
**CENTRAL BEDFORDSHIRE COUNCIL
LOCAL DEVELOPMENT FRAMEWORK
CENTRAL BEDFORDSHIRE (NORTH)**

**GYPSY AND TRAVELLER DPD:
PREFERRED SITES**

**SUSTAINABILITY APPRAISAL (SA)
STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)**

Sustainability Appraisal Report

April 2010

enfusion



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**SUSTAINABILITY APPRAISAL / STRATEGIC ENVIRONMENTAL
ASSESSMENT**

Sustainability Appraisal Report

for and on behalf of Enfusion Ltd

<i>date:</i>	<i>April 2010</i>	
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**CENTRAL BEDFORDSHIRE COUNCIL
LOCAL DEVELOPMENT FRAMEWORK
CENTRAL BEDFORDSHIRE (NORTH)**

**GYPSY AND TRAVELLER DEVELOPMENT PLAN DOCUMENT
PREFERRED SITES April 2010
SUSTAINABILITY APPRAISAL REPORT**

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1.0 This Sustainability Appraisal (SA) Report

- 1.1 This Report documents the processes of Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) for the Central Bedfordshire (North) Gypsy and Traveller Development Plan Document (DPD) Preferred Sites.
- 1.2 SA assists in promoting more sustainable development through an ongoing dialogue and assessment during the preparation of development planning documents. SEA considers the potential impacts of planning proposals on the environment and is a requirement of European legislation. In England, SEA is incorporated into the SA process and consideration of socio-economic issues is dealt with to the same level of detail as environmental issues. The Council commissioned consultants Enfusion to progress the SA work in August 2005.

2.0 Sustainability Issues, Problems and Opportunities

- 2.1 During Autumn 2005 a sustainability scoping process was carried out to help ensure that the SA covered the key sustainability issues that are relevant to the development planning system in the former Mid Beds District area, referred to as Central Bedfordshire North. This built upon work already undertaken by the Council to prepare a State of the Environment Report. Relevant plans and programmes were reviewed to develop a wider understanding of the issues and priorities for the area, together with a description of the current and predicted social, environmental and economic characteristics of the area.
- 2.2 From these studies and public consultation, the key sustainability problems and issues were identified as population growth; Central Bedfordshire North has become a popular place to live with people working outside the area, which has led to high levels of out-commuting. House prices have risen considerably exacerbating the previous issue, since those people who can afford to buy houses within Central Bedfordshire North are often those who work outside the area. Levels of car ownership and usage are very high, which causes problems for sustainability associated with emissions, and difficulties in providing viable and convenient public transport.
- 2.3 The area contains many valued landscapes, woodlands, habitats and species, as well as a diversity of historic assets. Water and waste are also key sustainability issues in the area, with limited available water resources and large quantities of waste being received from areas of South East England, resulting in landfill sites at, or nearing capacity. In addition the studies identified a need to retain the special character of the area by providing more local homes and jobs and reducing out commuting.

3.0 Method for Appraising the Sustainability of Development Plan Documents & Consultation

3.1 A Sustainability Appraisal Framework was compiled and included objectives that aim to resolve the issues and problems identified. It was proposed to use these sustainability objectives to test the draft Development Plan Documents as they were being prepared. This approach and the proposals for testing the development planning process was written up in a SA Scoping Report that was sent to a wide range of organisations and also made available on the Council's website (February - April 2006). Comments were invited and received from a number of these organisations; this consultation helped improve the Sustainability Appraisal Framework.

4.0 Appraising the Gypsy and Traveller DPD – Issues and Options

4.1 The Gypsy and Traveller DPD sets out the framework for the provision of sites in Central Bedfordshire North. It is part of the objective to ensure that the accommodation needs of all are met by the Council in terms of spatial and land use planning.

4.2 Two Issues and Options documents were prepared with the first containing policy options and sites and the second containing further sites. An SA of both the Issues & Options papers was carried out in March 2007 and October 2007 respectively using professional judgement to appraise the policy issues and site options. These documents can be viewed at <http://www.centralbedfordshire.gov.uk/environment-and-planning/planning/ldf/ldf-north-area/north-ldf-gypsy-and-traveller-dev-plan.aspx>. Responses to the consultation on these documents have been considered and inform the further development of the DPD.

5.0 Appraising the Gypsy and Traveller DPD – Preferred Options

5.1 The Preferred Options document was published for public consultation in November 2008. It comprised one new development management policy and a shortlist of six sites providing twenty two pitches and one site of six pitches for Travelling Showpeople.

5.2 As revisions had been made to sites which have been carried forward from the Issues & Options stage, these sites were reappraised against the Sustainability Framework objectives and the Sustainability Report was published in November 2008 and made available for consultation.

6.0 Appraising the Gypsy and Traveller DPD – Preferred Sites

Site selection process

6.1 A further site search and review was undertaken by Council Officers in 2009, to accommodate the increased requirements in pitch provision from Policy H3 of the East of England Plan. Site selection criteria and a scoring system were developed to assist Council in this process, and new and previously

considered sites were considered against these criteria. Enfusion was asked to consider the sustainability of the criteria and this was completed through undertaking a compatibility analysis to ensure the site selection criteria are compatible with the SA Framework. The SA found that the site selection criteria are positive for sustainability and provide a good coverage of sustainability issues in the area. The detailed results of this analysis are provided in Appendix 1.

- 6.2 Further revisions were made to the sites shortlisted in the Preferred Options document throughout 2009- early 2010. One site was removed (Land east of Stoffold), 3 new sites were added to the shortlist (Henlow Camp, Dunton Road Biggleswade and a transit site at Sutton) and changes were made to the pitch allocations for other sites. This current SA report considers those changes and reappraises the sites, considering any additional information that has been made available to inform the assessment. The Site Appraisals are provided at Appendix 2 and are summarised below.

7.0 SA Findings: Site appraisals

7.1 Site: Hermitage Lane, off Westoning Road, Greenfield

Two tolerated pitches

The site is an unsustainable location and does not score highly enough on other considerations to mitigate against this. It was recommended at I & O stage that this site is not pursued further. However continued toleration or allocation could be considered as the site is of such small scale and has been occupied for about 45 years thus continuing a long lasting cultural tradition.

7.2 Site: Land south of Gypsy and Traveller Site, Potton

No additional pitches

This site performs well against the sustainability objectives and gives an opportunity to reconfigure the existing site and provide better pitch provision.

7.3 Site: 1, Old Acres, Barton Road, Pulloxhill

8 pitches with temporary permission

Since the previous SA was undertaken temporary planning permission has been granted for eight pitches.

The site is in open countryside but does have reasonable access to facilities by walking or cycling. Further information has revealed that further work is required on the cycling route and as such the comment on the transport objective has been amended to reflect this. Landscaping, light pollution conditions and on site recycling facilities could mitigate the effects identified on waste, landscape and pollution.

7.4 Site: Magpie Farm/Oak Tree Nursery Upper Caldecote

Permanent permission for 3 pitches + 7 new pitches proposed.

The site is in a sustainable location as evidenced by the permission granted by the Planning Inspector. The site performs well in the Sustainability Appraisal and no significant adverse impacts have been identified.

7.5 Site: Land at 197 Hitchin Road, Arlesey

Temporary permission for 4 pitches + 6 new pitches proposed.

The site is in a sustainable location being within reasonable distance of facilities. No adverse impacts have been identified but some impacts will be dependent on the layout and design of the site especially now the number of pitches is to be increased. Sympathetic landscaping will be required to avoid any adverse landscape impact and to protect the amenity of neighbouring development.

7.6 Site: Land at Henlow Camp:

New site for 10 pitches

The site is in a good location to meet the objectives relating to transport, health and climate change as it will not be dependent on use of the private vehicle. Positive benefits should also accrue for building communities, housing and cultural heritage. The main effect which will need mitigation will be the impact on the amenity of the neighbouring school. Mitigation can be achieved through the design and layout of the site.

7.7 Site: Dunton Road, Biggleswade

New site for 13 pitches

The site is located mid way between Biggleswade and Dunton but will be dependent on Biggleswade for services and facilities as Dunton has only a lower school but no shop or other facilities. The distance to the centre of Biggleswade is approximately one mile but there is no walking or cycling route apart from the road. The countryside location does raise sustainability issues and mitigation will be required to overcome the effects identified. Landscaping, light pollution conditions and on site recycling facilities could resolve the issues highlighted as yellow above.

7.8 Site: Sutfon Storage Compound

Transit site

Use of this site as a transit site is likely to have positive effects for community cohesion as the designation of transit sites can avoid problems with local communities caused by temporary stopovers on unauthorised sites. Seasonal work may also be available in the local agricultural industry. Due to its remote

location, the use of the site is unlikely to have any adverse effects, although there is little infrastructure currently available to the site (e.g. waste services and water), and this may need further consideration.

Note: The Site, **Kennel Farm Holding, Off Dunton Lane, Biggleswade** was reported in the SA of the Preferred options (November 2008), but does not form part of the current Preferred Sites Consultation as it is for Travelling Show people only.

8.0 Next Steps and How to Comment on this SA Report

- 8.1 This SA report accompanies the Preferred Sites consultation on the Central Bedfordshire (North) Gypsy and Traveller DPD.
- 8.2 If you would like any further information or if you have any comments on the SA/SEA of the Preferred Sites, the Council needs to receive them by 5pm Monday 7 June 2010. All comments should be made through our consultation website <http://www.talktocentralbedfordshire.co.uk/> or returned to LDF North Team, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, SG17 5TQ or emailed to ldf@centralbedfordshire.gov.uk. Further information is available from the Talk to Central Beds website (<http://www.talktocentralbedfordshire.co.uk/>) or by calling the Council on 0300 300 8000 or by emailing ldf@centralbedfordshire.gov.uk.
- 8.3 The next stage in the SA process is the Sustainability Appraisal of the Gypsy and Traveller DPD Submission Document, which will include consideration of the proposed sites alongside other policies within the DPD.

Appendix 1: SA Compatibility Analysis- Site Selection Criteria and SA Objectives

Key to Compatibility Analysis:

++	Strongly Compatible - Exclusionary or Discretionary Criteria will considerably progress the sustainability objective
+	Compatible - Exclusionary or Discretionary Criteria will progress the sustainability objective to an extent
-	Incompatible - Exclusionary or Discretionary Criteria will conflict with the sustainability objective to an extent; mitigation possible
--	Strongly Incompatible - Exclusionary or Discretionary Criteria will conflict considerably with the sustainability objective; mitigation difficult and/or expensive
?	Uncertain - Effect unclear, it is not possible to tell how the Exclusionary or Discretionary Criteria will affect the sustainability objective
0	Not relevant to SA Objective - the Exclusionary or Discretionary Criteria will not affect the sustainability objective

Site Selection Criteria	SA Criteria																
	1. Building Communities	2. Infrastructure	3. Housing	4. Economy & Employment	5. Transport	6. Health	7. Water	8. Waste	9. Climate Change	10. Energy	11. Sustainable Construction	12. Biodiversity	13. Landscape	14. Built Environment	15. Historic & Cultural Heritage	16. Land and Soils	17. Pollution
Agricultural Land Classification?	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	++	0
Incline of Site?	+	0	0	0	0	++	0	0	0	0	0	0	+	0	0	++	0
Safe access from site directly to the Highway?	+	++	0	0	++	++	0	0	0	0	0	0	0	0	0	0	0
Access to Major Roads	0	++	0	0	++	0	0	0	0	0	0	0	0	0	0	0	0
Access to Public Transport	+	++	0	+	++	+	0	0	++	++	0	0	0	0	0	0	++
Access to GP	+	++	0	0	0	++	0	0	0	0	0	0	0	0	0	0	0
Access to Schools – Lower, Middle and Upper School	++	++	0	+	+	+	0	0	+	+	0	0	0	0	0	0	+
Access to Community Facilities	++	++	0	+	+	+	0	0	0	0	0	0	0	0	0	0	0
Is the site vulnerable to flooding?	0	+	0	0	0	+	++	0	+	0	0	0	0	0	0	0	0
Is the site located in an area of landscape designation?	0	0	0	0	0	0	+	0	0	0	0	0	++	0	+	+	0
Is the site located in an area of nature designation?	0	0	0	0	0	0	+	0	0	0	0	++	+	0	0	0	0
Is the site located in an area of Green Infrastructure?	+	+	0	0	0	+	+	0	0	0	0	++	++	0	0	0	0
Wildlife Species Protection?	0	0	0	0	0	0	+	0	0	0	0	++	0	0	0	0	0
Is the site located within the Green Belt?	0	0	0	0	0	0	0	0	0	0	0	0	++	0	0	++	0
Potential for Noise Disturbance Caused by transport related sources (In accordance with PPG24)	+	0	0	0	0	++	0	0	0	0	0	0	0	0	0	0	++

	1. Building Communities	2. Infrastructure	3. Housing	4. Economy & Employment	5. Transport	6. Health	7. Water	8. Waste	9. Climate Change	10. Energy	11. Sustainable Construction	12. Biodiversity	13. Landscape	14. Built Environment	15. Historic & Cultural Heritage	16. Land and Soils	17. Pollution	
Potential for Disturbance Caused by Vehicle Movement?	+	0	0	0	0	++	0	0	0	0	0	0	0	0	0	0	0	++
Opportunities for Soft Landscaping?	+	0	0	0	0	+	++	0	0	0	0	+	++	0	0	0	0	+
Site Located on Contaminated Land?	+	0	0	0	0	++	+	+	0	0	0	0	+	0	0	++	++	++
Site located near un-neighbourly use?	++	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	++
Is the site in an area of archaeological significance?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	0	0	0
Is the site serviceable by necessary infrastructure (gas, electricity/sewerage)?	+	++	0	0	0	+	+	+	0	0	0	0	0	0	0	0	0	+
Can waste and recycling collection be provided?	+	0	0	0	0	0	0	++	+	0	0	0	0	0	0	0	0	0
Summary:																		
<p>The compatibility analysis of the Gypsy and Traveller site selection criteria and the SA Criteria has shown that the site selection criteria are positive for sustainability and provide a good coverage of sustainability issues in the District.</p> <p>The only SA criteria that aren't well-represented relate to sustainable construction and the built environment, housing and to a lesser extent, economy and employment. The criteria relating to sustainable construction and the built environment can however be met through appropriate design, e.g. of amenities and arbitrated through the development control process. The criteria relating to Housing is addressed by the DPD as a whole, and each site contributes towards this objective through helping to meet Gypsy and Traveller housing need. Further consideration could be given to employment factors, although this will be considered when looking at access to community facilities; it is also considered in the Sustainability Appraisal of the proposed sites.</p> <p>The site selection criteria performed particularly well on a number of SA criteria, with good coverage of issues relating to building communities, infrastructure, health.</p> <p>The scoring adopted by Central Bedfordshire is compatible with that undertaken for the Site Allocations Document (housing and employment sites) and has enabled Council to shortlist those sites that perform best under important criteria; this should help to ensure that the most sustainable sites will perform well in the selection process.</p>																		

Appendix 2: Sustainability Appraisal of Preferred Options

Key to Sustainability Appraisal

DG	Development actively encouraged as it would resolve an existing sustainability problem
LG	No sustainability constraints and development acceptable
B	Neutral or unknown effect
Y	Potential sustainability issues; mitigation and /or negotiation possible
O	Problematical and improbable because of known sustainability issues; mitigation or negotiation difficult and /or expensive
R	Absolute sustainability constraints to development

SA Objective		Hermitage Lane, off Westoning Road, Greenfield Two pitches	
1	Building Communities	This is a small site which is not closely related to the nearby settlements. As such it should not cause concern among the wider community. The site has been occupied for approximately 45 years- allocation would allow continuance of this tradition.	LG
2	Infrastructure	Safe access would be required to the site and the availability of utilities/services could be problematic (the site has no water or electricity connection).	O
3	Housing	Allocation would assist in meeting the identified need and therefore the strategic objective to establish authorised sites. Positive impact.	DG
4	Economy and Employment	No strategic impact.	B
5	Transport	The site is remote from community facilities and would therefore be car dependent.	O
6	Health	The site does not have good access to health and education facilities.	O
7	Water	The site is not in the floodplain.	LG
8	Waste	The site will benefit from access to kerbside recycling initiatives.	LG
9	Climate Change	The site is remote from community facilities and would therefore be car dependent and increase greenhouse gas emissions, although any impact would be minor	Y
10	Energy	All sites have the potential to use energy from renewable sources.	B
11	Sustainable Construction	All sites have the potential to use sustainable construction techniques for the provision of utility blocks and road surfacing.	B
12	Biodiversity	The site is not on or near any wildlife designations.	B
13	Landscape	The site is in the open countryside and could have an adverse landscape impact but is relatively small, so any impact likely to be minor.	Y
14	Built Environment	No impact.	B
15	Historic and Cultural Heritage	There are no archaeological designations in the vicinity or listed buildings, but provision of sites does support this part of our cultural heritage.	LG
16	Land and Soils	The site is too small to have a strategic impact.	B
17	Pollution	Introducing residential areas in the countryside leads to the potential for light and noise pollution, although the site is quite small, so adverse effect likely to be minor.	Y
Summary and Recommendations:			
<p>The site is an unsustainable location and does not score highly enough on other considerations to mitigate against this. It was recommended at I & O stage that this site is not pursued further. However continued toleration or allocation could be considered as the site is of such small scale and has been occupied for about 45 years and continues a long lasting cultural tradition.</p>			

SA Objective		Land south of Gypsy and Traveller Site, Potton No additional pitches	
1	Building Communities	The proposed site is small and discreet and whilst well related to Potton is not overwhelming or obtrusive. It would effectively be an extension to the existing site so it should already be apparent if there is community acceptance of the site.	LG
2	Infrastructure	Safe access would be required but existing services should be adequate.	LG
3	Housing	Allocation would assist in meeting the identified need and therefore the strategic objective to establish authorised sites. Positive impact.	DG
4	Economy and Employment	No strategic impact.	B
5	Transport	The site is in reasonable distance of community facilities and may not be entirely car dependent as it is within walking and cycling distance of Potton.	B
6	Health	The site is in reasonable distance of community facilities.	B
7	Water	The site is not in the floodplain. Site drainage may be an issue, but this can be mitigated.	B
8	Waste	The site could benefit from access to kerbside recycling initiatives.	LG
9	Climate Change	The site is in reasonable distance of community facilities and may not be entirely car dependent as it is within walking and cycling distance of Potton.	B
10	Energy	All sites have the potential to use energy from renewable sources.	B
11	Sustainable Construction	All sites have the potential to use sustainable construction techniques for the provision of utility blocks and road surfacing.	B
12	Biodiversity	The site is not in or near any wildlife designations.	B
13	Landscape	The site is in a discreet location on the edge of the settlement and should have no adverse impact.	B
14	Built Environment	The site is separated from Potton by the road system and as such should not have an adverse impact.	B
15	Historic and Cultural Heritage	There are no archaeological designations in the vicinity and no listed buildings; site provision assists in maintaining this part of our culture.	LG
16	Land and Soils	The site is not large enough to have a significant impact.	B
17	Pollution	The site location adjacent to the road will mean that there is already light and noise pollution so there will be minor additional impact.	B
Summary and Recommendations:			
This site performs well against the sustainability objectives and gives an opportunity to reconfigure the existing site and provide better pitch provision.			

SA Objective		1, Old Acres, Barton Road, Pulloxhill 8 pitches with temporary permission.		
		Since the previous SA was undertaken temporary planning permission has been granted for eight pitches.		
1	Building Communities	The site is already established with eight caravans which provides a basis for further community inclusion.	LG	
2	Infrastructure	County Highways have agreed an access and little infrastructure will be required as the site is already in occupation.	LG	
3	Housing	Allocation would assist in meeting the identified need and therefore the strategic objective.	DG	
4	Economy and Employment	No strategic impact.	B	
5	Transport	A range of services are available at Barton Le Clay, one mile away along a cycle route although this does require further improvements.	L G	Y
6	Health	A range of services are available at Barton Le Clay, one mile away along a cycle route, as above.	LG	
7	Water	The site is not in the floodplain.	LG	
8	Waste	The site may benefit from community recycling initiatives due to its location.	LG	
9	Climate Change	The site is within cycling/walking distance of facilities. Water and energy issues are covered separately.	LG	
10	Energy	All sites have the capacity to use energy from renewable sources	B	
11	Sustainable Construction	All sites have the capacity to use sustainable construction techniques for amenity buildings.	B	
12	Biodiversity	Is not in or adjacent to any designated wildlife site, but could have adverse impact on neighbouring woodland.	B	
13	Landscape	The site is located in the open countryside which could have an impact on the landscape.	Y	
14	Built Environment	No impact	B	
15	Historic and Cultural Heritage	Potential archaeological deposits, however the County Archaeological Officer has stated that as development of the site has occurred, there would likely be little archaeological significance remaining. Site provision facilitates the continuance of this part of our heritage.	LG	
16	Land and Soils	The site is currently in agricultural use and surrounded by agricultural land. Should such sites be developed there is potential for adverse cumulative impact but there are only proposals for a few sites in such locations, therefore the effect is not considered significant.	B	
17	Pollution	Introducing residential areas in the countryside leads to potential for light and noise pollution.	Y	
Summary and Recommendations:				
The site is in open countryside but does have reasonable access to facilities by walking or cycling. Further information has revealed that further work is required on the cycling route and as such the transport objective has been amended to reflect this. Landscaping, light pollution conditions and on site recycling facilities could mitigate the effects identified on waste, landscape and pollution.				

SA Objective		Magpie Farm/Oak Tree Nursery Upper Caldecote Permanent permission for 3 pitches + 7 new pitches	
1	Building Communities	This site includes pitches at Magpie Farm which gained permission at appeal. The site will be run as a private site and is not of a scale to overwhelm the communities of Upper Caldecote or Biggleswade. Positive effect.	LG
2	Infrastructure	The use of the site was as a nursery, so there is an existing access and further infrastructure may not be necessary.	B
3	Housing	Allocation would assist in meeting the identified need and therefore the strategic objective.	DG
4	Economy and Employment	There is an employment site to the east of the roundabout and within walking distance.	B
5	Transport	The site is within walking/cycling distance of the facilities of Upper Caldecote and Biggleswade. There is a farm shop to the east of the roundabout.	LG
6	Health	The site is within walking/cycling distance of the health and education facilities of Upper Caldecote and Biggleswade.	LG
7	Water	The site is not within the floodplain.	LG
8	Waste	Well related to Upper Caldecote and access to recycling services.	LG
9	Climate Change	Well related to Upper Caldecote thereby potentially reducing transport emissions.	LG
10	Energy	All sites have the capacity to use energy from renewable sources	B
11	Sustainable Construction	All sites have the capacity to use sustainable construction techniques for amenity buildings.	B
12	Biodiversity	Is not in or adjacent to any designated wildlife site.	LG
13	Landscape	The site lies within the Ivel Valley Countryside Project Area and the Council will encourage applicants to have regard to the aims and objectives of the aims of this project and the Greensand Trust. However appropriate landscaping is now included in the proposed allocation and as such there should be no adverse impact.	LG
14	Built Environment	Unlikely to have an adverse impact on the built environment.	LG
15	Historic and Cultural Heritage	No known archaeological designations or listed buildings. Site provision facilitates the continuance of this part of our heritage.	LG
16	Land and Soils	Site could be considered to be previously developed (due to previous land use)– no strategic impact.	B
17	Pollution	No strategic impact	B
Summary and Recommendations:			
The site is in a sustainable location as evidenced by the permission granted by the Planning Inspector. The site performs well in the Sustainability Appraisal and no significant adverse impacts have been identified.			

SA Objective		Land at 197 Hitchin Road, Arlesey Temporary permission for 4 pitches + 6 new pitches proposed.	
1	Building Communities	The proposed number of pitches for this site has increased in number since the Council's last shortlist from 4 pitches to 10. The site is well located to relate to the existing community and is already established.	LG
2	Infrastructure	Access and service issues for 4 pitches have been resolved through the existing permission. The increase to 10 pitches may require extra infrastructure although basic services should already be on site. No adverse impact.	B
3	Housing	Allocation would assist in meeting the identified need and therefore the strategic objective to establish authorised sites. Positive impact.	DG
4	Economy and Employment	No strategic impact.	B
5	Transport	Well related to Arlesey which is defined as a Minor Service Centre, therefore the site will not be reliant on use of the private vehicle. No adverse impact.	LG
6	Health	Well related to health and education facilities in Arlesey.	LG
7	Water	The site is not within the floodplain and all sites can be subject to sustainable methods of dealing with drainage. No adverse impact.	LG
8	Waste	Well related to Arlesey and access to recycling services and facilities	LG
9	Climate Change	Well related to Arlesey thereby potentially reducing transport emissions.	LG
10	Energy	All sites have the capacity to use energy from renewable sources.	B
11	Sustainable Construction	All sites have the capacity to use sustainable construction techniques for amenity buildings.	B
12	Biodiversity	Is not on or adjacent to any designated wildlife site.	LG
13	Landscape	Sympathetic landscaping required to avoid adverse landscape impact. Acoustic planting and fencing are preferable to bunds to minimise landscape effects. Impact will be dependent on the scheme proposed.	Y
14	Built Environment	The site should be carefully laid out to minimise impact on the neighbouring development. Impact will be dependent on layout and landscaping.	B
15	Historic and Cultural Heritage	No significant impact but provision of sites does support this part of our cultural heritage.	LG
16	Land and Soils	The proposal will not take up a significant area of land, therefore there is no strategic impact on this objective.	LG
17	Pollution	Being on the edge of a built up area there should be no issues of light pollution but there could be noise pollution issues both to and from the site. Impact will again be dependent on design.	B
<p>Summary and Recommendations: The site is in a sustainable location being within reasonable distance of facilities. No adverse impacts have been identified but some impacts will be dependent on the layout and design of the site especially now the number of pitches is to be increased. Sympathetic landscaping will be required to avoid any adverse landscape impact and to protect the amenity of neighbouring development.</p>			

SA Objective		Land at Henlow Camp 10 new pitches	
1	Building Communities	The site is adjacent to the Derwent Lower School and offers opportunities for social integration and cohesion.	LG
2	Infrastructure	The site is adjacent to the settlement and as such all services should be readily available to serve the site.	LG
3	Housing	Allocation would assist in meeting the identified need and therefore the strategic objective to establish authorised sites. Positive impact.	DG
4	Economy and Employment	No strategic impact.	B
5	Transport	The site has good footpath access to all services and will not be dependent on the car.	LG
6	Health	Health facilities are available and also good access to leisure facilities and the countryside.	LG
7	Water	The site is not in the floodplain.	LG
8	Waste	The site is an allocation where waste and recycling services can be easily extended to meet the needs of the site.	LG
9	Climate Change	The site will not be car dependent. See also water and transport.	LG
10	Energy	All sites have the capacity to use energy from renewable sources.	B
11	Sustainable Construction	All sites have the capacity to use sustainable construction techniques for amenity buildings.	B
12	Biodiversity	Is not on or adjacent to any designated wildlife site.	LG
13	Landscape	Sympathetic landscaping will be required to avoid any adverse landscape impact on the grounds and amenity of the neighbouring school. Acoustic planting and fencing are preferable to bunds to minimise the effects on the landscape. Impact will be dependent on the scheme proposed.	Y
14	Built Environment	The site should be carefully laid out to minimise impact on the neighbouring development. Impact will be dependent on layout and landscaping.	Y
15	Historic and Cultural Heritage	No significant impact and the provision of sites promote the continuance of this part of our cultural heritage.	LG
16	Land and Soils	The proposal will not take up a significant area of land, therefore there is no strategic impact on this objective.	B
17	Pollution	Being on the edge of a built up area there should be no issues of light pollution but there could be noise pollution issues both to and from the site. Impact will again be dependent on design.	Y
<p>Summary and Recommendations:</p> <p>The site is in a good location to meet the objectives relating to transport, health and climate change as it will not be dependent on use of the private vehicle. Positive benefits should also accrue for building communities, housing and cultural heritage. The main effect which will need mitigation will be the impact on the amenity of the neighbouring school. Mitigation can be achieved through the design and layout of the site.</p>			

SA Objective		Dunton Road, Biggleswade 13 new pitches		
1	Building Communities	The site is one of the larger sites allocated and is halfway between the south of Biggleswade and Dunton As such it is unlikely to overwhelm either community but social cohesion may be difficult to achieve.	L G	B
2	Infrastructure	As a greenfield site it is assumed that no infrastructure is present but that safe access and services can be provided.	Y	
3	Housing	The allocation would assist in meeting the identified need and therefore the strategic objective to establish authorised sites. Positive impact.	DG	
4	Economy and Employment	No strategic impact.		B
5	Transport	A range of services are available at Biggleswade, the centre of which is approximately one mile away and there is no designated cycling or walking route. Dunton has a lower school but no other facilities.	Y	
6	Health	Health facilities are available in Biggleswade but there is poor public transport and no designated safe routes for means other than the car.	Y	
7	Water	The site is not in the floodplain.	LG	
8	Waste	The site may benefit from community recycling initiatives.	LG	
9	Climate Change	The site has no cycling/walking routes to access facilities by means other than the car. Water and energy issues are covered separately.	Y	
10	Energy	All sites have the capacity to use energy from renewable sources.		B
11	Sustainable Construction	All sites have the capacity to use sustainable construction techniques for amenity buildings.		B
12	Biodiversity	The site is not in or adjacent to any designated wildlife site.	LG	
13	Landscape	Some of the eastern boundary of the site is hedged and treed but further landscaping will be required due to the location in open countryside. Acoustic planting and fencing are preferable to bunds to minimise the effects on the landscape. Impact will be dependent on the scheme proposed. It is understood that the northern most part of the site adjacent to the road will be developed.	Y	
14	Built Environment	Due to the countryside location there will be little impact on the built environment.		B
15	Historic and Cultural Heritage	No known archaeological designations or listed buildings. Site provision facilitates the continuance of this part of our heritage.	LG	
16	Land and Soils	The proposal will not take up a significant area of land, therefore there is no strategic impact on this objective.		B
17	Pollution	Introducing residential areas in the countryside leads to potential for light and noise pollution.	Y	

Summary and Recommendations:

The site is located mid way between Biggleswade and Dunton but will be dependent on Biggleswade for services and facilities as Dunton has only a lower school but no shop or other facilities. The distance to the centre of Biggleswade is approximately one mile but there is no walking or cycling route apart from the road though the possibility of providing a pedestrian link is being investigated. The countryside location does raise sustainability issues and mitigation will be required to overcome the effects identified. Landscaping, light pollution conditions and on site recycling facilities could resolve the issues highlighted as yellow above.

SA Objective		Sutton Storage Compound, South of Sutton 2 Transit Pitches	
1	Building Communities	Provision of transit sites avoids problems with local communities which can be caused by temporary stopovers on unauthorised sites. Transit sites also enable contact between travelling families. Will have positive benefits for community cohesion.	DG
2	Infrastructure	Infrastructure requirements for a transit site will be minimal. However provision of water may be problematic.	L G Y
3	Housing	Allocation would assist in meeting the identified need and therefore the strategic objective to establish authorised sites. Positive impact.	DG
4	Economy and Employment	Seasonal work available in the agricultural industry (e.g. vegetable packing, picking) which is a traditional part of employment for the travelling community.	LG
5	Transport	The site is in a good strategic location in close proximity to the A1. Although isolated, the site is in proximity to a regular bus service (in Sutton) to neighbouring settlements with essential community facilities. Whilst the site will inevitably be part of a lifestyle based on travelling in private vehicles, the numbers involved mean that the impact will not be significant.	B
6	Health	Health facilities are available in Biggleswade and Potton, although not in neighbouring Sutton.	B
7	Water	The site is not in the floodplain.	LG
8	Waste	Waste collection and recycling facilities will have to be provided for the site as there are no nearby services.	Y
9	Climate Change	The site will essentially be car dependent but the numbers involved will mean the impact is not significant. See also water and transport.	Y
10	Energy	All sites have the capacity to use energy from renewable sources.	B
11	Sustainable Construction	Not applicable.	B
12	Biodiversity	Is not on or adjacent to any designated wildlife site.	LG
13	Landscape	Unlikely to have significant landscape effects- site currently a storage compound.	LG
14	Built Environment	No significant effects identified.	B
15	Historic and Cultural Heritage	No significant impact and the provision of sites promotes the continuance of this part of our cultural heritage.	LG
16	Land and Soils	Previously developed land (in use as storage for Highway materials).	LG
17	Pollution	The site is not in proximity to settlements and should cause no problems in relation to light or noise pollution.	LG

Summary and Recommendations:

Whilst this site is isolated, its use as a transit site is likely to have positive effects for community cohesion as the designation of transit sites can avoid problems with local communities caused by temporary stopovers on unauthorised sites. Seasonal work may also be available in the local agricultural industry. Due to its remote location, the use of the site is unlikely to have any adverse effects, although there is little infrastructure currently available to the site (e.g. waste services and water), and this may need further consideration.