

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



**TO ALL MEMBERS OF THE
SUSTAINABLE COMMUNITIES OVERVIEW & SCRUTINY COMMITTEE**

27 August 2009

Dear Councillor

**SUSTAINABLE COMMUNITIES OVERVIEW & SCRUTINY COMMITTEE – TUESDAY, 1
SEPTEMBER 2009**

Further to the Agenda and papers for the above meeting I attach an addendum to the following report:-

**9. Gypsy and Traveller Development Plan Document for the
Former Mid Bedfordshire Area - Site Selection Criteria**

To consider the proposed criteria for the assessment of Gypsy and Traveller sites in order to meet the pitch requirement for the former Mid Bedfordshire District Council area.

Should you have any queries regarding the above please contact me on 0300 300 5132.

Yours sincerely

Democratic Services Officer
email: leslie.manning@centralbedfordshire.gov.uk

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Addendum

Following further consideration of the criteria, Officers are recommending the addition of the following criteria for the short listing of sites for Gypsy and Traveller accommodation:

- Avoidance of areas of high quality agricultural land;
- Avoidance of sites with prohibitive incline;
- Consideration of potential impact on Green Infrastructure; and
- Avoidance of areas of protected wildlife species, or where appropriate the assessment of the impact on protected species and the adoption of appropriate mitigation.

Members are asked to approve these additional criteria and the proposal to apply the amended scoring system (attached to this addendum) to establish the appropriateness of each site.

In summary, the following provisional criteria are suggested for assessing sites:

1. First consider locations in or near existing settlements with access to local services
2. Sites may be found in rural or semi rural areas. Rural areas which are not subject to special planning constraint can be acceptable in principle.
3. Avoid the loss of high quality agricultural land.
4. Sites with limited incline.
5. Access to major roads or public transport services
6. Safe access from the public highway
7. Access to health services
8. Access to school, further education or training
9. Access to community facilities
10. Avoid areas of high risk flooding or the floodplain
11. Provide visual and acoustic privacy and maintain visual amenity
12. Avoid contaminated land
13. Locate sites in safe environments, avoiding refuse sites, industrial processes or other hazardous places

14. Sites Outside the Green Belt
15. Consideration of potential impact on landscape and nature designations, including Green Infrastructure
16. Sites located in areas of protected wildlife should be avoided or where appropriate assessed by wildlife survey
17. Consideration of potential impact on areas of archaeological significance
18. Serviceable for Gas/ Electricity/ Sewerage
19. Provision of Waste and Recycling Facilities

Appendix A – Assessment of Sites using Agreed Site Criteria

Site Name:

CRITERIA (SCORE)	COMMENT	SCORE
<p>Sequential Approach 1st - In or on the edge of settlements. (20) 2nd - In areas where Gypsies and Travellers already have authorised sites, and where extension of those sites is subservient in scale and would not lead to problems of assimilation (15) 3rd - In more rural locations where those sites are free from environmental and planning constraints and are within reasonable distance of local facilities.(10)</p>		
<p>Agricultural Land Classification? Located on Grade 3 Land (0) Located on Grade 2 Land (-5) Located on Grade 1 Land (-10)</p>		
<p>Incline of Site? No Slope (0) Shallow Slope (-5) Steep Slope (-10)</p>		
<p>Safe access from site directly to the Highway? Yes, no remedial work necessary (10) Maybe, some remedial work necessary (0) No, remedial work too extensive (-10)</p>		
<p>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)</p>		
<p>Access to Public Transport Good, Within 5 minutes walk / 0.25 mile (5) Fair, Within 10 minutes walk / 0.5 mile (3) Poor, Within 20 minutes walk / 1 mile (1)</p>		
<p>Access to GP Good, Within 10 minutes walk (5) Fair, Within 20 minutes walk (3) Poor, Within 30 minutes walk (1) Anything above 30 minutes (0)</p>		
<p>Access to Schools - Lower School Good, Within 10 minutes walk (5)</p>		

CRITERIA (SCORE)	COMMENT	SCORE
Fair, Within 20 minutes walk (3) Poor, Within 30 minutes walk (1) Anything above 30 minutes (0)		
Access to Schools - Middle School Good, Within 10 minutes walk (5) Fair, Within 20 minutes walk (3) Poor, Within 30 minutes walk (1) Anything above 30 minutes (0)		
Access to Schools – Upper School Good, Within 10 minutes walk (5) Fair, Within 20 minutes walk (3) Poor, Within 30 minutes walk (1) Anything above 30 minutes (0)		
Access to Community Facilities Good, Within 10 minutes walk (5) Fair, Within 20 minutes walk (3) Poor, Within 30 minutes walk (1) Anything above 30 minutes (0)		
Is the site vulnerable to flooding? None (10) Zones 1 (0) Zones 2 (-10) Zones 3 (-20)		
Is the site located in an area of landscape designation? Yes and unable to mitigate (-10) Yes, mitigation necessary (0) Adjacent to (0) No (10)		
Is the site located in an area of nature designation? Yes and unable to mitigate (-10) Yes, mitigation necessary (0) Adjacent to (0) No (10)		
Is the site located in an area of Green Infrastructure? Yes and unable to mitigate (-10) Yes, mitigation necessary (0) Adjacent to (0) No (10)		

CRITERIA (SCORE)	COMMENT	SCORE
Wildlife Species Protection? Yes and unable to mitigate (-20) Yes, wildlife survey necessary (-10) No (0)		
Is the site located within the Green Belt? Yes (-20) Adjacent to (0) No (10)		
Potential for Noise Disturbance Caused by transport related sources (In accordance with PPG24) Low (5) Moderate & Could be Mitigated (3) High & Worth Investigating (1)		
Potential for Disturbance Caused by Vehicle Movement? Low (5) Moderate (3) High (1)		
Opportunities for Soft Landscaping? Yes (5) No (0)		
Site Located on Contaminated Land? No (0) Yes (-10)		
Site located near un-neighbourly use? No (5) Yes, within 0.25 mile (3) Yes, adjacent to 0.5 miles (1) No score, site next door to un-neighbourly use (0)		
Is the site in an area of archaeological significance? Yes, detrimental impact (-10) Yes, little impact (-5) No (0)		
Is the site serviceable by necessary infrastructure (gas, electricity/sewerage)? Yes, all (20) Yes, some (10) None (-10)		

CRITERIA (SCORE)	COMMENT	SCORE
<p>Can waste and recycling collection be provided? Yes (5) No (0)</p>		
<p>Overall Score? (Max Score = 160)</p>		