

Any additional issues raised after the publication of this document will be provided to Full Council on 18th April 2013

Site Number	Site Name	Summary of Main Issues Raised	Council's response
16	Land West of A6, South of Faldo Road and West of Barton-le-Clay	<ul style="list-style-type: none"> • There is a footpath through the site. • The site is huge. • May detract from the attractiveness of Faldo Rd, Industrial Estate for businesses. • No local buses • It is in an area of AONB • No exceptional circumstances to justify the site. • The site is in the Green Belt Land, Outside settlement envelope • Loss of Agricultural Land • Site overlooked by a designated AONB & NNR • Site Prone to Flooding • Dangerous Access & Exit from Site • Lack of Utilities (insufficient supply of gas, electric, water, phone, broadband etc to the site) • Risk of Pollution (inc chemical contamination, noise, air pollution etc) • Lack of Public Transport • Visual Impact & Aesthetics (inc impact on landscape, views, character of village and visibility from roads) • School Capacity • Sit should be located in a more rural area • Insufficient services, amenities and social infrastructure • Impact on Pipe work (inc sewerage, water 	<p>It needs to be emphasised that the proposal is to utilise a small part of the general larger area of land identified to accommodate about 10 pitches, and would result in a limited loss of agricultural land. This will contribute towards meeting the assessed need for Gypsy and Traveller accommodation in the CBC area.</p> <p>CBC is predominantly a rural authority and has a statutory duty to provide for the identified need for gypsy and traveller accommodation. To be suitable for Gypsy and Traveller accommodation it is important that sites respect the scale of and do not dominate residential areas, and that there is reasonable access to shops and essential services. The site identification process has shown that there is an absence of alternative suitable urban Brownfield sites within the existing settlement boundaries. It is therefore considered that the allocation of the site would be a justified departure from the presumption against development in the countryside, and to accommodate the site which is within the designated Green Belt. This accords with government guidance contained in paragraphs 12-15 of the DCLG Planning Policy for Traveller Sites (PPTS), March, 2012. It is considered that the site satisfies the criteria required for the allocation of sites for Gypsy and Traveller accommodation and is suitable:</p> <ul style="list-style-type: none"> • There is other development in the area with the Barton industrial estate located to the west of the

		<p>mains, gas, oil etc)</p> <ul style="list-style-type: none"> • Lack of access from site to village by foot • Close proximity to the Watermill Outlet & Industrial site • There is already a site close by which is being extended (116) 	<p>site and a garden centre to the south.</p> <ul style="list-style-type: none"> • The use of the site for Gypsy and Traveller accommodation would be compatible with the neighbouring land uses and is unlikely to detract from the attractiveness of the Barton Industrial Estate. The development would, however, need to be appropriately screened and buffered from the industrial estate. • The settlement of Barton-le Clay is separated from the site by the A6 and a belt of trees and woodlands to the west. It is therefore considered that the development of the site is unlikely to have an adverse effect on the residential amenities to be enjoyed by Barton-le-Clay. • It avoids close proximity to existing residential development • It has reasonable access to shops and social and community facilities. • The site is capable of being supplied with utility services • It can be accessed safely from the existing highway network. • Any proposed development should preserve and protect the existing footpath. • The site is not located within the Chilterns AONB and is well screened off by trees and woodland to the south, which would reduce its impact. • The site is not located in a recognized flood zone, and therefore not liable to flooding. • The land is not high quality agricultural land. • The land is not contaminated.
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55	Land south east of Park Corner Farm and south of Dunton Lane	<ul style="list-style-type: none"> • Remote with poor access to public transport, and local amenities • Risk to pedestrians and passing motorists and accidents at Dunton Lane • Loss of high grade agricultural land • Lack of facilities and infrastructure in a countryside location • Does not support the use of sustainable modes of transport • Does not accord with the adopted policies of the Local Plan • Site in close proximity to overhead electric cables and electric pylons • In recent years the site has tended to get waterlogged • It would lead to coalescence between Biggleswade and Dunton and lead to urban sprawl • Archaeological interests • Known protected species in the area • Outside of settlement boundary/envelope • Too close to the proposed Showpeople site, at Kennel Farm, would dominate the nearest settlement. 	<p>In the Government's guidance for the planning of Gypsy and Traveller sites it is recognized that small sites in rural or semi rural settings are an acceptable exception to the presumption against development in the countryside where there is a lack of affordable land to meet local traveller's needs. It is also the preferred location for the Gypsy and Traveller community. It is, however, made clear that the scale of such developments should not dominate existing settled communities.</p> <p>The site is located close to Biggleswade which has a high level of facilities, and services which are within close walking distance.</p> <p>Concern has been expressed that the site is too close to the proposed Showpeople site at Kennel Farm Holdings and would dominate the settled community. However, Kennel Farm is only allocated for 4 plots whilst Site 55 is allocated for 10. Whilst the sites are indeed close to one another the number of pitches is not sufficient to dominate the settled community.</p> <p>The site has been assessed by the Council :</p> <ul style="list-style-type: none"> • It is not located in a nationally designated green belt, AONB or SSSI. • It is not located in a flood zone; it is not contaminated and is relatively flat. • It is not a recognized area of ecological significance and there are no records of protected wildlife or species. • The size of the site would not lead to the coalescence of Biggleswade and Dunton and would not lead to urban sprawl. Planning policies
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			<p>in adopted Local Plans and the emerging Development Strategy are designed to strictly control other forms of residential and commercial development, and to stop the coalescence of settlements such as Biggleswade and Dunton.</p> <ul style="list-style-type: none">• The Council's Highways and Transportation Department consider that there are no justifiable highway safety grounds to prevent the development. The site can be adequately accessed off Dunton Lane with appropriate visibility splays.• In relation to the Stratton Moat Scheduled Monument, the site is located around 500 metres to the east of the monument and is visually shielded from Stratton Moat by a fairly broad strand of trees. As such landscape planting to screen the monument from the development would be desirable, this should however take into account the landscape character of the surrounding area.• Overall it is considered that providing the development is harmoniously assimilated into the countryside, its impact on the landscape and its surroundings would be limited.
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58	Land east of Potton Road and south of Ram Farm	<ul style="list-style-type: none"> • Facilities particularly the schools and the doctor's surgery are overloaded. • The site would have a severe impact on the character and the setting of Potton. • The site adjoins a very busy dangerous and poorly maintained road • The sites will have an adverse impact on the amenity of the area. • Existence of protected species, plants, animals/insects • No public transport available • Site is remote and does not promote co-existence within the local community • Good quality agricultural land • Site has no mains water , electric, gas or sewage utilities 	<p>It needs to be emphasised that the proposal is to develop only a small part of the land indicated to accommodate 10 pitches. The informal consultation exercise is to establish whether the principal of locating a Gypsy and Traveller site in the area is acceptable. The land is located to the north of the village of Potton close to the border with South Cambridgeshire District Council. CBC would therefore need to cooperate with South Cambridgeshire District Council as there have been objections to the proposal from residents of the village of Gamlingay to the north.</p> <p>As in the case of site 55 above in the guidance for the planning of Gypsy and Traveller sites it is recognized that proposals for small sites in rural or semi rural settings can be acceptable in the countryside where there is a lack of suitable land within the boundaries of existing urban settlements to meet the identified need. It is; however, made clear that the scale of such developments should not dominate existing settled communities.</p> <p>Taking into account the guidance it is considered that the location is an exception, which is justified for a small Gypsy and Traveller site for the following reasons:</p> <ul style="list-style-type: none"> • It has reasonable access to shops and community and social facilities and services, within a 15-20 minute walk. • It is not in close proximity to residential development, and is therefore unlikely that development will dominate or affect the character and appearance of Potton. At the same time the site cannot be described as remote or isolated.
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			<ul style="list-style-type: none">• It is screened off from Ram farm and the village of Gamilngay Great Heath by trees and hedgerows• It is capable of being safely accessed from the highway network and is within a 15 minutes walk of a bus service.• The site can be supplied with essential utility services• The development should be sited as far away from the sand and gravel quarry as possible in order to protect the amenities of the residents from noise and dust.• The land is not high quality agricultural land• The site is not located in a flood risk zone• There may be wildlife and ecological interest associated with the site, an ecological assessment would be required before development could commence.
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76	Land south of Fairfield and west of Stotfold Road	<ul style="list-style-type: none"> • The site is located in the countryside • The site is prone to flooding • Proposal would increase traffic • Suitable visibility splays cannot be provided • There isn't at least a field's separation from the settled community. • Dangerous and/or inadequate access including dangerous access from the A1. • Development would not fit in architecturally with surroundings • Limited access to services and facilities • Cost of infrastructure provision • The adjacent lagoon and surrounding environment is a danger to children • The site is surrounded by agricultural land • Lack of school places • The site is outside the settlement envelope • Problem with noise pollution on site • Impact on countryside/landscape • Impact on wildlife • Danger of polluting river with diesel • The site is too close to a cemetery • The site is contrary to the Town Development Plan • The topography of the site makes it unsuitable • Cumulative impact of new housing developments and lack of services and facilities • Sewage disposal is an issue • Details of individual pitch size are unclear, difficult to assess actual developable site area. • Fairfield has no history of being a gypsy settlement • North Hertfordshire Council not consulted. • Deep balancing pond opposite. 	<p>The site is located in a rural setting adjacent to an isolated farm but within walking distance of the village of Fairfield to the south and not far from Letchworth to the west. The location is considered acceptable for the provision of Gypsy and Traveller accommodation. It accords with national guidance as contained in the Government's recent guidance for Traveller Sites. It would cater for an identified need. There are no alternatively suitable brownfield sites located within the boundaries of existing settlements. In this respect the site is considered as necessary development in the countryside. The selection of the site avoids close proximity to existing residential areas, but is not remote. There is reasonable access to shops, community facilities and other essential services at Stotfold and Fairfield. A wide range of facilities are also available at Letchworth and Hitchin to the East and South of the site. It would not be expensive to provide the development with the necessary utilities.</p> <p>The site has been assessed by the relevant Authorities and there are no major objections which can't be mitigated:</p> <ul style="list-style-type: none"> • The site is not located in a green belt • The site is not located in a flood zone • There are no objections on highway safety and access grounds. • It is not high grade agricultural land • There are no signs of contamination; however, a contaminated land survey can be undertaken as part of future planning application to develop the site. • It is not within a designated protected wildlife or conservation area. • The site slopes slightly and may require some
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78	Land East of M1, Tingrith	<ul style="list-style-type: none"> • Green Belt Land, Outside settlement envelope • Site Isolation (too far away from services & communities) – Isolated rural location and unsuitable for development • Risk of Pollution (inc chemical contamination, noise, air pollution etc) – due to close proximity to M1 	<p>Although the site is located in the designated green belt, it is an established use, to which there has been very few objection during the informal consultation process. It is currently occupied by a family with 4 caravans on site. Its allocation in the development plan would regularize the use, provide more certainty to the occupants, and lead to a better planned and designed site.</p> <p>In the Government’s guidance for the planning of Gypsy and Traveller sites it is also recognized that small sites in rural or semi rural settings are an acceptable exception to the presumption against development in the countryside where there is a lack of affordable land to meet local traveller needs. It is also the preferred location for the Gypsy and Traveller</p>

			<p>community. The area is not a recognized area of ecological significance and has no protected wildlife or species. The site is relatively flat, and has reasonable access to major roads.</p>
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92	Land east of Watling Street and south of Dunstable	<ul style="list-style-type: none">• The site is located in the Green Belt• Adverse impact on the AONB and the surrounding landscape• Lack of facilities and utilities• Visually intrusive	<p>This proposed allocation forms an extension immediately to the north of the existing traveller site, which has planning permission for the sitting of 6 pitches. The site is located in the area designated as green belt. It is relatively small and has been proposed in order to meet an identified need. Very few objections have been raised to the proposed allocation.</p> <p>There have been no objections to the development of the site from the Council's Highways and Transportation Department. The site can be safely accessed from the public highway. The site is within reasonable walking distance of facilities and service located in Dunstable. Access to public transport is also good within 5 minutes walking distance.</p> <p>The site is located within the Chilterns AONB it would therefore need to be well assimilated into the surrounding countryside to reduce its visual and environmental impact on its surroundings.</p> <p>Overall it is considered that the development of the site would have a limited impact on the landscape and biodiversity of the area. Any future planning application granted should however be conditioned to protect the visual and environmental character of the area and its surroundings.</p>
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116	1 Old Acres, Barton Road, Pulloxhill	<ul style="list-style-type: none"> • Site overlooks existing settlement • Walking route to Barton involves crossing A6 • No objection to this site being made into an official one. Could bring the site up to a maximum of 10 pitches. However, object to another 10 additional pitches • The site is a matter of yards to a major road the A6, and within reasonable walking distance of Barton Le Clay with its many facilities. • Existing landscape needs to be improved as a condition of formalisation. • already over-subscribed lower schools • Site Isolation (too far away from services & communities) – Isolated rural location and unsuitable for development 	<p>This site is currently in use and has 8 pitches. The site is in a rural location to the north of the village of Barton-le-Clay.</p> <p>The proposal is to expand the site to accommodate up to 13 pitches. It is an existing site which is well assimilated into its surroundings. Objections to the expansion of the site have been limited, and in some cases there ha been expressions of support to the proposal from some local residents.</p> <p>CBC Highway Authority has been consulted and confirmed that an acceptable access can be provided off Barton Road onto the A6.</p>
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Travelling Showpeople Accommodation

82	Kennel Farm, Off Dunton Lane, Biggleswade	<ul style="list-style-type: none"> • Poor access to public transport and community facilities • Unfavourable effects upon the character and setting of the King's Reach development • It would have a negative impact on the landscape • Negative impact on a scheduled monument • Open countryside • Lack of amenities and facilities, schools • Unsafe road access • Lack of public transport • Unsustainable location • Too close to proposed site 55 	<p>The proposal is to use part of the land for the provision of 4 plots for Travelling Showpeople. The land was previously identified in the CBC (North) Development Plan Document, though not adopted, it has been through a public consultation process.</p> <p>The site is located in the countryside adjacent to small industrial units and the Manor Court mobile home site.</p> <p>There have been few objections to the proposed site, and it is considered that the objections made are unjustified on planning and highway grounds.</p> <p>In the absence of suitable urban sites for the</p>
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