and therefore a nationally designated heritage asset of the highest significance. In addition archaeological remains including upstanding ridge and furrow and settlement earthworks (HER 17786) are known on the eastern side of	It appears effective mitigation cannot be found for a larger site. However the site remains in the process and a small (max 5 pitch) carefully located allocation may be considered,			

	the site and early medieval settlement remains (HER 17738) have been investigated in the central area. The impact on the historic environment is too great to mitigate, therefore the Archaeology Team strongly objects to the inclusion of this site in the shortlist.	
Area of protected wildlife	There is a County Wildlife Site adjacent to the site and there may be badger in the area	A full ecological assessment would be required prior to development
Impact on landscape	There is no residential context, increases urban fringe influence and risk to habitats.	Open fields some scope to screen with planting.
Proximity to other allocations	No	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	No concerns regarding air quality	None required
Conclusion	It is considered that the mitigation proposed for each category is sufficient. However, careful consideration should be given to objections from the archaeologists. Result: <b>PASS</b>	
<b>Stage 3</b>		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	0
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to upper school (public)	Good, within 10min journey (5), Fair, within 20min journey	1



transport)	(3), Poor, within 30min journey (1), anything above 30mins (0)	
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: <b>17/50</b> (Score with single school category: 15/40)	
<b>Sustainability Appraisal</b>		
Conclusion	Impact on the landscape and biodiversity is likely to be limited. However, development would result in the loss of high grade agricultural land. There is potential for archaeological remains to be found on site. The site is unlikely to encourage the use of sustainable transport systems.	

Site Ref: <b>Site 63a</b>					
Site Address	Land east north of Sutton Road and east of Sutton				
Number of pitches proposed					
Stage 1					
<b>AONB</b>	No	<b>SSSI</b>	No	<b>Flood Zone 3</b>	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	No	None required			
Located in Green Belt	No	None required			
Safe access from the public highway	no objection to vehicle access off Sutton Road mid-point along its frontage				
Visual and acoustic privacy and visual amenity	Potential impact from road traffic. Further investigation required. Visual amenity issues considered under landscape assessment	Further investigation required prior to development			
Located on contaminated land	No	None required			
Archaeological significance	Site includes an area of cropmarks (HER 2941) and lies to the north-east of another group (HER 9100) which together probably represent a later prehistoric funerary landscape. Therefore there is some potential for archaeological remains to survive within the site.	This does not prevent development but mitigation is likely to be required.			
Area of protected wildlife	This is not an ecologically significant site	None required			
Impact on landscape	This site can be integrated into the growth area for village.	Screening and planting to integrate			
Proximity to other allocations	No	None required			
Incline of site	No significant incline	None required			
Located adjacent to the motorway	No concerns regarding air quality	None required			
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is <b>PASS</b>				
Stage 3					
Located on Brownfield, Greenfield or high	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	0			

quality agricultural land		
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	0
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	5
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	1
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: <b>17/50</b> (Score with single school category: 16/40)	
<b>Sustainability Appraisal</b>		
Conclusion	Development would have a limited impact on the landscape but would result in the loss of high grade agricultural land. There is potential for archaeological remains to be found on site. However, the site is not considered to be ecologically significant.	

Site Ref: Site 60					
Site Address	Land South of Wrestlingworth Road and East of Sutton Road				
Number of pitches proposed					
Stage 1					
<b>AONB</b>	No	<b>SSSI</b>	No	<b>Flood Zone 3</b>	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	no objection to vehicle access off Sutton Road mid-point along its frontage, instead of Wrestlingworth Road which is a higher class of road (B1042)			None required	
Visual and acoustic privacy and visual amenity	potential impacts, noise odours etc from limited number of land uses which surround site. Visual amenity issues considered under landscape assessment			Given size of allocated area it is expected that these could be overcome as a result of careful positioning of final site	
Located on contaminated land	No			None required	
Archaeological significance	Site includes an area of cropmarks (HER 15084) and lies to the north of an extensive area of cropmarks (HER 2941) which together probably represent a later prehistoric funerary landscape. Therefore there is some potential for archaeological remains to survive within the site.			This does not prevent development but mitigation is likely to be required.	
Area of protected wildlife	This is not an area of ecological significance however there may be badger			A full ecological assessment would be required prior to development	
Impact on landscape	reduce separation between villages, risk to plantation. very open large site, poor context			Significant screening and planting required to integrate site	
Proximity to other allocations	No			None required	
Incline of site	No significant incline			None required	
Located adjacent to the motorway	No concerns regarding air quality			None required	

Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is <b>PASS</b>	
<b>Stage 3</b>		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	0
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	0
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	1
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	0
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: <b>17/50</b> (Score with single school category: 16/40)	
<b>Sustainability Appraisal</b>		
Conclusion	The development would have a limited impact on the landscape although it would result in the loss of high grade agricultural land. There may be badgers on site so biodiversity may be negatively affected. There is potential for archaeological remains to be found on site. Development of this site could encourage healthier lifestyles and the use of sustainable transport systems.	

Site Ref: Site 102					
Site Address	Land South of Greenfield Road, Flitton				
Number of pitches proposed					
Stage 1					
<b>AONB</b>	No	<b>SSSI</b>	No	<b>Flood Zone 3</b>	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	No	None required			
Located in Green Belt	No	None required			
Safe access from the public highway	No objection	None required			
Visual and acoustic privacy and visual amenity	Minor concern regarding noise from sports facilities. Visual amenity issues considered under landscape assessment	Consideration should be taken on lay out to mitigate noise from the use of the sports facilities			
Located on contaminated land	Land adjacent may be contaminated therefore there is a possibility of contaminated land on the site	A full soil assessment would need to be undertaken prior to development			
Archaeological significance	Site does not contain any known archaeology, although it is adjacent to HER 16646 which is an enclosure of probably prehistoric date and therefore this site has potential.	Mitigation requirements would depend on the specific nature of any development.			
Area of protected wildlife	This site has not been identified as ecologically significant. However, there may be badger in the area	A full ecological survey would be required before development could commence			
Impact on landscape	There is concern regarding integration and openness	A smaller site would be preferable designed to respect linear character of the area			
Proximity to other allocations	Not in the vicinity of other allocations	None required			
Incline of site	No incline	None required			
Located adjacent to the motorway	no concerns regarding air quality	None required			
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is PASS				
Stage 3					
Located on Brownfield,	Located on Brownfield (5) Greenfield (3), High Grade	0			

Greenfield or high quality agricultural land	Agricultural land (0).	
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	3
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	5
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	0
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: <b>16/50</b> (Score with single school category:16/40)	
<b>Sustainability Appraisal</b>		
Conclusion	Development would have a negative impact on landscape and would result in the loss of high grade agricultural land. There is no record of archaeological remains on site although there are records of remains on adjacent land. It is unlikely that development would encourage the use of sustainable transport systems.	

Site Ref: <b>Site 58</b>					
Site Address	Land East of Potton Road and South of Ram Farm				
Number of pitches proposed					
Stage 1					
<b>AONB</b>	No	<b>SSSI</b>	No	<b>Flood Zone 3</b>	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	No	None required			
Located in Green Belt	No	None required			
Safe access from the public highway	No objection to vehicle access off Potton Road mid-point along its frontage	None required			
Visual and acoustic privacy and visual amenity	Concerns over dust nuisance / noise from neighbouring quarry. Careful consideration required but given scale of allocation through careful locating and mitigation, matters can be overcome. Visual amenity issues considered under landscape assessment	Careful design and location.			
Located on contaminated land	No	None required			
Archaeological significance	Site partially includes an area of cropmarks (HER 657) which probably represent prehistoric/Roman settlement and therefore there is the potential for archaeological remains within this site.	This does not prevent development but mitigation is likely to be required- depending on the specifics of the development			
Area of protected wildlife	This is a Biodiversity Opportunity Area and there may be Great Crested Newts and badger	A full ecological assessment would be required prior to development			
Impact on landscape	Significant Concern regarding impact on open "heathland" Greensand character, urban fringe risk. Isolated, no context, open farmland. The landscape character sensitivity for this area is judged to be High, with visual sensitivity being Moderate-High. The foreground to the Ridge is an extremely	Needs careful location and detail design.			



	important part of the landscape. In this location the underlying heathland character has been noted. This site is not appropriate in terms of landscape impact	
Proximity to other allocations	No	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	No concerns regarding air quality	None required
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is <b>PASS</b>	
<b>Stage 3</b>		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	3
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	0
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	0
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5

Conclusion	Score: <b>16/50</b> (Score with single school category: 15/40)
Sustainability Appraisal	
Conclusion	Development of this site would negatively impact on the landscape, in particular the Greensand Ridge, and biodiversity as there are records of protected species on site. Development would also result in the loss of high grade agricultural land. However, there would be a positive impact on encouraging sustainable waste management and possibly also encouraging healthier lifestyles and the use of sustainable transport systems.

Site Ref: <b>Site 4</b>					
Site Address	Land East of Biggleswade Road, West of Sutton				
Number of pitches proposed					
Stage 1					
<b>AONB</b>	No	<b>SSSI</b>	No	<b>Flood Zone 3</b>	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	No	None required			
Located in Green Belt	No	None required			
Safe access from the public highway	no objection to vehicle access off Biggleswade Road at mid-point along the straight sections of the road		None required		
Visual and acoustic privacy and visual amenity	Road traffic noise could be a concern but given size of site this can be overcome through careful positioning of plots. Visual amenity issues considered under landscape assessment		This can be overcome through careful positioning of plots		
Located on contaminated land	No		None required		
Archaeological significance	Site includes an area of cropmarks (HER 9098) which probably represent prehistoric/Roman land division, possibly associated with contemporary settlement, and therefore there is the potential for archaeological remains within this site.		This does not prevent development but mitigation is likely to be required		
Area of protected wildlife	There is a Biodiversity Opportunity Area to the East and there may be water vole in the area		A full ecological assessment would be required prior to development		
Impact on landscape	Development is likely to be visually intrusive, site has open views. Small land parcel out of character need to associate with shelterbelt		Need to associate with shelterbelt		
Proximity to other allocations	No		None required		
Incline of site	No significant incline		None required		
Located adjacent to the motorway	No concerns regarding air quality		None required		

Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is <b>PASS</b>	
<b>Stage 3</b>		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	0
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	1
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	3
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: <b>16/50</b> (Score with single school category: 12/40)	
<b>Sustainability Appraisal</b>		
Conclusion	There maybe a negative impact on archaeological remains. It is unlikely that the development would encourage healthier lifestyles or the use of sustainable transport systems. However, impact on the landscape would be limited.	

Site Ref: <b>Site 26</b>					
Site Address	Land South of Dunton Lane and W of Dunton				
Number of pitches proposed					
Stage 1					
<b>AONB</b>	No	<b>SSSI</b>	No	<b>Flood Zone 3</b>	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	No	None required			
Located in Green Belt	No	None required			
Safe access from the public highway	No objection to vehicle access off Dunton Lane at mid-point of sites frontage with the road	None required			
Visual and acoustic privacy and visual amenity	Noise from road traffic a concern but expected this can be mitigated through careful positioning and other forms of mitigation given the size of the carriageway. Visual amenity issues considered under landscape assessment	Mitigated through careful positioning.			
Located on contaminated land	Reservoir/water works is a potential source of contamination	A full Contaminated Land Survey would be required prior to development			
Archaeological significance	The site does not contain any known archaeological remains although it does have potential with a number of cropmark sites known from the immediate vicinity which are likely to represent prehistoric or Roman settlement.	Mitigation requirements would depend on the specific nature of any development.			
Area of protected wildlife	This is not an area of ecological significance though there may be badger in the area	A full ecological assessment would be required prior to development			
Impact on landscape	Concern that the site has no context. Farmland important to keep rural gap.	Create feature with tree planting and screening			
Proximity to other allocations	No	None required			
Incline of site	No significant incline	None required			
Located adjacent to the motorway	No concerns regarding air quality	None required			
Conclusion	It is considered that the mitigation proposed for each category				

	is sufficient, therefore the result for this stage is PASS	
<b>Stage 3</b>		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	0
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	3
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)0	1
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: <b>15/50</b> (Score with single school category: 14/40)	
<b>Sustainability Appraisal</b>		
Conclusion	Development would impact negatively on the landscape and would result in the loss of high grade agricultural land. However, there would be a positive impact on encouraging sustainable waste management. It is unlikely that development would encourage the use of sustainable transport systems.	

Site Ref: <b>Site 33</b>					
Site Address	Land South of Silsoe Road and Wardhegdes				
Number of pitches proposed					
Stage 1					
<b>AONB</b>	No	<b>SSSI</b>	No	<b>Flood Zone 3</b>	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	Pass Stage 1				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	No objection to vehicle access off Silsoe Road			None required	
Visual and acoustic privacy and visual amenity	No concerns regarding acoustic privacy. Visual amenity issues considered under landscape assessment			None required	
Located on contaminated land	Adjacent plant nursery has potential sources			A full Contaminated Land Survey would be required prior to development	
Archaeological significance	The site does not contain any known archaeological remains although it does have potential with a number of cropmarks known from the immediate vicinity which are likely to represent prehistoric or Roman settlement.			Mitigation requirements would depend on the specific nature of any development.	
Area of protected wildlife	This site has not been identified as ecologically significant. However, there may be common lizard and badger in the area			A full ecological survey would be required before development could commence	
Impact on landscape	There is concern regarding impact on landscape character as the site is an isolated, very rural site with little context. There is little scope for integration or screening			Extensive planting would be requires to integrate site	
Proximity to other allocations	This site is not in the vicinity of other site allocations			None required	
Incline of site	No incline			None required	
Located adjacent to the motorway	No concerns			None required	
Conclusion	Whilst there is significant concern regarding the potential negative impact development could have on the landscape, it is considered that careful screening could mitigate this effectively. It is considered that the mitigation proposed for				

	each category is sufficient, therefore the result for this stage is <b>PASS</b>	
<b>Stage 3</b>		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	0
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	3
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	0
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: <b>14/50</b> (Score with single school category: 14/40)	
<b>Sustainability Appraisal</b>		
Conclusion	Development would impact negatively on the landscape and would result in the loss of high grade agricultural land. There may also be a negative impact on biodiversity. However, there would be a positive impact on encouraging sustainable waste management. Development is unlikely to encourage the use of sustainable transport systems.	



Site Ref: <b>Site 62</b>					
Site Address	Land West of Sutton Road and North of Sutton				
Number of pitches proposed					
Stage 1					
<b>AONB</b>	No	<b>SSSI</b>	No	<b>Flood Zone 3</b>	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	No	None required			
Located in Green Belt	No	None required			
Safe access from the public highway	no objection to vehicle access off Sutton Road mid-point along its frontage	None required			
Visual and acoustic privacy and visual amenity	Potential impact from road traffic on Sutton Road but can be overcome through careful positioning of allocated site. Visual amenity issues considered under landscape assessment	This will require careful design and location.			
Located on contaminated land	No	None required			
Archaeological significance	This site is located within the known extent of Sutton Park (HER 7005) and is within the setting of John O'Gaunt's Hill (HER 510) which is probably a medieval motte. It is a Scheduled Monument and therefore a heritage asset of the highest significance.	There is therefore some archaeological potential at this site, however depending on the nature of the development it is likely that an appropriate mitigation strategy can be found.			
Area of protected wildlife	This is not an area of ecological significance and there are no species records for the area	None required			
Impact on landscape					
Proximity to other allocations	No	None required			
Incline of site	No significant incline	None required			
Located adjacent to the motorway	No concerns regarding air quality	None required			
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is <b>PASS</b>				
Stage 3					
Located on Brownfield,	Located on Brownfield (5) Greenfield (3), High Grade	0			

Greenfield or high quality agricultural land	Agricultural land (0).	
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	0
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	1
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: <b>14/50</b> (Score with single school category: 13/40)	
<b>Sustainability Appraisal</b>		
Conclusion	Development would have a limited impact on the landscape. The site is not considered to be ecologically significant and would contribute to the efficient use of land as it is currently relatively low grade agricultural land. There is potential for archaeological remains to be found on site.	

Site Ref: <b>Site 63</b>					
Site Address	Land East of Sutton Road and East of Sutton				
Number of pitches proposed					
Stage 1					
<b>AONB</b>	No	<b>SSSI</b>	No	<b>Flood Zone 3</b>	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	No	None required			
Located in Green Belt	No	None required			
Safe access from the public highway	No objection to vehicle access off Sutton Road mid-point along its frontage	None required			
Visual and acoustic privacy and visual amenity	Potential impact from road traffic. Careful allocation can overcome this given scale of site. Visual amenity issues considered under landscape assessment	This will require careful design and location.			
Located on contaminated land	No	None required			
Archaeological significance	Site includes an area of cropmarks (HER 2941) and lies to the north-east of another group (HER 9100) which together probably represent a later prehistoric funerary landscape. Therefore there is some potential for archaeological remains to survive within the site.	This does not prevent development but mitigation is likely to be required.			
Area of protected wildlife	This is not an area of ecological significance and there are no species records in this area	None required			
Impact on landscape	Exposed site with little context	Screening and planting required to integrate site			
Proximity to other allocations	No	None required			
Incline of site	No significant incline	None required			
Located adjacent to the motorway	No concerns regarding air quality	None required			
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is <b>PASS</b>				
Stage 3					
Located on	Located on Brownfield (5)	0			

Brownfield, Greenfield or high quality agricultural land	Greenfield (3), High Grade Agricultural land (0).	
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	0
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	1
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: <b>14/50</b> (Score with single school category: 13/40)	
<b>Sustainability Appraisal</b>		
Conclusion	Development would impact negatively on the landscape and would result in the loss of high grade agricultural land. There is potential for archaeological remains to be found on site. However, the site is not considered to be ecologically significant.	

Site Ref: Site 1					
Site Address	Land South of Edworth Road and East of Langford				
Number of pitches proposed					
Stage 1					
<b>AONB</b>	No	<b>SSSI</b>	No	<b>Flood Zone 3</b>	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	No	None required			
Located in Green Belt	No	None required			
Safe access from the public highway	no objection to vehicle access off Edworth Road	None required			
Visual and acoustic privacy and visual amenity	Noise from Wind Farm will need careful assessment to determine if site is suitable. Visual amenity issues considered under landscape assessment	A full noise assessment would be required prior to development			
Located on contaminated land	No	None required			
Archaeological significance	Site lies within the area of a Second World War dummy airfield (HER 17918) of which there are some structural remains and in an area containing evidence of Iron Age and Roman occupation (HER 2796). Therefore, there is the potential for archaeological remains within this site.	This does not prevent development but mitigation is likely to be required			
Area of protected wildlife	This is not an area of ecological significance and there are no species records	Non required			
Impact on landscape	There is significant concern regarding urban fringe impact, site has no context; open views from Toplars Hill. This is open arable land with little existing screening ;not suitable to fence or bund	Extensive screening would be required, trees should not be removed from existing copse			
Proximity to other allocations	No	None required			
Incline of site	No significant incline	None required			
Located adjacent to the motorway	No concerns regarding air quality	None required			
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is <b>PASS</b>				

Stage 3		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	0
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	0
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: <b>13/50</b> (Score with single school category: 13/40)	
Sustainability Appraisal		
Conclusion	This site is likely to have a negative impact on the landscape and would result in the loss of high grade agricultural land. Development may also impact on archaeological remains. However, there is likely to be a positive impact on protecting biodiversity, encouraging healthier lifestyles and the use of sustainable transport systems.	

Site Ref: Site 66b					
Site Address	Land West of Cambridge Road and North of Dunton				
Number of pitches proposed					
Stage 1					
<b>AONB</b>	No	<b>SSSI</b>	No	<b>Flood Zone 3</b>	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	No	None required			
Located in Green Belt	No	None required			
Safe access from the public highway	access off Cambridge Road along the mid-point of its frontage	None required			
Visual and acoustic privacy and visual amenity	Screening required to shield site from traffic noise from road. Visual amenity issues considered under landscape assessment	Screening required to shield from noise from road			
Located on contaminated land	No	None required			
Archaeological significance	Whilst this site is within the setting of Newton Bury Moat (HER 2815) a medieval moated residence with associated historic documentation dating it from 1504 it is far enough away so as not to prohibit development.	The impact of any development within this site on the setting of the Scheduled Monument has to be taken into account and may preclude development.			
Area of protected wildlife	This is not an area of ecological significance and there are no species records	None required			
Impact on landscape	Openness of field would require substantial integration	Use planting and screening to integrate effectively			
Proximity to other allocations	No	None required			
Incline of site	No significant incline	None required			
Located adjacent to the motorway	No concerns regarding air quality	None required			
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is <b>PASS</b>				
Stage 3					
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	0			
Access to major	Good, within 0.5-1mile (5)	1			

roads (A roads)	Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	0
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: <b>12/50</b> (Score with single school category: 1240)	
<b>Sustainability Appraisal</b>		
Conclusion	Development would have a limited impact on the landscape but would result in the loss of high grade agricultural land. There is potential for archaeological remains to be found on site. However, the site is not considered to be ecologically significant. Development of this site could encourage healthier lifestyles and the use of sustainable transport systems.	



**Central Bedfordshire Council Gypsy and Traveller Local Plan Site Assessment: Plots for Travelling Showpeople**

The Gypsy, Traveller and Showperson Accommodation Assessment Update 2013 found a need for 8 additional permanent plots for Travelling Showpeople in Central Bedfordshire between 2013 and 2031.

Site Ref: <b>Site 82</b>					
Site Address	Kennel Farm Holdings, E of Biggleswade				
Number of pitches proposed	This site was previously allocated in the abandoned North DPD for 4 plots for Travelling Showpeople.				
Stage 1					
<b>AONB</b>	No	<b>SSSI</b>	No	<b>Flood Zone 3</b>	Along southern boarder
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	Along southern boarder			Amend parameters of site to avoid flood zone	
Located in Green Belt	No			None required	
Safe access from the public highway	no objection to vehicle access off either side of the site and at points where the private access roads/tracks meet the public highway.			None required	
Visual and acoustic privacy and visual amenity	No concerns regarding acoustic privacy. Visual amenity issues considered under landscape assessment			None required	
Located on contaminated land	No			None required	
Archaeological significance	The site is located within the setting of Stratton Moat and associated earthworks (HER 520) which is a Scheduled Monument (SM 11541) and therefore a nationally designated heritage asset of the highest significance. In addition a recently completed geophysical survey on the land to the immediate north-east has identified a part of a Bronze Age funerary landscape which is likely to continue into the proposed site. It is our opinion that the impact on the historic environment is too great to			This site has was previously allocated in the North DPD	

	mitigate and therefore the Archaeology Team strongly objects to the inclusion of this site on the shortlist.  We do appreciate that this site has been put forward before, but we still believe it is an inappropriate site.	
Area of protected wildlife	Within Biggleswade Green Wheel and stream adjacent is a wildlife corridor	A full ecological assessment would be required prior to development
Impact on landscape	Concern regarding spread of urban fringe influence and risk to road frontage and spread of urban fringe influence.	scope if strongly integrated with planting
Proximity to other allocations	No	None required
Incline of site	Slight incline	Level if appropriate
Located adjacent to the motorway	No concerns regarding air quality	None required
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is <b>PASS</b>	
<b>Stage 3</b>		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	3
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	1
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	3
Access to	Good, within 10min walk (5)	1

community facilities (local food store)	Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: <b>28/50</b> (Score with single school category: 22/40)	
<b>Sustainability Appraisal</b>		
Conclusion	Development would have a limited impact on the landscape and biodiversity but would result in the loss of medium grade agricultural land. There would be a negative impact on the scheduled monument. Development of this site could encourage healthier lifestyles and the use of sustainable transport systems.	

Site Ref: <b>Site 114</b>					
Site Address	Land W of Billington Rd and W of Stanbridge				
Number of pitches proposed	This is a private site, the prospective owner has requested that 10 plots be allocated for Travelling Showpeople.				
Stage 1					
<b>AONB</b>	No	<b>SSSI</b>	No	<b>Flood Zone 3</b>	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	No	None required			
Located in Green Belt	Yes	PPTS states: 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 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.			
Safe access from the public highway	No objection on highways grounds	None required			
Visual and acoustic privacy and visual amenity	No issues. Visual amenity issues considered under landscape assessment	None required			
Located on contaminated land	No	None required			
Archaeological significance	The site does not contain any known archaeological remains though there is some evidence that it has been subject to coprolite extraction in the 19th century (HER 14028) it may retain some archaeological potential.	Mitigation requirements would depend on the specific nature of any development.			
Area of protected wildlife	This is not an area of ecological significance	None required			
Impact on landscape	concern regarding urban fringe influence on character of historic village.	Scope regarding planting and integration, but important open space at junction			
Proximity to other allocations	No	None required			
Incline of site	No significant incline	None required			

Located adjacent to the motorway	No concerns regarding air quality	None required
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is <b>PASS</b>	
<b>Stage 3</b>		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	3
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	5
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	0
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: <b>25/50</b> (Score with single school category: 25/40)	
<b>Sustainability Appraisal</b>		
Conclusion	Development would have a negative impact on landscape and is within the Green Belt. The site is not considered to be ecologically significant and there is no record of archaeological remains on site although there are records of remains on adjacent land. Development would encourage healthier lifestyles and the use of sustainable transport systems.	



**Information distributed at Overview and Scrutiny Committee 28<sup>th</sup>  
February 2013**

**This pack contains:**

1. Explanation why there are now 32 sites at Stage 3 instead of the 35 that were published for 17<sup>th</sup> January OSC
2. The site assessments missing from Appendix C for Sites 66 and 106 which failed at Stage 2 of the assessment process
3. The amended Stage 3 scores to replace those in Appendix C
4. Additional issues from the representations to be added to Appendix D
5. The new pitch requirement as set out in the final GTAA

**1. The 35 sites published on 17<sup>th</sup> January have been reduced to 32**

The full site assessment was checked prior to publication of the papers for today and it was found that three sites, Sites 40, 79 and 112 should not have been put to Stage 3 as they did not pass the Stage 2 assessment. These sites have consequently been removed from Stage 3. Please note; the map in the Site Assessment Document at Appendix C on page 79 still has these sites marked in orange. They should now be red to represent the fact they are no longer at Stage 3. The correct maps are available to view on the Gypsy and Traveller pages of the CBC website.

**2. Bedfordshire Council Gypsy and Traveller Local Plan Site  
Assessment: Additional Site Assessments for 28<sup>th</sup> February 2013**

Site Ref: Site 66					
Site Address	Land E of Sutton Rd, W of Cambridge Rd and N of Dunton				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Northern edge in Flood Zone
On or adjacent to unsafe environment or hazardous place	Sewage works adjacent to part of the site. However the site is large enough to locate pitches a sufficient distance from the sewage works				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	Northern tip in Flood Zone 2			Amend site parameters to avoid flood zone	
Located in Green Belt	No			None required	
Safe access from the public highway	No objection to vehicle access off Cambridge Road along the mid-point of its frontage			None required	
Visual and acoustic privacy and visual amenity	Noise / odour from isolated sources such as farms / roads and sewage works will need to be carefully evaluated but given sheer scale of site mitigation will likely be viable in all instances providing appropriate assessments are conducted. Visual amenity issues considered under landscape assessment			Further assessment required. Amend site parameters to avoid issues relating to acoustic privacy.	
Located on contaminated land	There may be sources of contamination on the site			A full Contaminated Land Survey would be required prior to development	
Archaeological significance	This site is within the setting of Newton Bury Moat (HER 2815) which is a medieval moated residence with associated historic documentation dating it from 1504. It is a Scheduled Monument and therefore a heritage asset of the highest significance.			The impact of any development within this site on the setting of the Scheduled Monument has to be taken into account and may preclude development. The Archeology Team advise against allocating this site.	
Area of protected wildlife	This site is not an area of ecological significance and there are no species records for the site.			None required	
Impact on landscape	There is scope to integrate with village requires significant			Significant plantation screening would be required	



	plantation screening.	
Proximity to other allocations	No	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	There are no concerns regarding air quality	None required
Conclusion	<b>FAIL:</b> On archaeological grounds. A number of the issues raised could be mitigated if the site was located to the East of the site. This area was subdivided and labelled Site 66b	

Site Ref: Site 106					
Site Address	Land W of A5 and NW of Hockiffe				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Southern edge of site borders Flood Zone
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	<b>PASS</b>				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	Borders Flood Zone 2			Amend site parameters to avoid Flood Zone	
Located in Green Belt	Yes			PPTS states: 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 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.	
Safe access from the public highway	No objection subject to the vehicle access being located furthest southwest of the sites frontage as possible to achieve optimum sightlines			None required	
Visual and acoustic privacy and visual	Noise from A5 significant factor which would need consideration.			A full noise assessment would be required prior to	

amenity	Scale of site would allow mitigation subject to detailed assessment. Visual amenity issues considered under landscape assessment	development
Located on contaminated land	No	None required
Archaeological significance	Inappropriate site. Located within the setting of Church Farm Moat and Settlement (HER 10), Hockcliffe which is a Scheduled Monument (SM 24414) and therefore a nationally designated heritage asset of the highest significance. In addition this site contains the earthwork remains of the medieval landscape associated with Church End, Hockcliffe (HERs 16880, 3279 and 11639)	The impact on the historic environment is too great to mitigate, therefore the Archaeology Team strongly objects to the inclusion of this site in the shortlist.
Area of protected wildlife	There is a County Wildlife Site to the south of the site and there may be badger in the area	A full ecological assessment would be required prior to development
Impact on landscape	There is concern regarding urban fringe influence and impact on historic landscape	Planting and screening to integrate site
Proximity to other allocations	No	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	There are no concerns regarding air quality	None required
Conclusion	<b>FAIL:</b> on archaeological grounds	

### 3. Gypsy and Traveller Local Plan: Amendment to scores for Access to Health Services (GP)

Residents have raised a number of queries regarding the scores relating to Access to Health Services (GP surgeries). The software, designed to assess distances in a consistent manner, produced some scores that did not reflect the position on the ground. Officers looked again at the scores for all of the sites and found that a mistake had been made in the way a batch of 6 sites were entered onto the system. The affected sites are:

- Site 36 - Land N of Standalone Warren and S of Northwood End Rd, Haynes
- Site 114 - Land W of Billington Rd and W of Stanbridge
- Site 2 - Land S of Deadman's Cross, N of Rowney Warren Wood
- Site 76 - Land S of Fairfield and W of Stotfold Rd
- Site 55 - Land SE of Park Corner Farm and S of Dunton Lane
- Site 63a - Land E+N of Sutton Rd and E of Sutton

The entry was corrected and the assessment repeated. All scores were reduced by 1 (except site 63a which reduced by 2). The changes are reflected

in this table (highlighted in yellow) and will be discussed at the Sustainable Communities Overview and Scrutiny Committee Meeting on 28 February.

**Potential Gypsy and Traveller sites sorted by scores at stage 3**

Site Number	Site Name	Site Score	
		Old GP score	New GP score
81	Land N of Arlesey Rd and W of Stotfold Leisure Centre	35	35
28	Land at the Bungalow, W of A5120/Houghton Regis	32	32
15	Land E of A6, W of Luton Rd and SW of Barton-le-Clay	32	32
5	Land N of Bury Hill, W of Sutton Rd and E of Pottton	31	31
36	Land N of Standalone Warren and S of Northwood End Rd, Haynes	29	28
13	Land E of A5120 and N of Westoning Rd	28	28
75	Land E of Fairfield and S of the former Pig development unit	26	26
92	Land E of Watling Street and S of Dunstable	26	26
70	Land W of Wrayfields and N of Malthouse Lane, Stotfold	25	25
20	Land E of Flitwick Rd and S of Maulden	24	24
16	Land W of A6, S of Faldo Rd and W of Barton-le-Clay	24	24
2	Land S of Deadman's Cross, N of Rowney Warren Wood	23	22
80	Land W of Blunham Rd and S of Chalton Farm, Chalton	21	21
76	Land S of Fairfield and W of Stotfold Rd	21	20
56	Land N of Everton Rd, W of Pottton Rd and NW of Pottton	19	19
116	1 Old Acres, Barton Rd, Pulloxhill	18	18
55	Land SE of Park Corner Farm and S of Dunton Lane	18	17
60	Land S of Wrestlingworth Rd and E of Sutton Rd	17	17
54	Land SW of Park Corner Farm and S of Dunton Lane	17	17
4	Land E of Biggleswade Rd, W of Sutton	16	16
78	Land E of M1, Tingrith	16	16
58	Land E of Pottton Rd and S of Ram Farm	16	16
102	Land s Greenfield Rd, Flitton	16	16
63a	Land E+N of Sutton Rd and E of Sutton	17	15
26	Land S of Dunton Lane and W of Dunton	15	15
63	Land E of Sutton Rd and E of Sutton	14	14
33	Land S of Silsoe Rd and Wardhedges	14	14
62	Land W of Sutton Rd and N of Sutton	14	14
1	Land S of Edworth Rd and E of Langford	13	13
66b	Land W of Cambridge Rd and N of Dunton	12	12

**Potential Travelling Showpeople sites sorted by scores at stage 3**

Site Number	Site Name	Site Score	
		Old GP score	New GP score
82	Kennel Farm Holdings, E of Biggleswade	28	28
114	Land W of Billington Rd and W of Stanbridge	25	24

#### 4. Further issues submitted to add to Appendix D

Around three thousand representations were received for this committee. The packs provided outline further issues from the representations submitted against sites. These should be read in conjunction with Appendix D.

Site Number	Site Name	Issue
36	Land North of Standalone Warren and South of Northwood End Road, Haynes	<ul style="list-style-type: none"> <li>• Legal right to private enjoyment of a home</li> </ul>
75	Land east of Fairfield and south of the former Pig development unit	<ul style="list-style-type: none"> <li>• Fairfield hall 7 Fairfield Park must preserve their present Listed Building heritage and design. Therefore Strict Rules should be imposed on the appearance of Gypsy &amp; traveller' caravans</li> <li>• There should be a management body for the traveller s which should act as the centre point for public &amp; travellers to raise concerns and act on them accordingly.</li> <li>• Preservation of mature Parklands around Fairfield Park</li> <li>• It could be argued that sensitively designed housing could be acceptable in this location however the visual nature of a Gypsy &amp; Traveller site would have a negative impact on the landscape setting of the listed building</li> </ul>
76	Land south of Fairfield and west of Stotfold Road	<ul style="list-style-type: none"> <li>• Fairfield hall 7 Fairfield Park must preserve their present Listed Building heritage and design. Therefore Strict Rules should be imposed on the appearance of Gypsy &amp; traveller' caravans</li> <li>• There should be a management body for the traveller s which should act as the centre point for public &amp; travellers to raise concerns and act on them accordingly.</li> <li>• Preservation of mature Parklands around Fairfield Park</li> <li>• The site abuts a B road within Hertfordshire and has a 40mph speed limit. The access is at a low point which often floods</li> <li>• Para 3.6 of Designing Gypsy &amp; traveller Sites – Good practice Guide states that sites should not be identified for use as Gypsy &amp; Traveller pitches where the site</li> </ul>

		would be inappropriate for ordinary housing
102	Land south Greenfield Rd, Flitton	<ul style="list-style-type: none"> <li>The site is situated adjacent to an area designated in the Development Strategy Submission policies as Important Open Space which contains the village recreational space</li> </ul>

## 5. Final GTAA and new pitch numbers

The consultants ORS have continued working on the GTAA and have now produced a final document. This will be made available on the Gypsy and Traveller pages of the CBC website. The additional work found that the total pitch requirement for Gypsies and Travellers to 2031 is 157 and 22 for Travelling Showpeople

**Table 1: Pitch Requirement for Gypsy and Travellers**

Number of pitches in Central Bedfordshire in 2006	118
Pitch need from 2013 to 2018 (to meet backlog) (Minus pitches coming back into use)	38 -6
Growth between 2013 and 2018 (2.5%)	33
Growth between 2019 and 2023 (2.5%)	31
Growth between 2024 and 2028 (2.5%)	36
Growth between 2029 and 2031 (2.5%)	25
<b>Total need to 2031</b>	<b>157</b>

**Table 2: Plot Requirement for Travelling Showpeople**

Growth between 2013 and 2018 (1.5%)	13
Growth between 2019 and 2023 (1.5%)	3
Growth between 2024 and 2028 (1.5%)	4
Growth between 2029 and 2031 (1.5%)	2
<b>Total need to 2031</b>	<b>22</b>

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