
Meeting: Executive
Date: 21 January 2014
Subject: Gypsy and Traveller Local Plan
Report of: Cllr Nigel Young, Executive Member for Sustainable Communities – Strategic Planning and Economic Development

Summary: The report sets out the findings of the Gypsy, Traveller Accommodation Assessment 2014 (GTAA) and proposes changes to the draft Gypsy and Traveller Local Plan following the Pre-Submission Public Consultation. Executive is asked to approve changes to the Plan and recommend that Council agree the document for the purposes of Publication and Submission to the Secretary of State. Executive is asked specifically to consider the options set out in the report for responding to the new GTAA and issues raised during the pre-submission consultation and approve the most suitable sites to meet the pitch requirement to 2031.

Advising Officer: Trevor Saunders, Assistant Director (Planning)
Contact Officer: Richard Fox, Head of Development Planning and Housing Strategy
Public/Exempt: Public
Wards Affected: All
Function of: Council
Key Decision No
Reason for urgency/ exemption from call-in (if appropriate) N/A

CORPORATE IMPLICATIONS
Council Priorities:
1. The Gypsy and Traveller Local Plan will contribute to the Council's priority of enhancing Central Bedfordshire. Specifically, the Local Plan will help the Council to ensure the housing needs of the whole community (including the needs of the Gypsy and Traveller community) are met, while protecting the countryside and securing appropriate supporting infrastructure.

Financial:

2. The Gypsy and Traveller Plan is intended to provide for local Gypsy and Traveller pitch need. Having a robust strategy in place helps reduce the incidences of unauthorised encampments which create a financial burden on the authority. In turn, a robust strategy will assist in the determination of planning applications and potentially reduce the costs of defending planning applications on appeal. The cost of the Plan can be met from within existing resources.

Legal:

3. The Gypsy and Traveller Local Plan, when adopted, will be part of the statutory development plan for the area.

Risk Management:

4. The following risks have been identified:
 - Failure to discharge statutory responsibilities.
 - Reputational risks associated with the failure to address the needs of Gypsies and Travellers and the local community.
 - Financial risks associated with unauthorised encampments.
 - Risk of challenge and appeals.
 - Risk of inaccurate forecasting of requirements.
 - Failure to control unauthorised camping.
 - Failure to support a sound Development Strategy.

These risks have been identified and appropriate mitigating action will be taken.

Staffing (including Trades Unions):

5. Not Applicable.

Equalities/Human Rights:

6. Under the Equality Act, public authorities have a statutory duty to promote equality of opportunity, eliminate unlawful discrimination, harassment and victimisation and foster good relations in respect of nine protected characteristics; age, disability, gender re-assignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
7. In drawing up the Gypsy and Traveller Plan an Equality Impact Assessment is being undertaken. This is highlighting the specific needs and interests of Gypsy and Traveller communities who are at a significantly greater risk of lower quality of life outcomes.

8. 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 that Gypsies and Travellers have set up home on land belonging to others or on their own land without permission.
9. Approval of the Plan could help to address achievement and health inequalities, reduce racial tensions associated with unauthorised sites, increase the participation of Gypsy and Traveller communities in decision making and service delivery processes and increase a sense of belonging.
10. The Equality and Human Rights Commission has recently published a Human Rights Review which highlights that the human rights of some groups are not always fully protected by public authorities. The Commission has highlighted that there continues to be a lack of appropriate accommodation for Gypsies and Travellers and that this may be in contravention of Article 8 of the Human Rights Act.
11. Article 8 does not impose an obligation on public authorities to provide homes for anybody, or to provide sites for Gypsies and Travellers. It does, however, oblige authorities to respect the home. This applies particularly in situations where local authorities wish to evict people from their homes. Due to a long term lack of authorised sites, Gypsies and Travellers often have no choice other than to live in unauthorised sites. This increases the likelihood that they will face eviction.
12. The review shows that:
 - To date, the courts have not found a breach of Article 8 in relation to an eviction from an unauthorised Gypsy and Traveller site. However, there may be grounds for challenging this precedent.
 - There continues to be a shortage of authorised Gypsy and Traveller sites, increasing the likelihood of further forced evictions from unauthorised sites. The European Court has recognised that there needs to be special consideration given to the needs and different lifestyle of Gypsies and Travellers in the context of planning decisions, and the Commission expects to see further consideration of this issue over the coming years.
 - The Commission recently reviewed the progress made by local authorities in England and Wales in meeting their targets for site provision under the planning system in force up to 2010. The report indicated that there has been some progress in making legal sites available for Gypsies and Travellers in England, as there were 15 per cent more pitches available in 2009 than there were in 2006. The report estimated that an additional 5,821 residential pitches were required in England in the first five years after a local needs assessment was completed.

- There is evidence that the planning system may not be fair towards Gypsies and Travellers. Department for Communities and Local Government figures from April 2009 to December 2010 show that only half of applications for new sites are successful in England, compared with around 70 per cent of residential applications. The Commission's report attributes this low success rate to very few local authorities having identified suitable land for site development, which means that 'plan-led' development cannot operate in the same way as for residential applicants. In addition, the survey of local authorities carried out for the Commission report showed that between 2006 and 2009, 40 per cent of the applications for new sites in England were granted only on appeal, and half of the 'successful' applications for new sites only received temporary permissions.

13. It is important that only relevant planning matters are taken into account as part of this process. In accordance with the Equality Act 2010 consultation responses containing discriminatory remarks on the grounds of age, disability, gender re-assignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation will be treated as unlawful and will not be considered or disclosed.

Public Health:

14. Gypsies and Travellers experience significantly worse health outcomes compared to the settled community. Although they have the same illnesses and problems as the general population, their life expectancy is poorer across age ranges than the settled population; for example, it is 10-12 years less than the UK life expectancy of 82 years. Levels of prenatal mortality, still births and infant mortality in Gypsy and Traveller communities are significantly higher than the national average. Gypsy and Traveller mothers are 20 times more likely to have experienced the death of a child than the rest of the population. Gypsies and Travellers experience significant barriers accessing health and social care services, and these have implications for continuity of care as well as primary health care needs. The factors are complex, but include, poor literacy skills, fear, competing priorities, enforced mobility, transport, poor time keeping, inflexible systems, discrimination, marginalisation, lack of trust and low expectations on the part of service providers and users. These are reinforced by the different beliefs, attitudes and cultures of Gypsy and Traveller communities and professionals.

Community Safety:

15. Section 17 of the Crime and Disorder Act 1998 sets out the Councils responsibility to do all that it reasonably can to prevent crime and disorder in its area. There is no specific provision within the criteria for assessing suitability of proposed sites to consider community safety issues. The Council is required to consider community safety across all of its functions and it will be necessary, as suitable sites are identified, to engage with the Council's Community Safety Team and key stakeholders such as Bedfordshire Police to assess what, if any, community safety implications there may be with a view to mitigating or resolving concerns.

Sustainability:

16. Central Bedfordshire Council embraces sustainable development as its overarching aim and has and Local Plans will continue to be subject to a sustainability appraisal.

Procurement:

17. ORS conducted the GTAA. ORS were commissioned in accordance with the procurement rules of Central Bedfordshire.

Overview and Scrutiny:

18. The issues in this report will be considered by the Sustainable Communities Overview and Scrutiny Committee on 14 January 2014. This report will be updated following the outcome of that meeting.

RECOMMENDATIONS:**The Executive is asked to:**

1. **endorse the new Gypsy, Traveller and Showperson Accommodation Assessment 2014 conducted by ORS;**
2. **approve the total number of pitches and plots for allocation in the Gypsy and Traveller Local Plan up to 2031;**
3. **approve the recommended changes to the draft Gypsy and Traveller Local Plan attached at Appendix D and recommend that Council agree the document for the purposes of Publication and Submission to the Secretary of State;**
4. **confirm the sites to meet the pitch requirement for Gypsy and Travellers and plot requirement for Travelling Showpeople to 2031 as recommended by the Overview and Scrutiny Committee; and**
5. **recommend that Council delegate authority to the Chief Executive, in consultation with the Executive Member for Sustainable Communities – Strategic Planning and Economic Development, to make any minor amendments to the Gypsy and Traveller Local Plan:**
 - (i) **prior to Publication;**
 - (ii) **after Publication but before Submission; and**
 - (iii) **during the Examination process.**

Reason for Recommendations: To enable progress on the draft Gypsy and Traveller Local Plan prior to its formal submission to the Secretary of State in June 2014 and during the Examination period.

Executive Summary

19. Local authorities are required to assess the accommodation needs of the Gypsies and Travellers and Travelling Showpeople, alongside the settled population, and to develop a Local Plan that addresses any identified unmet need. This report sets out the findings of the new Gypsy, Traveller and Travelling Showperson Accommodation Assessment 2014 (GTAA) and outlines potential changes to the Pre-Submission Gypsy and Traveller Local Plan in light of both the new GTAA and issues raised during the Pre-submission Public Consultation. The Executive is asked to approve changes to the Plan and recommend that Council agree the document for the purposes of Publication and Submission to the Secretary of State. The Executive is asked specifically to consider the sites selected in the draft Plan in the light of the new GTAA and issues raised during the pre-submission consultation and approve the most suitable sites to meet the pitch requirement to 2031.

Background

20. Local authorities are required through the Housing Act 2004, to assess the local accommodation needs of Gypsies and Travellers alongside the settled population. Local authorities are also required by the Act to develop a strategy that addresses any unmet need which is identified by that assessment.
21. On 4 October 2011, the Executive supported the principle of preparing a Central Bedfordshire-wide Gypsy and Traveller Local Plan to deliver the combined pitch requirements identified at that time, for both the northern and southern parts of Central Bedfordshire.
22. Government policy contained within Planning Policy for Traveller Sites (PPTS) (March 2012) states that local planning authorities should:
 - 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; and
 - identify a supply of specific, developable sites or broad locations for years eleven to fifteen.

If the Council fails to identify a five year land supply for traveller sites, applications considered to be inappropriate by the Council are likely to be granted at appeal and unauthorised camping is likely to continue.

23. There are significant problems associated with unauthorised sites such as the costs of 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. It is therefore essential that the Council allocates sufficient sites in the Gypsy and Traveller Local Plan to meet the identified pitch requirement.

24. There is further reason for producing the Plan. There is a clear linkage between the Development Strategy for Central Bedfordshire and the production of the Gypsy and Traveller Local Plan. Whilst it is not contrary to Government policy to produce a separate plan for gypsies and travellers, Government Inspectors have made it clear that plans such as the Development Strategy can only be found sound if it can be demonstrated that the local authority has a clear and genuine commitment to the accommodation of gypsy and traveller needs through the action it takes in preparing its Local Plan.
25. Like the emerging Development Strategy, the Gypsy and Traveller Local Plan must pass the test of 'soundness', which means that it must be prepared correctly and be the most appropriate strategy for Central Bedfordshire, when compared against alternatives. The Executive must consider this test when determining its response to the needs assessment. The Gypsy and Traveller Local Plan will be examined against 4 tests of soundness:
1. **Positively prepared:** the Plan should meet identified local needs, including unmet requirements from neighbouring local authorities where reasonable to do so;
 2. **Justified:** the Plan should be the most appropriate strategy, when considered against reasonable alternatives;
 3. **Effective:** the Plan should be deliverable and be based on effective joint working on cross-boundary issues. The 'Duty to Cooperate' has been introduced and required the Council to work with neighbouring local authorities and other public bodies, such as the Environment Agency, on strategic cross-boundary issues; and
 4. **Consistent with national planning policy:** the Plan should be consistent with the National Planning Policy Framework (NPPF) and Planning policy for traveller sites (PPTS).

Gypsy and Traveller Pitch Requirement

26. PPTS 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.
27. In December 2012, POS Enterprises conducted a review of the 2006 Gypsy and Traveller Accommodation Assessment (GTAA) to determine whether it was a suitable evidence base for the Gypsy and Traveller Local Plan. As the national planning policy context had changed significantly since 2006, POS recommended that a new full GTAA be conducted to provide a robust and up-to-date evidence base for the local plan. However, POS acknowledged a full GTAA would delay progress on the local plan, therefore, in the interests of expediency; POS suggested the Council undertake a partial GTAA to confirm pitch requirements.
28. This recommendation was endorsed by the Sustainable Communities Overview and Scrutiny Committee on 17 January 2013 and Opinion Research Services (ORS) were commissioned to conduct a Gypsy, Traveller and Travelling Showperson Accommodation Assessment Update (GTAA).

29. The GTAA Update and the draft Gypsy and Traveller Local Plan were presented to the Sustainable Communities Overview and Scrutiny Committee on 28 February 2013. The Executive and Full Council subsequently approved the total number of pitches for allocation in the Plan as recommended by the GTAA and approved the draft Plan for publication. A six week pre-submission public consultation then followed.

A number of issues were raised during the public consultation requiring the Council to consider making changes to the Local Plan before it is submitted to the Secretary of State. Considering the feedback received to the published Plan and the need to publish any significant changes to the Plan for a further full round of public consultation before submitting the final version to the Secretary of State, has added about 9 months to the plan-making process.

30. In light of this and in consultation with the Executive Member, officers have taken the opportunity to further enhance the Plan's evidence base by undertaking a full GTAA. ORS were commissioned in line with the Council's procurement procedures, to undertake a full revised GTAA.

The Outcome of the Revised Gypsy, Traveller and Showperson Accommodation Assessment 2014

31. The Gypsy, Traveller and Showperson Accommodation Assessment 2014 conducted by ORS (Appendix A), identified a need for 165 additional permanent Gypsy and Traveller pitches in Central Bedfordshire between 2014 and 2031 using a 2.5% compound growth rate. In the first period (2014-2019) 63 pitches are required to address the backlog of need and household growth. The remaining 102 pitches are required to meet future household growth from 2020 to 2031.

32. Table 1: Pitch Requirement at January 2014

Number of pitches in Central Bedfordshire in 2014	247
Pitch need from 2014 to 2019 (to meet backlog)	35
Growth between 2014 and 2019 (2.5%)	28
Growth between 2020 and 2024 (2.5%)	39
Growth between 2025 and 2029 (2.5%)	44
Growth between 2030 and 2031 (2.5%)	19
Total need to 2031	165

33. Given a projected growth in the national population of around 1.5% per annum, ORS favour a pragmatic approach to household formation rates and typically use compound growth values between 2% and 2.5% depending upon local circumstances. In this case, ORS based their overall figures on a 2.5% per annum compound growth rate, but would note that much of the recent delivery of pitches in Central Bedfordshire has been to address the expansion of family owned sites, thus allowing formations to occur.

The estimated extra site provision that is required until 2031 using a 2.5% per annum compound growth rate is 165 pitches. Including the 45 pitches granted planning permission in 2013 this would see the number of authorised pitches rise by 210 in 19 years to 2031 which is a figure of 112%, at the same times as housing figures are projected to rise by less than 25%. If Central Bedfordshire wished to consider using a 3% compound growth rate, this figure would rise by 36 pitches and if they wished to use a 2% per annum growth rate, the figure would fall by 34 pitches. The Executive may wish to consider using a lower compound growth rate to determine pitch requirements. However, this is not advised by Officers.

Table 2 outlines the different number of pitches required when using different compound growth rates between 1.5% and 3%.

34. Table 2: Extra Pitches Required in Central Bedfordshire from 2014-2031 using different Compound Growth Rates

Growth rate per annum	2014-2019	2020-2024	2025-2029	2030-2031	Total
1.5%	46	22	23	10	100
1.75%	50	26	28	12	115
2%	54	30	33	14	131
2.25%	58	34	38	17	148
2.5%	63	39	44	19	165
2.75%	67	44	50	22	183
3%	71	48	56	25	201
Please note numbers may not sum due to rounding					

35. On the basis of practical experience, decisions taken by the Planning Inspectorate on appeal and to ensure the most likely prospect of the Plan being found sound at Examination, officers' recommend that a 2.5% compound growth rate is utilised.

Travelling Showpeople Plot Requirement

36. The Gypsy, Traveller and Showperson Accommodation Assessment Update 2013 conducted by ORS (Appendix A), found a need for 25 additional permanent plots for Travelling Showpeople in Central Bedfordshire between 2014 and 2031. In the first period (2014-2019), 15 plots are required to address backlog and household growth. The remaining 10 plots are required to meet future household growth from 2020 to 2031.

37. Table 3 Pitch Requirement for Travelling Showpeople to 2031

Number of pitches in Central Bedfordshire in 2014	43
Pitch need from 2014 to 2019 (to meet backlog)	11
Growth between 2014 and 2019 (2.5%)	4
Growth between 2020 and 2024 (2.5%)	4
Growth between 2025 and 2029 (2.5%)	4
Growth between 2030 and 2031 (2.5%)	2
Total need to 2031	25

38. As explained in the background, PPTS requires local planning authorities to identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets; to identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, to identify a supply of specific, developable sites or broad locations for growth for years eleven to fifteen. However, officers recommend that the Council allocates sufficient pitches to 2031, to bring the Gypsy and Traveller Local Plan in line with the timeframe for the Development Strategy because the Plan is unlikely to be adopted before 2015. As an alternative course, the Executive could recommend reducing the Plan period to 2029, which would reduce the Gypsy and Traveller pitch requirement and reduce the Travelling Showperson plot requirement.

Response to New GTAA 2014 and Requirement for Additional Pitches

39. The current draft Plan allocates 66 pitches for Gypsies and Travellers and 4 plots for Travelling Showpeople. Should the Council adopt the 2.5% growth rate for Gypsies and Travellers and the higher level of need for Travelling Showpeople as identified in the new GTAA 2014, additional Gypsy and Traveller pitches and Travelling Showpeople plots must be allocated. 165 pitches are needed to meet the accommodation needs of the Gypsy and Traveller community to 2031. As 66 pitches are allocated in the Plan, 99 additional pitches are now required to meet the need identified in the GTAA 2014. Twenty five plots are needed to meet the accommodation needs of Travelling Showpeople to 2031. As 4 plots are allocated in the Plan an additional 21 plots must now be allocated.

40. In order to comply with the PPTS, sites must be identified for a minimum of ten years. The GTAA 2014 (using a 2.5% compound growth rate) identified a need for 102 pitches for Gypsies and Travellers and 19 plots for Travelling Showpeople from 2014-2024.

41. Regardless of the compound growth rate agreed, there are a number of ways in which the Council may seek to address the Gypsy and Traveller and Travelling Showperson accommodation need:

Option 1: Reconsider all sites at Stage 3 of the Site Assessment and allocate sufficient pitches to meet the need up to 2031. This can be achieved either through the allocation of additional sites or by adding additional pitches to the existing allocations. Officers consider this the least risk option. This option would demonstrate to the Planning Inspectorate at examination that the local authority has a clear and genuine commitment to the accommodation of Gypsy and Traveller needs through the action it is taking in preparing its Local Plan, consequently this option is more likely to result in the Plan being found sound.

Option 2: Consider how sites can be brought forward outside the Plan making process. The Gypsy and Traveller Pitch and Travelling Showpeople Plot trajectory allowed for a number 'windfall' pitches to be delivered over the Plan period. 'Windfall' sites are sites that come forward outside of the plan-making process but receive planning permission. Historically windfall sites have represented the majority of pitch delivery in Central Bedfordshire. However, whilst it is reasonable to assume that additional sites, such as infill sites or extensions to existing sites will continue to emerge, the Council would be unwise to rely on a high level of windfall provision going forward, unless it is prepared to permit the majority of unauthorised sites as they arise in future.

Furthermore, PPTS requires local planning authorities to identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets. 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. Therefore, as windfall sites relate to applications that are currently unknown, the Council cannot rely on windfall provision over the first five year period of the Plan and needs to allocate sufficient pitches to meet the accommodation need up to 2019.

42. The Executive is asked to endorse the content of the GTAA 2014 and approve the total number of pitches for allocation in the Gypsy and Traveller Local Plan up to 2031.

Consultation Results: Site Specific Changes

43. As noted, the Pre-Submission Plan (Appendix C) allocated 66 pitches for Gypsies and Travellers across 7 sites in Central Bedfordshire. A number of issues were raised in relation to the allocation of these sites. The Executive is asked to consider the issues and officer responses documented in Part 2 of the Key Issues Table (Appendix D) and make changes to the Plan in line with officer's responses, which can then be published for consultation.

44. A specific issue raised during the Pre-Submission consultation was the lack of clarity regarding the rationale for site selection. On 14 January the Sustainable Communities Overview and Scrutiny Committee specifically considered each site that reached 'Stage 3' of the Site Assessment process (Appendix E), confirmed the sites selected for allocation and clarified why these sites are the most suitable.

Consultation Results: Changes to Draft Policies

45. The Pre-submission Gypsy and Traveller Local Plan May 2013 (Appendix C) set out how the Council would help to meet the accommodation needs of the Gypsy and Traveller and Travelling Showpeople communities identified in the previous GTAA.
46. The Pre-Submission Plan (Appendix C) outlined policies relating to pitch requirement for Gypsies and Travellers, plot requirement for Travelling Showpeople, provision for visitor space, transit pitches and business use, and identified how future planning applications for pitches/plots would be determined.
47. Representations received during the pre-submission consultation on the Pre-Submission Plan raised a number of issues in relation to the general policies proposed within the Plan. Part 1 of the Key Issues Table (Appendix D) documents these issues and officers' responses.
48. The Executive is asked to make changes to the Plan in line with officer's responses set out in the Key Issues Table. The amended Plan can then be published for further consultation.

Next Steps

49. With the approval of Executive, the Plan will be considered by Full Council on 30 January for final approval for publication.
50. If approved by Full Council, the amended Pre-Submission Gypsy and Traveller Local Plan will be published in February. A six week formal consultation period will follow in which all interested parties will have the opportunity to submit representations. All representations will be considered by the Council and any necessary minor amendments will be made to the Gypsy and Traveller Local Plan before the document is formally submitted to the Secretary of State for examination.
51. The Gypsy and Traveller Local Plan, supporting evidence and all representations received will be submitted to the Secretary of State in June 2014. An independent Planning Inspector will then be appointed by the Secretary of State, and their role will be to determine whether the document is 'sound' and legally compliant.
52. An Examination in Public will be held in Autumn 2014. Individuals who have made objections to the document in the formal consultations will be able to attend the hearing sessions to have their argument heard by the Planning Inspector. For those who do not wish to attend the hearing sessions, the Planning Inspector will still consider their written comments, which will carry the same weight as those points raised in person at the examination hearings.

53. Finally, The Planning Inspector will issue a report setting out their conclusions from the public examination. This will identify whether the document is 'sound' and any changes that are required to the Plan. If the Plan is considered to be 'sound', the Council will then adopt the Gypsy and Traveller Local Plan.

Key Dates

54. Table 3: Gypsy and Traveller Local Plan Next Steps

Full Council	30 January 2014
Public consultation	February-March 2014
Submission to the Secretary of State	June 2014
Examination	September 2014
Inspectors Report	December 2014
Adoption	March 2015

Appendices:

- Appendix A - ORS Central Bedfordshire Council Gypsy, Traveller and Showperson Accommodation Assessment 2014
- Appendix B - Household Formation Rates for Gypsies and Travellers Technical Note November 2013
- Appendix C - Gypsy and Traveller Local Plan Pre-submission (May 2013)
- Appendix D - Key Issues Table
- Appendix E - Gypsy and Traveller Local Plan Site Assessment

Background papers and their location: (open to public inspection)

Executive report (04 October 2011) titled "A new plan making programme for Central Bedfordshire" (available on the internet – <http://modgov.cbc.int:9070/ieListDocuments.aspx?CId=577&MId=3717&Ver=4>)

National Planning Policy Framework (March 2012) (available on the internet- https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

Planning Policy for Traveller Sites (March 2012) (available on the internet - (https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6078/2113371.pdf))

Report to Sustainable Communities Overview and Scrutiny Committee on (10 April 2012), Item 9: Gypsy and Traveller Plan: Pitch Numbers and Site Assessment Methodology (available on the internet -

<http://www.centralbedfordshire.gov.uk/modgov/documents/s35329/Item%2009%20-%20Gypsy%20and%20Traveller%20plan%20pitch%20numbers%20and%20site%20assessment%20methodology.pdf>)

Report to Sustainable Communities Overview and Scrutiny Committee on (17 January 2013), Item 10: Gypsy and Traveller Local Plan: GTAA Review (available on the internet <http://www.centralbedfordshire.gov.uk/modgov/documents/s39547/Gypsy%20and%20Traveller%20Local%20Plan%20report.pdf>)

Report to Sustainable Communities Overview and Scrutiny Committee on (28 February 2013), Item 9: Gypsy and Traveller Local Plan (available on the internet <http://www.centralbedfordshire.gov.uk/modgov/documents/g4150/Public%20reports%20pack%20Thursday%2028-Feb-2013%2010.00%20SUSTAINABLE%20COMMUNITIES%20OVERVIEW%20SCRUTINY%20COMMIT.pdf?T=10>)

Report to Executive Committee on (18 March 2013), Item 8: Gypsy and Traveller Local Plan (available on the internet <http://www.centralbedfordshire.gov.uk/modgov/documents/g4081/Public%20reports%20pack%20Monday%2018-Mar-2013%2013.00%20EXECUTIVE.pdf?T=10>)

Recommendations from Executive to Council on (18 April 2013), (available on the internet <http://www.centralbedfordshire.gov.uk/modgov/documents/g4088/Public%20reports%20pack%20Thursday%2018-Apr-2013%2018.30%20CENTRAL%20BEDFORDSHIRE%20COUNCIL.pdf?T=10>)