

**Information distributed at Overview and Scrutiny Committee 28th
February 2013**

This pack contains:

1. Explanation why there are now 32 sites at Stage 3 instead of the 35 that were published for 17th 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 17th 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 28th 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	PASS				
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	FAIL: 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	PASS				

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	FAIL: 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"> • Legal right to private enjoyment of a home
75	Land east of Fairfield and south of the former Pig development unit	<ul style="list-style-type: none"> • 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 & traveller' caravans • There should be a management body for the traveller s which should act as the centre point for public & travellers to raise concerns and act on them accordingly. • Preservation of mature Parklands around Fairfield Park • It could be argued that sensitively designed housing could be acceptable in this location however the visual nature of a Gypsy & Traveller site would have a negative impact on the landscape setting of the listed building
76	Land south of Fairfield and west of Stotfold Road	<ul style="list-style-type: none"> • 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 & traveller' caravans • There should be a management body for the traveller s which should act as the centre point for public & travellers to raise concerns and act on them accordingly. • Preservation of mature Parklands around Fairfield Park • The site abuts a B road within Hertfordshire and has a 40mph speed limit. The access is at a low point which often floods • Para 3.6 of Designing Gypsy & traveller Sites – Good practice Guide states that sites should not be identified for use as Gypsy & Traveller pitches where the site

		would be inappropriate for ordinary housing
102	Land south Greenfield Rd, Flitton	<ul style="list-style-type: none"> 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

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
Total need to 2031	157

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
Total need to 2031	22