

<b>Bath &amp; North East Somerset Council</b>		
MEETING:	<b>Cabinet</b>	
MEETING DATE:	12 <sup>th</sup> September 2012	EXECUTIVE FORWARD PLAN REFERENCE:
		<b>E 2433</b>
TITLE:	<b>Gypsies, Travellers and Travelling Showpeople Site Allocations Development Plan Document (DPD)</b>	
WARD:	All	
<b>AN OPEN PUBLIC ITEM</b>		
<p><b>List of attachments to this report:</b></p> <p>Appendix 1: Summary of issues arising from public consultation</p> <p>Appendix 2: Additional sites suggested to the Council but not yet investigated (NB Inclusion on this list is no indication of the suitability of these sites)</p> <p>Appendix 3: Revised draft site selection criteria</p> <p>Appendix 4: Update following Scrutiny Panel meeting</p>		

## **1 THE ISSUE**

- 1.1 The Gypsies, Travellers and Travelling Showpeople Site Allocations Development Plan Document (DPD) is a formal planning document being prepared by the Council which will allocate land for the development of authorised Gypsy and Traveller pitches and a Travelling Showmen's yard within the District. Bath and North East Somerset Council does not have any permanent sites for Gypsies, Traveller or Travelling Showpeople. The Council is still in the preparatory stages of producing the Plan which entails collection of evidence and engagement with local communities in considering site options.
- 1.2 This report provides an update on progress so far and sets out the next steps of Plan preparation. In light of the results of the consultation on the existing options and the suspension of the Core Strategy a 'stocktake' is underway. This report therefore highlights the issues arising from the Options consultation, notes the reassessment work being carried out on the sites suggested in the Preferred Options document, including assessment of options outside the Green Belt as part of the further work on the Core Strategy, lists the additional sites that have been suggested to the Council through the Call for Sites, updates on the review of the needs assessment and notes the ongoing dialogue with neighbouring local authorities.

## 2 RECOMMENDATION

The Cabinet is asked to:

- 2.1 Note that a post consultation 'stock take' of the Gypsies and Travellers Site Allocations Plan preparation process is underway which entails;
- responding to the issues arising from the Preferred Options consultation;
  - ongoing assessment of the 6 sites previously consulted on;
  - assessment of new sites suggested through the Call for Sites, including a review of the existing unauthorised Gypsy and Traveller sites;
  - a review of the site selection process which will be used to review existing sites and assess new sites (see draft in **Appendix 3**);
  - review of major development sites, as part of the Core Strategy review, to assess opportunities for Gypsy and Traveller sites;
  - a review of capacity outside the Green Belt, including opportunities for provision in neighbouring local authorities;
  - an update to the assessment of need for pitches to establish the level of need for 5 and 10 year supply of sites in accordance with Planning for Traveller Sites; and
  - ongoing engagement with neighbouring local authorities in accordance with the duty to cooperate.
- 2.2 Note the progress of the ongoing site assessment work conducted following the public consultation (see **paragraphs 5.12 to 5.26**); and
- 2.3 Consult on the results of the stock take referred to at 2.1 above before preparing a Draft Plan.

## 3 FINANCIAL IMPLICATIONS

- 3.1 Preparation of this Plan is being funded from the Local Development Framework budget. The costs will be higher than originally envisaged primarily due to the update to the Needs Assessment and the additional technical expertise for assessments of new potential sites. This is being addressed through a review of the LDF Work Programme (see separate item on this agenda).
- 3.2 The progression and eventual adoption of the Gypsies, Travellers and Travelling Showpeople Site Allocations DPD will demonstrate the Council's commitment to the provision of sites to meet local need. The allocation and development of sufficient pitches will also enable the Council to redirect households travelling through the District to legal site(s). This will limit the need for enforcement action by the Council and its associated costs.
- 3.3 It is recognised that there will always be Gypsies and Travellers who cannot provide their own sites and as such it is considered that socially rented pitches should be provided as part of the overall pitch requirement for the District. As a number of the sites are publicly owned the Council has the option to ultimately offer that land for sale to private individuals or

Registered Providers who may wish to develop and manage those sites. The Council also has the potential to develop and run sites itself which would have ongoing resource and financial implications.

3.4 The Council does not at this stage need to determine which, if any, sites it would wish to make a commitment to developing itself. In the event that Local Authority land is taken forward for allocation, there will be financial implications. Quantifying the cost of developing and maintaining sites will be more appropriate at the Draft Plan stage, at which point final site allocations will be determined.

3.5 The Council agreed at its 14<sup>th</sup> February 2012 meeting to make a £1.8m capital budget provision towards provision of pitches for Gypsies and Travellers. It should be noted that grants, including the DCLG Traveller Pitch Funding, are available to fund the provision of pitches. The additional pitch provision will be eligible for New Homes Bonus and the future use of any New Homes Bonus receipts arising will be considered by the Council as part of the medium term service and resource planning process in the appropriate financial year.

## **4 CORPORATE OBJECTIVES**

4.1 Allocating land for the travelling communities to develop authorised sites will meet the Council's requirements to eliminate discrimination, advance equality of opportunity and foster good relations between different groups. The development of authorised sites should improve the life chances of the travelling community as well as improving community cohesion.

- *Promoting independence and positive lives for everyone*
- *Creating neighbourhoods where people are proud to live*
- *Building a stronger economy*

4.2 This item contributes mainly to priority one "Promoting independence and positive lives for everyone". This item will also contribute to equalities issues in promoting positive lives for everyone.

## **5 THE REPORT**

5.1 In response to the obligation on the Council in the National Planning Policy Framework (NPPF) and its accompanying document Planning for Traveller Sites (March 2012) to identify land for the development of residential accommodation for Gypsies, Travellers and Travelling Showpeople, and also transit pitches, to meet the need identified in Bath and North East Somerset the Council undertook consultation on an Issues and Options document between 21 November 2011 – 16 January 2012. A Preferred Options document was consulted on between 23 May – 20 July 2012.

### *Stock take*

5.2 The Plan is still in its preparatory stages (Regulation 18 under the Town and Country Planning (Local Planning) Regulations 2012/767). As a result of the issues raised during the public consultation and also because of the

further work now required on the Core Strategy (see elsewhere on this Cabinet agenda) which provides an opportunity for provision to be considered on strategic growth sites, the Council is undertaking a review or stock take of the work so far. This entails;

- responding to the issues arising from the Preferred Options consultation;
- ongoing assessment of the 6 sites previously consulted on including, where appropriate, assessment of highways; habitats; heritage asset; and contaminated land matters;
- assessment of new sites suggested through the Call for Sites, including a review of the existing unauthorised Gypsy and Traveller sites;
- a review of the site selection process to review existing sites and assess new sites;
- review of major development sites to assess as part of the Core Strategy review to assess opportunities for gypsies and traveller sites;
- a review of capacity outside the Green Belt, including opportunities for provision in neighbouring local authorities;
- an update to the assessment of need for pitches to establish the level of need for 5 and 10 year supply of sites in accordance with Planning for Traveller Sites; and
- ongoing liaison with neighbouring local authorities in accordance with the duty to cooperate.

5.3 Part of the stock take will be a review of the site selection process as it is acknowledged that the previous methodology resulted in some confusion. The decision to review the site selection process has arisen from verbal and written responses to the public consultation. Instead of the site selection matrix, the proposed approach will be more analytical and discursive in nature and will assess sites against identified criteria, drawing from national and local planning policy. The 6 existing sites recently consulted on are being reassessed in line with the new approach. The results will be consulted on alongside new sites in advance of preparing a Draft Plan. An initial draft of the revised site selection criteria is included in Appendix 3.

5.4 This stock take will require a revision to the timetable as set out in the Local Development Scheme review report on this agenda. Key stages are set out in paragraph 5.33.

*General Issues arising from the consultation*

5.5 Over 1,000 responses were received to the Preferred Options consultation, including a number of petitions. **Appendix 1** sets out the key issues arising from the public consultation. Of the non site-specific issues identified by the consultation responses, there was general consensus that whilst sites should be identified for the Gypsy and Traveller community, those sites should be found in the most sustainable locations, preferably on brownfield land, near services, facilities and other amenities, including public transport.

- 5.6 Many respondents drew attention to the apparent inconsistency in the application of the site selection methodology leading, in their view, to the erroneous selection of 6 sites, and their view that the matrix scoring system was flawed with incorrect weightings used. The Council accepts the public feedback on the confusing nature of the site selection methodology and as a result will not be using the site scoring matrix as part of the reassessment of sites.
- 5.7 A significant proportion of respondents considered that insufficient regard had been given to national guidance in the National Planning Policy Framework (NPPF), 'Planning for Traveller Sites', nor the criteria in Local Plan Policy HG.16 and emerging Core Strategy Policy CP11 in the selection of sites. The policy framework has been an ongoing consideration in site assessment and will continue to be considered as part of the stock take, with the national planning policy criteria made more explicit in the assessment criteria.
- 5.8 There was also an overarching concern that sites had been identified in Green Belt locations given that Gypsy and Traveller sites would constitute inappropriate development in the Green Belt (as set out in Planning for Traveller Sites) but exceptional circumstances had not been properly demonstrated. The Council is undertaking a review of opportunities for site provision in non-Green Belt locations, including as part of the further work on the Core Strategy and through ongoing dialogue with neighbouring local authorities.
- 5.9 Some respondents felt it important that the Accommodation Needs Assessment is reviewed to provide an up to date evidence of need, in accordance with Planning for Traveller Sites policy. The Council commissioned consultants to conduct an update to the Needs Assessment in August 2012 following the decision by Cabinet on 5<sup>th</sup> May 2012 (see also paragraph 5.29).
- 5.10 Many respondents also raised concerns with the consultation process, noting that they felt that communities affected by the proposals should have been consulted on the proposed sites much earlier and that the consultation had not been sufficiently advertised. The Preferred Options consultation was an optional stage of consultation used to gather further evidence and early engagement at a formative stage of the Council's search for suitable sites for allocation. Advertisement, including formal press release, resulted in wide public engagement with the consultation.

*Site-Specific Issues arising from the consultation*

- 5.11 The main issues arising from each site have been summarised and are also set out at **Appendix 1**. In brief, those main issues include site-specific highway concerns, impact on ecology, site size overwhelming the local community, site not on a recognised traveller route, access to local services and facilities, impact on tourism, and heritage issues.

*Review of the existing site options and specialist work*

- 5.12 A number of issues were identified in the Detailed Site Assessment Report which indicated that whilst the 6 sites recently consulted on have scope for allocation, further investigation, including through early public feedback at a formative stage of the Site Allocations DPD preparation, would be required to fully understand each site's opportunities and constraints. Consultation responses (as set out at **Appendix 1**) added weight to this and informed the additional work being commissioned from specialists. Those issues identified in the Detailed Site Assessment Report on the 6 sites were not 'showstoppers' but instead raised issues requiring further investigation, including assessments on highways, ecology, contaminated land and heritage in the context of the revised site selection criteria.
- 5.13 The results of the specialist reports will be fed back in to the further site reassessments underway on each of the existing sites to assess whether any of these sites are deliverable or developable and should be taken forward to the Draft Plan stage. Initial results of these assessments are set out below on 5 of the 6 sites. No specialist work has yet been undertaken on the site at Whitchurch although the site will be reviewed using the new site assessment criteria.
- 5.14 Regarding site GT.2, **Old Colliery, Stanton Wick**, the results of the ongoing assessments so far are as follows:
- 5.15 Advice from the Highways Department is that development of this site would require considerable improvements such as provision of a visibility splay, amendments to the existing Traffic Regulation Order, visibility improvements at the Stanton Wick Lane junction with the A368 and provision of additional passing places in Stanton Wick Lane. The scope and costs of implementing these measures will need to be taken into account in determining the deliverability of this site.
- 5.16 On ecological matters, the best and richest habitats are found in the southern section of the tip where vegetation is better developed and topography most varied. However, the ecologist is of the view that no significant habitat-related constraints have been identified that would prevent a carefully sited development proceeding, subject to additional surveys for bats, little ringed plover and great crested newts being conducted and mitigation works being required as part of an allocation policy.
- 5.17 Contaminated land consultants concluded that the site does have potential for the proposed use but this is subject to further on-site confirmatory testing which would in part determine mitigation and restoration works.
- 5.18 The Council's senior historic environment officer has stated that the proposed use of the site would be acceptable with appropriate planning condition(s) to record and protect any surviving historic assets.
- 5.19 It is acknowledged that the emphasis given so far to the national policy requirement in CLG's Policy for Traveller Sites (March 2012) that the scale

of sites in rural areas does not dominate the nearest settled community should be reviewed.

- 5.20 An initial viability assessment indicates that the costs of addressing the measures needed to develop the site will have significant implications for the deliverability of the site.
- 5.21 Site GT4, the former **Radstock Infant School canteen**, was subject to a Conservation Area Impact Assessment which concluded that whilst the existing buildings present on the site have a negative impact on the Conservation Area, it would be very difficult to achieve good design with Gypsy and Traveller accommodation on this site, and that the harm arising to the Conservation Area would be considerable, failing to accord with national planning policy requirements.
- 5.22 The Highways Department confirmed that appropriate visibility splays would be required to access the site, but that the size of the site would prevent on-site turning and passage of large vehicles on the access road would be difficult. The proposed use of the site would require full demolition of the front boundary wall which, as noted by the Conservation Area Impact Assessment, makes a valuable contribution to the character of the Conservation Area.
- 5.23 Land ownership investigations have confirmed that the freehold of the canteen site is held by B&NES Council unlike the adjoining school site which was acquired under a separate conveyance and is subject to a 'reverter' clause.
- 5.24 Site GT.6, **Station Road, Newbridge** was assessed by the Highways Department who concluded that the site would need appropriate visibility splays, which would be required as part of an allocation. The Council's Historic Environment officer has stated that the proposed use of the site would be acceptable with appropriate planning condition(s) to record and protect any surviving historic assets. Contamination was assessed by consultants who concluded that potential contaminants present a low to medium risk of significant risk upon site users. Further confirmatory testing has been recommended.
- 5.25 Site GT.8, **Lower Bristol Road, Twerton** was assessed by the Highways Department who concluded that in addition to the previous advice the site would need appropriate visibility splays, which would be required as part of an allocation.
- 5.26 Site GT.14, land near **Ellsbridge House, Keynsham** was investigated by the Council's senior arboricultural officer who has indicated that there would be no opportunities to develop the site without 'destroying the woodland appearance'. The site is considered by the officer to be suitable for a woodland designation Tree Preservation Order. No additional advice has been provided on this site from the Highways Department, whose original advice that an additional access would not be acceptable remains a significant constraint with only the potential for a replacement shared access being potentially acceptable. The neighbouring landowner has

indicated very strongly that this solution would not be acceptable and so this access solution is not available to the Council.

#### *Errata*

- 5.27 The Council identified and corrected through the Planning Policy website two material errors in the consultation document, namely the incorrect boundary line around sites GT.14 land near Ellsbridge House, Keynsham and the reference to Parcel 7100 Woollard lane, Whitchurch as brownfield.

#### *Additional sites arising from Call for Sites*

- 5.28 A total of 27 new sites were suggested to the Council for investigation in response to the Call for Sites held during the Preferred Options consultation. Those sites are listed at **Appendix 2** along with site location maps. The majority of those sites required investigation of site ownership. Once sites were clearly identified individual landowners were contacted to clarify site availability, the results of which are included in Appendix 2. It is important to note that this is a list of sites which has been suggested to the Council for consideration. A site's inclusion on this list is in no way an indication of its status or suitability. All sites still need to be investigated in line with the new approach.

#### *GTAA Review*

- 5.29 CLG's Planning for Traveller Sites states that local authorities should maintain an up-to-date understanding of the likely permanent and transit accommodation needs over the lifespan of the development plan. In order for the Council's Site Allocations DPD to be in compliance with this policy, the Council is commissioning consultants to undertake an update of the Gypsy and Traveller Accommodation (And Other Needs) Assessment (GTAA). This will provide an up to date understanding of the current level of need for pitches and assist in planning for a supply of sites by calculating future need over the lifetime of the plan.
- 5.30 The timetable for the completion of the update of the GTAA anticipates that a draft report will have been received by the Council by mid-October 2012 and a final report in November 2012.

#### *Duty to Cooperate*

- 5.31 A further concern raised in representations to the Preferred Options consultation is the extent to which the legal duty to cooperate has been satisfied. The duty requires local planning authorities and other public bodies to engage constructively, actively and on an ongoing basis when planning for strategic cross-boundary matters in the preparation of Local Plans (of which the Site Allocations DPD forms part). The Council has ongoing engagement with neighbouring local authorities on the issue of meeting the accommodation need of the travelling communities.
- 5.32 The Council has discussed with the other West of England Authorities the possibility of joint working to update the evidence base in accordance with the Duty to Cooperate. However those authorities were not in a position to



update their evidence base at the same time as this Council other than North Somerset which has already completed such an update. As stated at paragraph 5.30, a review of the GTAA has been commissioned for Bath and North East Somerset; the Council will continue to share information about sites and needs with neighbouring authorities. The Council has ongoing dialogue with those authorities which includes discussion of any capacity for pitch allocation within those areas, including the potential to jointly take forward a Site Allocations DPD.

*Timetable*

- 5.33 The stock take has clear implications for the timetable to take forward the Site Allocations DPD. The Local Development Scheme review which also forms part of this Cabinet agenda sets out the proposed timetable for further work which is closely tied to the overarching strategic approach of the Core Strategy and the Placemaking Plan which are each under review. The proposed revised timetable is set out below:

<b>STAGE</b>	<b>DATE</b>
Stock take, completion and review of GTAA update results	Now to December 2012
Consultation on results of stock take including new sites	February / March 2013
Preparation of Draft Plan	March – June 2013
Consultation on Draft Plan	June / July 2013
Revise and submit Plan for Examination	September–October 2013
Examination in Public hearings	January 2014
Receipt of Inspector’s Report	March 2014
Adopt	May 2014

**6 RISK MANAGEMENT**

- 6.1 The report author and Lead Cabinet member have fully reviewed the risk assessment related to the issue and recommendations, in compliance with the Council's decision making risk management guidance.
- 6.2 There is a risk that if the Council fails to undertake the stock take and thereafter to identify sufficient sites through the Development Plan process that there will be pressure for sites to be granted planning permission on an ad hoc basis or by appeal. Unauthorised encampment which has associated enforcement action costs is also likely to continue. Each of these outcomes are likely to have a detrimental effect on relationships between the settled community and travelling communities. A lack of authorised accommodation can also have negative effects on the welfare and social integration of Gypsy and Traveller families with the mainstream community which puts the Council at risk of failing to meet its Single Equality Duty.

## **7 EQUALITIES**

- 7.1 The statutory duties of the Council include the Single Equality Duty which requires the Council to pay due regard to the need to eliminate unlawful discrimination, advance equality of opportunity and foster good relations between different groups in the course of developing policies and delivering services. Gypsies and Travellers are recognised as distinct ethnic groups and are protected from discrimination by the Equality Act 2010.
- 7.2 An Equality Impact Assessment (EqIA) has been completed. The key issues raised in that assessment are the need to engage with Gypsies, Travellers and Travelling Showpeople in the continuing development of the Site Allocations DPD and to seek to improve community relations between the travelling and settled communities.

## **8 RATIONALE**

- 8.1 The work undertaken and recommended actions are a key part of the Council's Local Development Scheme and the commitments agreed through the Draft Core Strategy.

## **9 OTHER OPTIONS CONSIDERED**

- 9.1 The Council could choose to halt work on the Site Allocations DPD and instead seek to include allocations for Gypsy, Traveller and Travelling Showpeople sites within the Placemaking Plan. As noted, the Council is in dialogue with neighbouring authorities on the potential capacity for identification of sites within their areas. The Council is also considering pitch allocations within wider housing growth allocations, as informed by the review of the key development sites as part of the extra work on the Core Strategy, which will inform the development of the Site Allocations DPD.
- 9.2 The Council could choose not to update the GTAA. This has significant associated risks due to the requirement in national policy to maintain an up-to-date understanding of need. The Council is commissioning an update to the GTAA.
- 9.3 The Council could choose not to assess additional sites. This option has been discounted as it would prejudice the wider assessment of opportunities of land outside the Green Belt.
- 9.4 The Council could choose to press on to the Draft Plan with the existing list of identified sites. This option has been discounted due to the need to reassess the 6 existing sites more clearly against national planning policy criteria and to consider new sites alongside the review of the SHLAA and Core Strategy.
- 9.5 The scope of the DPD could be expanded to include boats/barges. However, given the different nature of their needs and the fact that both the legislation and the planning requirements relating to Gypsies & Travellers are distinct, the focus of the DPD on Gypsies & Travellers will

be retained. The Council will need to consider how to address the needs of boats/barges through another mechanism.

## 10 CONSULTATION

10.1 *Cabinet members; Overview & Scrutiny Panel; Section 151 Finance Officer; Chief Executive; Monitoring Officer*

## 11 ISSUES TO CONSIDER IN REACHING THE DECISION

11.1 *Social Inclusion; Customer Focus; Sustainability; Property; Young People; Human Rights; Corporate; Health & Safety; Other Legal Considerations*

## 12 ADVICE SOUGHT

12.1 The Council's Monitoring Officer (Divisional Director – Legal and Democratic Services) and Section 151 Officer (Divisional Director - Finance) have had the opportunity to input to this report and have cleared it for publication.

<b>Contact person</b>	David Trigwell: Divisional Director - Planning and Transport 01225 394125
<b>Sponsoring Cabinet Member</b>	Councillor Tim Ball, Cabinet Member for Homes and Planning
<b>Background papers</b>	<i>Cabinet papers of 9 November 2011 and 9 May 2012</i>  <i>Issues &amp; Options paper</i>  <i>Preferred Options paper</i>
<b>Please contact the report author if you need to access this report in an alternative format</b>	

# APPENDIX 1: Summary of Key Issues Arising from Consultation

## Summary of key issues raised relating to each site

### GT.1 Parcel 7100, Woollard Lane, Whitchurch

- Inappropriate development in the Green Belt, outside the Housing Development Boundary, not in keeping with rural location as previously confirmed through planning refusals
- object to doubling the size of a site which only has temporary planning permission which was refused on two previous occasions
- query why this site has been classified as a brownfield site as it is not previously developed
- increased traffic generated would add to road congestion and concern about the proposed use of the site for a Travellers site on highway safety grounds
- concern that it is within 1000 metres of a high pressure gas pipe therefore in a hazardous location nor has land contamination been taken into account
- placing a site here would set a precedent leaving the way open to further expansion of the site

### GT.2 Old Colliery Buildings, Stanton Wick

- concerned that the potentially affected communities were not made aware of the proposal much earlier in the process
- concern about inappropriate development in the Green Belt therefore contrary to Government policy and previous applications on the site have been refused on Green Belt grounds
- occupation of the site would dominate nearest local community at Stanton Wick and contrary to Government policy in 'Planning for Travellers Sites' which states that local planning authorities 'should ensure that the scale of such sites does not dominate the nearest community'
- concerned site does not meet the criteria set out in the DPD nor Policy CP11 yet was selected despite scoring low using the Site Selection Scoring Matrix
- proposed site is not on a recognised Traveller route and suggest this type of site is not one preferred by Travellers as shown in the GTAA i.e. in close proximity to amenities and small family sites of up to 5 pitches
- ground stability, safety and contamination issues (arsenic and asbestos cited) associated with former mining operations on site not resolved, also reference to Sanctus Report (2010) which recommended costly remedial action to make the site safe, danger of further mine shafts collapsing (one capped recently)
- whether the site benefits from existing B2 use needs clarifying and which parts of the sites are considered 'previously developed' land
- Wick Lane is very narrow with few passing places for vehicles therefore inadequate access to and into the site for Travellers' caravans and trailers (reference to the planning refusal for expansion of Filers Coaches on adjoining site on traffic grounds)
- no suitable footpath along the lane and therefore dangerous especially for children
- site is remote from public services and community facilities and access to public transport which would increase the need to travel by car
- impact on availability of school places, resources and quality of education in local schools raised
- no mains sewerage at Stanton Wick and further development would place additional pressure on existing mains water with increased demand

- cost of providing necessary utilities infrastructure to service the site
- proposal would have a detrimental effect of the proposal on wildlife present on site (bats and other rare species)
- impact on tourism as proposal would have a detrimental effect on landscapes, countryside walks and local tourist related businesses
- mining heritage and industrial legacy of the Old Colliery Buildings, as highlighted in the Pensford Conservation Area Character Appraisal, has not been considered in the site selection process nor has impact on the Conservation Area been properly appraised

#### **GT.4 Former Radstock Infant School Canteen**

- query raised over the ownership of this land as there is an understanding the site was gifted by Lord Waldegrave in 1903 for the education of the poor in the area under the School Sites Act in 1841 and there is possibly “rights of reversion” where the land should have been returned to him when it ceased to be the site of Radstock Infants School in 2007
- site not suitable and far too small for two pitches
- traffic movements associated with the use of the site would further exacerbate existing traffic issues including narrowness of Bath Old Road and very tight blind bends for large caravans to negotiate
- safe access cannot be provided without loss of parking for residents in an already overcrowded road
- Bath Old Road used as a rat run and concerned proposal would exacerbate current traffic problems
- likely to have a negative impact on the local environment and the amenity of the adjacent land which could not be mitigated by screening
- proposed use of site not considered compatible with Conservation Area status
- concerns about the demolition of the historic boundary wall necessary to create an appropriate access to the site
- some community based development would be a better use for the site
- there is a need for more affordable housing in Radstock and it is noted this is part of a site identified in the Strategic Housing Land Availability Assessment as having the potential for 14 dwellings

#### **GT.6 Station Road, Newbridge**

- site is suitable as storage and possible workshop for maintenance work but with 3 pitches it could become very overcrowded
- query capacity of junction between Locksbrook Road and Station Road to accommodate typical vehicle types (wide/abnormal loads)
- concerns over increase in traffic and noise and the impact noise and nuisance from proposed business uses would have on the whole of Station Road
- concern over creating permanent residential site in a business park
- concern that site is in a residential area, immediately behind the gardens of a number of houses and would be located on a green area which is currently a local amenity
- proposal would exacerbate existing parking problems in the area arising from workers and residents competing for spaces
- suggest site is better used for additional housing with parking or small business use
- attention drawn to slow-worms living in this area

**GT.8 Lower Bristol Road, Twerton**

- as an existing tolerated encampment this site is the best place for the Traveller community and should be taken forward
- with additional facilities would be ideal as it is close enough to a road for access although concerns expressed about children finding a safe route to local schools due to the busy road with no pedestrian crossing
- site has better transport links and access to nearby local families, services and other amenities than the more remote sites

**GT.14 Land near Ellsbridge House, Keynsham**

- proposed shared access onto this site and associated security issues
- relocation of the bus stop if a new access from the highway were to be created and the fact there is no existing boundary between Ellsbridge House and the site
- access to the site - reference to a previous planning application by Wansdyke Council (1980) on this site to store caravans that was withdrawn on the grounds access to the site was too dangerous
- potential loss of the wooded area if developed as is part of a green and wildlife corridor connecting Keynsham with agricultural land behind Pixash Lane and Worlds End Lane and it is understood there could be bats on the site - believe the woodland could be put to better use such as for outdoor learning and provides a visual screen to the industrial area to the north
- impact the proposal would have on Ellsbridge House a listed building and on the nursery as a business
- impact of the site if developed for proposed use on the open fresh water stream at the narrow western end of the site and possible contamination of the River Avon
- the boundary is inaccurately drawn in the Preferred Options document which would affect the area available for development

## Responses from Statutory Consultees

Please note that this may not be comprehensive and is intended only as an indicative summary. The full set of responses from statutory and other consultees will be set out within a Consultation Statement.

<b>Bristol City Council</b>	<ul style="list-style-type: none"> <li>- no observations to make at this stage</li> </ul>
<b>Coal Authority</b>	<ul style="list-style-type: none"> <li>- for eventual site allocations include a criterion which assessed coal mining data to accord with NPPF guidance to ensure there are no mine entries or other coal related hazards which would require remediation or stabilisation prior to development</li> <li>- former mining activities and related hazards are not a strict constraint on development and potential sites should not be excluded from the assessment on the grounds of former mining legacy issues</li> <li>- also assess likely impact on mineral resources, including coal to ensure that any potential sterilisation effects are properly considered</li> <li>- these comments apply particularly to the Stanton Wick site, which is located in an area where past mining activity may present a risk to new development proposals and where surface coal resources are also present.</li> </ul>
<b>English Heritage</b>	<ul style="list-style-type: none"> <li>- it is not clear how assessment process has consistently applied the key planning issues across all sites particularly the effect of proposed site allocations on the historic environment</li> <li>- Need further assessment of all heritage assets affected and how they contribute to the local area</li> <li>- clarify why sites in the AONB were rejected as a matter of course whilst those in the Green Belt, World Heritage Site (WHS) or adversely affecting a designated heritage asset were not</li> <li>- scoring matrix fails to give an appropriate weight to the consideration of heritage assets but process appears to have given greater weight to matters such as noise and overlooking and makes no reference to the impact on heritage assets other than the World Heritage Site or Conservation Areas</li> </ul> <p><u>Old Colliery Buildings, Stanton Wick</u></p> <ul style="list-style-type: none"> <li>- need to carefully consider historic and social significance of the colliery to ensure any future use of the site is sensitive to its cultural heritage value (reference to conservation of non-designated heritage assets Core Strategy Policy CP6 and NPPF)</li> </ul> <p><u>Former Radstock Infant School Canteen</u></p> <ul style="list-style-type: none"> <li>- report does not assess the significance of the building to be demolished as a heritage asset in a conservation area and how it contributes to the character and appearance of the conservation area or how any development in its place would preserve and enhance its character and appearance</li> </ul> <p><u>Lower Bristol Road, Twerton</u></p> <ul style="list-style-type: none"> <li>- assessment exercise subject to an extensive evaluation of the impact on the natural environment but not the equivalent for the historic environment</li> <li>- unclear whether the local authority considers the proposal would</li> </ul>

	<p>cause harm to any heritage asset, if so why and to what degree</p> <p><u>Land near Ellsbridge House, Keynsham</u></p> <ul style="list-style-type: none"> <li>- document acknowledges that the proposal within the curtilage of this Grade II Listed Building “<i>would have an impact on the setting of that building</i>” but no evidence that sets out the extent of this impact; the significance of the heritage asset likely to be affected (reference to NPPF, para 132: “<i>great weight</i>” should be given to the conservation of any heritage asset, including its setting)</li> </ul> <p><u>Planning across boundaries</u></p> <ul style="list-style-type: none"> <li>- If the Council is struggling to find suitable sites there may be alternative opportunities in adjoining local authority areas (NPPF, para 178: local planning authorities are required to work collaboratively with other bodies to ensure that strategic priorities such as adequate provision for Gypsies, Travellers and Showpeople across local boundaries are properly co-ordinated and clearly reflected in local plans)</li> </ul>
<b>Environment Agency</b>	<p><u>Old Colliery Buildings, Stanton Wick</u></p> <ul style="list-style-type: none"> <li>- Salter’s Brook, which runs along the Eastern boundary of the site should be identified as a potential site constraint and pitches set back from the watercourse which should be protected and enhanced where possible</li> </ul> <p><u>Station Road, Newbridge</u></p> <ul style="list-style-type: none"> <li>- previous uses at this site may have resulted in contamination and development could pose a risk to controlled waters and human health which needs to be properly investigated and where necessarily remediated</li> </ul> <p><u>Lower Bristol Road, Twerton</u></p> <ul style="list-style-type: none"> <li>- site is adjacent to the Newton Brook and falls partly within Flood Zone 3 (high risk) and to comply with the NPPF and Policy CP11 of the Draft Core Strategy it should be made clear that to be acceptable all pitches will need to be sequentially located outside of the flood risk area and the Brook should be protected and enhanced where possible</li> </ul>
<b>Network Rail</b>	<p><u>Lower Bristol Road, Twerton</u></p> <ul style="list-style-type: none"> <li>- would not want to see any type of development in this site which would have the potential to increase existing levels of level of trespass and vandalism on the railway</li> <li>- due to proximity of the site to the Great Western Main Line and speed of trains and associated noise and vibration issues does not consider this to be an appropriate or safe environment for this type of development</li> <li>- if the LPA is minded to progress this site for the use of travellers then certain measures would need to be met as part of any planning permission</li> </ul>
<b>Wessex Water</b>	<ul style="list-style-type: none"> <li>- possible that all sites can be connected to water supply and foul sewer</li> </ul>

<b><u>Parish and Town Councils</u></b>	
<b>Chelwood PC</b>	<p><u>Old Colliery Buildings, Stanton Wick</u></p> <ul style="list-style-type: none"> <li>- proposal contrary to Policies HG.16 and CP11</li> <li>- extant residential permission relates to a smaller area on the site</li> <li>- very special circumstances do not exist to justify this proposal</li> </ul>



<b>Chew Magna PC</b>	<p><u>Old Colliery Buildings, Stanton Wick</u></p> <ul style="list-style-type: none"> <li>- oppose use of this land for Traveller site as within the Green Belt, with no justification made for very special circumstances; poor access and infrastructure; detrimental and overbearing impact on services and facilities; adverse impact on local community due to increased population dominating predominantly rural area; contamination and potential for longer term environmental damage; site history and previous development precedent.</li> <li>- current paper and process seems to be flawed due to its lack of detail and poor consideration of potential impacts that the proposal will have on small community and also wider area.</li> </ul>
<b>Combe Hay PC</b>	<ul style="list-style-type: none"> <li>- PC recognises, and fully supports, B&amp;NES Council's commitment to the identification of sufficient authorised sites in Bath and North East Somerset for Gypsies, Travellers and Travelling Show People (GTTSP) – in particular, in order to significantly reduce the number of unauthorised encampments with all their attendant problems.</li> <li>- PC recognises, and fully supports, the principle that authorised GTTSP sites must be suitable, available and achievable.</li> <li>- PC is not qualified to comment concerning the individual sites identified in the consultation document.</li> <li>- PC strongly recommends that serious consideration be given to reviewing the 2007 West of England Gypsies and Travellers Accommodation Assessment, in the light of today's different circumstances.</li> <li>- PC also recommends that the search for sites in the south of North East Somerset (and thus outside the Green Belt) be pursued with vigour, in order not only to comply with "Planning Policy for Traveller Sites" but also to preclude any need to attempt to establish "very special circumstances" for sites in the Green Belt.</li> <li>- PC notes the categorical statement by the Leader of B&amp;NES Council at the Parishes Liaison meeting on 20 June 2012 that sites identified as "Rejected" or "Discarded" in previous documents will NOT return to any future list of sites.</li> </ul>
<b>Compton Dando PC</b>	<ul style="list-style-type: none"> <li>- recognise need to provide suitable sites</li> <li>- recognises need for authorised sites to prevent unauthorised sites.</li> <li>- Green Belt sites inappropriate and scarcity of land outside Green Belt not considered to constitute very special circumstances; do not agree that Green Belt sites can be suitable.</li> <li>- reference made to Queen Charlton appeal against refusal of permission for Traveller site; PC endorses reasons for that refusal.</li> <li>- notes commitment that previously discarded sites not to be reconsidered</li> <li>- monitoring of sites is PC's main concern to prevent unauthorised growth of sites and unauthorised commercial use.</li> </ul> <p><u>Parcel 7100, Woollard Lane, Whitchurch</u></p> <ul style="list-style-type: none"> <li>- concern about use of Green Belt land</li> <li>- Woollard Lane used as a 'rat run' for traffic</li> <li>- concern as to how families and pitches will be monitored and</li> </ul>

	<p>regulated</p> <ul style="list-style-type: none"> <li>- site may be suitable for 1 or 2 pitches but PC would not support further development on the site due to Green Belt location</li> <li>- agree that the site should be taken forward as a formal allocation</li> </ul> <p><u>Land near Ellsbridge House, Keynsham</u></p> <ul style="list-style-type: none"> <li>- location adjacent to A4 makes access and egress difficult</li> <li>- close to industrial and waste recycling uses</li> <li>- visual impact on Ellsbridge House (Listed Building) and due to be used as children's nursery</li> <li>- unclear as to how separation between Traveller site and nursery would be achieved and shared access and grounds arrangements</li> </ul>
<b>Corston PC</b>	<ul style="list-style-type: none"> <li>- no objections to any of the proposed sites</li> </ul>
<b>Dunkerton PC</b>	<ul style="list-style-type: none"> <li>- all potential brownfield sites must be fully assessed before any Green Belt areas are brought forward as they tend to be in areas that already have the appropriate local services</li> </ul>
<b>Keynsham TC</b>	<p><u>Land near Ellsbridge House, Keynsham</u></p> <ul style="list-style-type: none"> <li>- concerns for the ecology on this site and urgently request that Environmental and Ecology Assessment Surveys be carried out and woodland has been classed as being very important</li> <li>- significant impact on the Grade II Listed Building of Ellsbridge House and its setting</li> <li>- could have an impact on the existing Green Belt</li> <li>- full Highways and Traffic Safety Assessment should be undertaken for proposed accesses</li> <li>- site has not been defined correctly</li> <li>- relocation of the bus stop should not be undertaken without prior permission of the Traffic Commission and consultation with Keynsham Town Council who are responsible for its up keep</li> <li>- needs assessment should be updated to obtain correct provision/requirement figures</li> <li>- evidence that the Gypsy and Traveller community have been asked whether this particular site would be suitable and meet their needs</li> </ul>
<b>Monkton Farleigh PC</b>	<ul style="list-style-type: none"> <li>- No comments at this stage</li> </ul>
<b>Publow with Pensford PC</b>	<p><u>Old Colliery Buildings, Stanton Wick</u></p> <p>Proposal contrary to policies in the Local Plan and national policy guidance:</p> <ul style="list-style-type: none"> <li>- Travellers' sites are inappropriate development in the Green Belt</li> <li>- will detract from the openness and rural character of the area</li> <li>- far from services, facilities, employment and other activities and public transport and create an increase in vehicle movements to and from the site: travel plan will be required</li> <li>- would not support the existing local businesses within the vicinity</li> <li>- will dominate the nearest settled community, Stanton Wick and double the population, also impact on the neighbouring villages</li> <li>- will not be an integrated co-existence between the site and the community</li> <li>- access road is a single country lane and unsuitable for this amount of additional traffic</li> <li>- access from the main road is extremely dangerous as vision is</li> </ul>

	<p>impaired in both directions</p> <ul style="list-style-type: none"> <li>- would place undue pressure on the local infrastructure where there is no mains services</li> </ul>
<b>Radstock TC</b>	<p><u>Former Radstock Infant School Canteen</u></p> <ul style="list-style-type: none"> <li>- concerns about impact on the street scene and the Conservation Area</li> <li>- site could be used for other uses including affordable housing</li> <li>- site is too small to support extended families central to the culture of the travelling community</li> <li>- suggest there are other potential sites in Radstock but not in Council ownership</li> </ul>
<b>Saltford PC</b>	<ul style="list-style-type: none"> <li>- PC understands the need to find suitable sites within B&amp;NES</li> <li>- PC views protection of the Green Belt as a priority; concern that the scoring matrix does not adequately reflect national policy</li> </ul> <p><u>Land near Ellsbridge House, Keynsham</u></p> <ul style="list-style-type: none"> <li>- site is inappropriate as no due regard given to the new use of Ellsbridge House as a nursery; no mention of that use set out within Cabinet report of 9 May 2012</li> <li>- lack of suitable highway access to the site</li> <li>- site is currently mature woodland and designated breeding site for bats</li> <li>- OFSTED requirements would be difficult or impossible to be met if site is shared with neighbouring Ellsbridge House</li> </ul>
<b>South Stoke PC</b>	<ul style="list-style-type: none"> <li>- PC supports B&amp;NES in addressing this very important issue. Agree that the principles of the proposals and in particular the potential pitch provision be taken forward as a formal proposal.</li> <li>- PC indicates that under planning policy provision should not take place within the Green Belt or AONB; PC recognise that the best way to protect these areas from illegal occupations is for proposals to be taken forward and adequate legal provision made to meet the need set out in the draft core strategy.</li> </ul>
<b>Stanton Drew PC</b>	<p><u>Old Colliery Buildings, Stanton Wick</u></p> <ul style="list-style-type: none"> <li>- Concerned they were only made aware of the site as a preferred option very late in the process</li> <li>- disagrees strongly with any potential pitch provision at this site</li> <li>- scoring matrix flawed and therefore the site should not have been placed on the preferred list</li> <li>- whole process needs to be commenced again so that Gypsy and Traveller communities are provided with safe, healthy, small sites located close to urban areas (being their preference in the GTAA) - unauthorised sites are usually found in or around major road networks and close to urban areas for ease of movement and accessing of services</li> <li>- site is not available in terms of the proposal for a Gypsy/Traveller site for numerous reasons of suitability and achievability citing past planning refusals on the proposal site and neighbouring Filers coach site</li> <li>- concerned about the ground contamination on site and refers to the Sanctus report (2010) found ground contamination with high levels of arsenic and asbestos on site - full contamination survey across all areas needs to be done</li> <li>- site is a Site of Nature Conservation Interest with European</li> </ul>

	<ul style="list-style-type: none"> <li>- protected species which should have been scored in the matrix</li> <li>- bats are known to fly and feed in the area and the hibernarium is located within the boundary of the Winding House - full year round bat assessment would need to be carried out to ascertain the exact movements of the bats</li> <li>- Green Belt location and no very special circumstances exist</li> <li>- considers the proposal would overwhelm the settled community and contrary to Government policy</li> <li>- Environmental Impact Assessment and Equality Impact Assessment should be undertaken</li> <li>- mains water supply is potentially inadequate</li> <li>- full highways report needs to be done and looking at the evidence from planning applications in the area</li> <li>- a mine safety assessment needs to be carried out</li> <li>- creating a large 'ghetto' such as proposed would adversely affect social integration and the remoteness of the site could potentially be very isolating for young Gypsy/Traveller mums with young children</li> <li>- impact on local schools a concern and driving to school along the lane would create huge amount of vehicle movements and secondary school location not even mentioned in the scoring matrix</li> <li>- agree that the site is not in a sustainable location in terms of increased traffic generation and that a full highways assessment needs to be conducted</li> <li>- concerned that the proposals will not be able to enhance the environment</li> <li>- action plan needed for harm to the SNCI, the wildlife, the landscape but most importantly the new residents</li> <li>- agree 'it may be appropriate to restrict or avoid development at the perimeter of the site to avoid impact on neighbouring properties'</li> <li>- proposals in this location contravenes Policy for Travellers Sites, March 2012, Core Strategy Policy CP11, Local Plan policies, in particular, Policy HG.16</li> <li>- also comments extensively on the Sustainability Appraisal of the Stanton Wick site</li> </ul>
<p><b>Stowey Sutton PC</b></p>	<ul style="list-style-type: none"> <li>- Majority of unauthorised encampments over the last 10 years have been in Bath demonstrating that the demand for pitches is within an urban setting and not a rural one and therefore that the selection of proposed sites is almost totally inappropriate as with one exception</li> </ul> <p><u>Old Colliery Buildings, Stanton Wick</u></p> <ul style="list-style-type: none"> <li>- fails to understand how the site at Stanton Wick was scored 17<sup>th</sup> out of 23 possible sites and yet selected</li> <li>- appears that this site is totally inappropriate due to its Green Belt location, inaccessibility to services, amenities and public transport, and unstable mine workings</li> </ul>
<p><b>Whitchurch PC</b></p>	<p><u>Parcel 7100, Woollard Lane, Whitchurch</u></p> <ul style="list-style-type: none"> <li>- Green Belt development is inappropriate and there are no very special circumstances applicable to this site</li> <li>- mistakes noted in the Detailed Site Assessment Report and the</li> </ul>

	<p>scoring matrix</p> <ul style="list-style-type: none"> <li>- history of the site being granted temporary permission does not indicate suitability of site for permanent use; inconsistency of approach by B&amp;NES Council with regard this site</li> <li>- site should be withdrawn as a preferred option</li> </ul>
<p><b>Other key bodies</b></p> <p><b>Avon Wildlife Trust</b></p>	<ul style="list-style-type: none"> <li>- Government policy states that Green Belt land should be protected from inappropriate development which has not been given as much weight as three of the six sites are in or partially inside the Green Belt (GT.1, GT.2 and GT.8)</li> <li>- concerned that planning policy for "the protection of local amenity and local environment" has not been given due regard as all sites, except GT.6, are adjacent or on important wildlife sites and should be informed by an ecological assessment of likely impacts to these sites and therefore objects in principle to development on these designated sites</li> </ul> <p><u>Old Colliery Buildings Stanton Wick</u></p> <ul style="list-style-type: none"> <li>- supports use of brownfield sites but site's allocation should be informed by an ecological survey</li> <li>- appears to overlap with around 90% of the Pensford Complex SNCI, a Post Industrial Site and Priority Habitat and the potential impacts of which could effect the site's ability to play a role in BANES wildlife network contrary to the NPPF which says that the country's wildlife network should be created, protected, enhanced and managed</li> <li>- BRERC data shows that a number of bat species have been cited in the area therefore a Traveller site here would represent inappropriate development as increased lighting will impact their foraging</li> </ul> <p><u>Station Road, Newbridge</u></p> <ul style="list-style-type: none"> <li>- appears to be adjacent to the Bristol to Bath cycle network, with BRERC records showing the presence of slow worms, bats, badgers and birds</li> <li>- increase in disturbance to these species needs to be considered, with an ecological assessment to inform development</li> </ul> <p><u>Lower Bristol Road, Twerton</u></p> <ul style="list-style-type: none"> <li>- site is within the Green Belt and Bath World Heritage Site, objects in principle to this development; site is within the boundary of, and not adjacent to, Carrs Wood, SNCI and Local Nature Reserve, as well as Newton Brook SNCI</li> <li>- impact of the current unauthorised travellers on the areas ecology should be examined before the site is taken forward</li> </ul> <p><u>Land near Ellsbridge Home, Keynsham</u></p> <ul style="list-style-type: none"> <li>- area is identified as being covered with mature trees and therefore may participate in the area's wildlife network; an ecological survey, focusing on bats and birds should be implemented to assess the ecological impacts a travellers site may have and allow for appropriate buffering, and mitigation to occur</li> </ul>
<p><b>The Gypsy Council</b></p>	<ul style="list-style-type: none"> <li>- would like to see more site provision, whether this be in the form of public or private sites and plan to meet continued future needs</li> </ul>

- |  |                                                                                                                                                                                                                                                                                                                                                                                                                |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <ul style="list-style-type: none"><li>- would recommend smaller site as these are easier to manage and provide opportunities for education, training, employment, health care</li><li>- recommends working in partnership with all public and private service providers and local Gypsy and Traveller community in the provision and management of more public and private affordable accommodation.</li></ul> |
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## APPENDIX 2A: SITES SUGGESTED TO THE COUNCIL FOR INVESTIGATION

**THIS IS A RECORD OF ALL SITES SUGGESTED TO THE COUNCIL FOR INVESTIGATION THROUGH THE PUBLIC 'CALL FOR SITES'. THE SITES HAVE NOT YET BEEN ASSESSED AND THEIR INCLUSION IN THIS LIST AND THEIR DESCRIPTIONS IN NO WAY INDICATE THEIR SUITABILITY FOR USE AS GYPSY & TRAVELLER SITES. THIS LIST OF SITES HAS BEEN RELEASED IN RESPONSE TO A REQUEST FROM TOWN & PARISH COUNCILS. IT IS A COMPLETE LIST OTHER THAN THE EXCLUSION OF THOSE SITES THAT WERE CONSIDERED BY THE CABINET ON 9/5/12 AND REJECTED**

Site Ref.	Site name	Existing Use	Site Availability	Site Suggested By
1	Ashes Hill Farm, A367/B3115 (Tunley Road)	Green space	Yes	Mr A. Scurlock
2	Auto centre, Rush Hill, Bath	Auto centre (currently ceased trading)	Landowner yet to confirm	Ms J. King
3	Bath Express Removals, Padleigh Hill	Commercial premises	No	Ms J. King
4	Charlton Lane, Queen Charlton, BS31 2SQ	Unauthorised Traveller development	Yes	Mrs K. O'Connor
5	Charmy Down Military Airfield	Former military airfield	Landowner yet to confirm	Cllr. E. Jackson
6	Clandown FC Playing Field, Radstock	Green space	Landowner yet to confirm	Cllr. E. Jackson
7	Claverton Caravan Park (Quarry Rock Gardens)	Residential caravan park	No	Ms J. King
8	Crossways Caravan Site, A367/Fosseway, Dunkerton	Residential caravan park	No	Ms J. King
9	Land at the entrance to Ralph Allen Drive (Bath Honda)	Commercial premises	No	Ms J. King
10	Field at Kilkenny Lane, off Old Fosse Road, Bath	Several land parcels, agricultural use	Landowner yet to confirm	Ms J. King
11	Burnett Business Park	Business park	No	Mr R. Ferris

Site Ref.	Site name	Existing Use	Site Availability	Site Suggested By
12	Kellaways, Lower Bristol Road	Commercial premises	No	Ms D. Atkinson
13	Land at Hicks Gate Roundabout	Green space	Yes	Mr J. Brown
14	Land near Mill Lane, Radford	Green space	Yes	Mr D. MacDonald
15	Lower Bristol Road, commercial premises	Open storage land (0.75 acres currently being marketed to let)	No	Ms J. King
16	MoD Ensleigh	Ministry of Defence land in process of being disposed	To be reviewed through Core Strategy and SHLAA	Ms J. King
17	MoD Foxhill			Ms J. King
18	MoD Warminster Road			Ms J. King
19	Newton Mill caravan park	Touring caravan and camping park	No	Ms J. King
20	Odd Down AFC	Football club	No	Ms J. King
21	Former petrol station, Augusta Place	Former petrol station, extant planning permission for retail unit and maisonettes	No	Ms J. King
22	Quarry Garage, Eastcourt Road, Temple Cloud, Bristol, BS39 5BU	Scrapyard	Yes	Mr M. Wilson
23	Radstock Road, Midsomer Norton - site with council buildings	Employment uses; safeguarded land	No	Ms J. King
24	Roundhill playing field, Radstock	Public open space	No	Cllr. E. Jackson
25	Stoney Lane, Bath	Unauthorised Traveller encampment	No	Suggested at public consultation event
26	Sulis Club, University Bath	University leisure centre and grounds	No	Ms J. King
27	Trinity Allotments, Radstock	Allotments	No	Cllr. E. Jackson



## APPENDIX 2B: SITE MAPS

**NB.: THESE SITE PLANS ARE INDICATIVE ONLY AND DO NOT STRICTLY DENOTE LAND OWNERSHIP BOUNDARIES. THESE SITES HAVE BEEN RECOMMENDED TO THE COUNCIL FOR CONSIDERATION AND HOLD NO PLANNING STATUS. INCLUSION WITHIN THIS REPORT DOES NOT INDICATE SUITABILITY: NONE OF THE SITES HAVE YET BEEN ASSESSED.**

1. Ashes Hill Farm, A367/B3115 (Tunley Road)

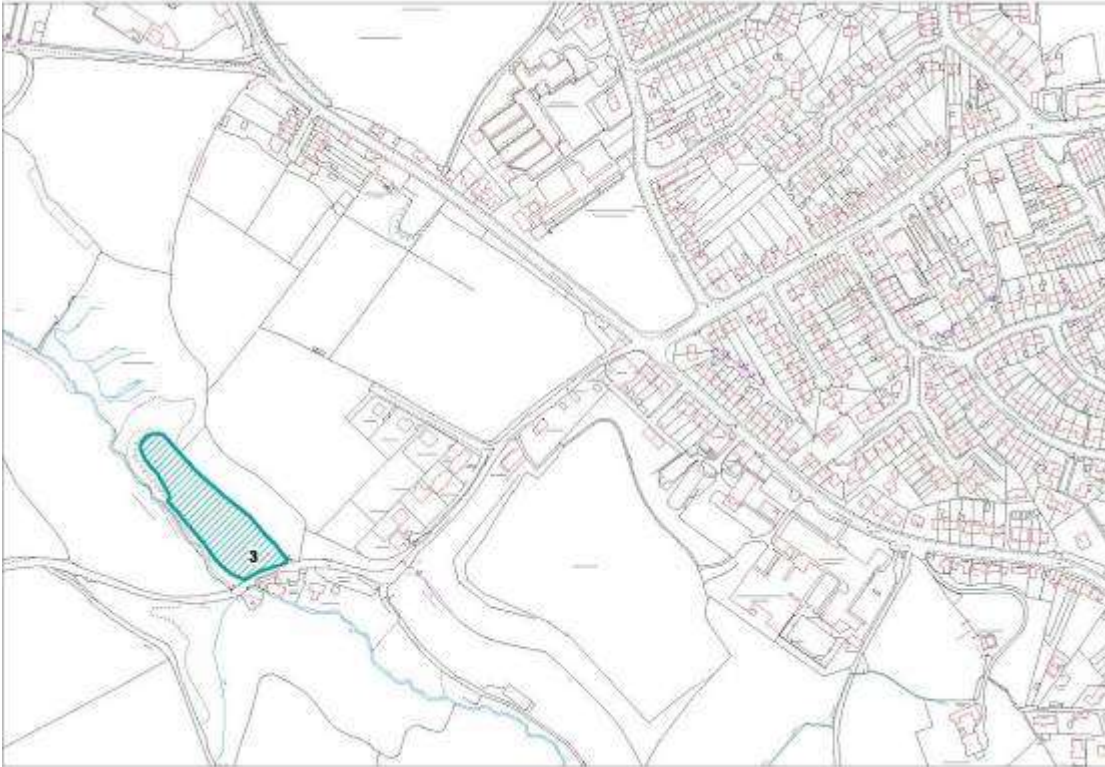


2. Auto centre, Rush Hill, Bath

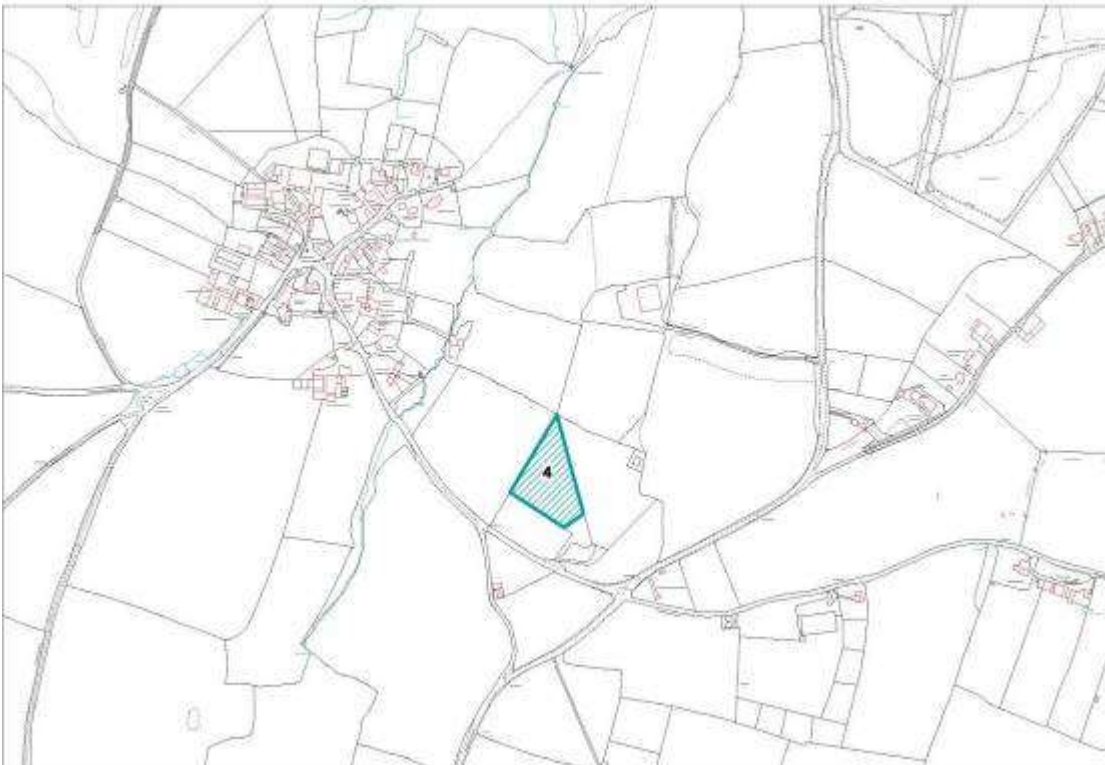


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### 3. Bath Express Removals, Padleigh Hill



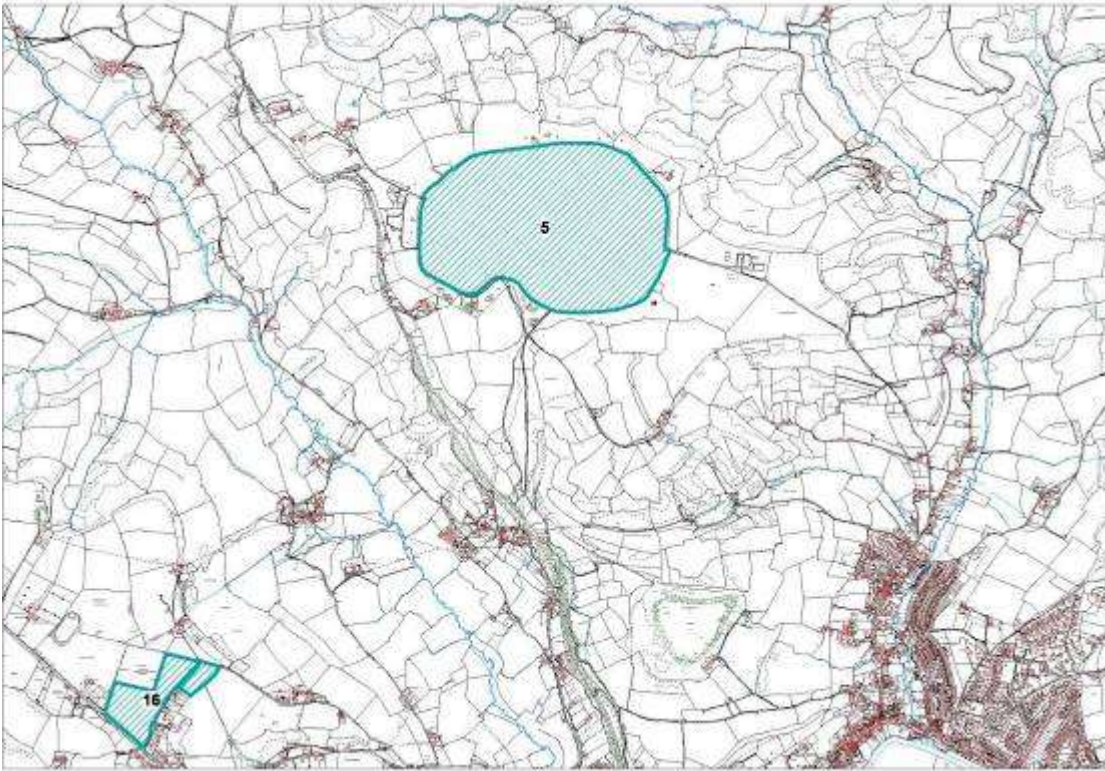
### 4. Charlton Lane, Queen Charlton, BS31 2SQ



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## 5. Charmy Down Military Airfield

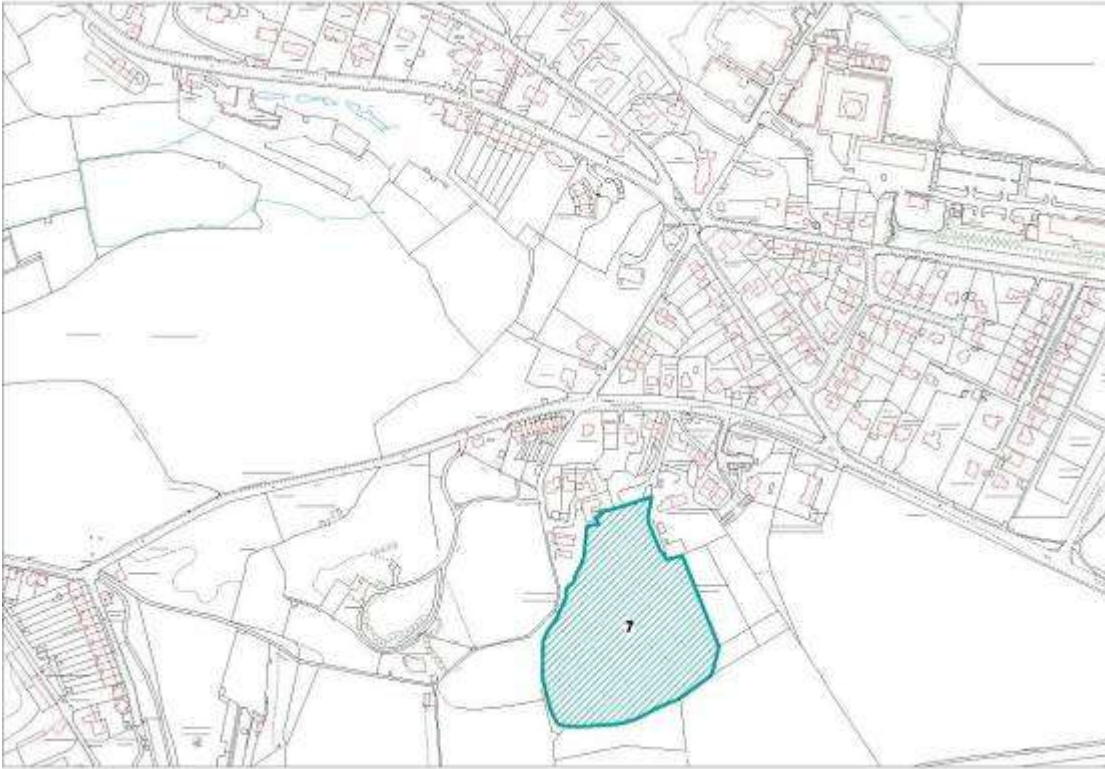


## 6. Clandown FC Playing Field, Radstock



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### 7. Claverton Caravan Park (Quarry Rock Gardens)



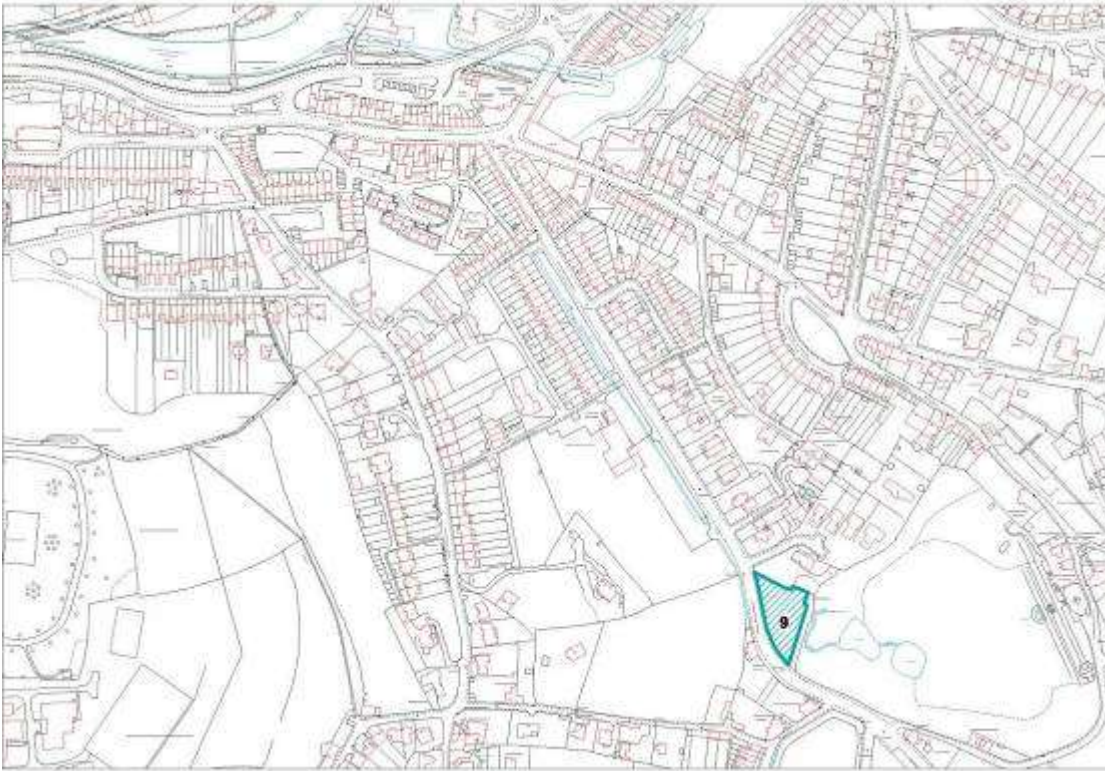
### 8. Crossways Caravan Site, A367/Fosseway, Dunkerton



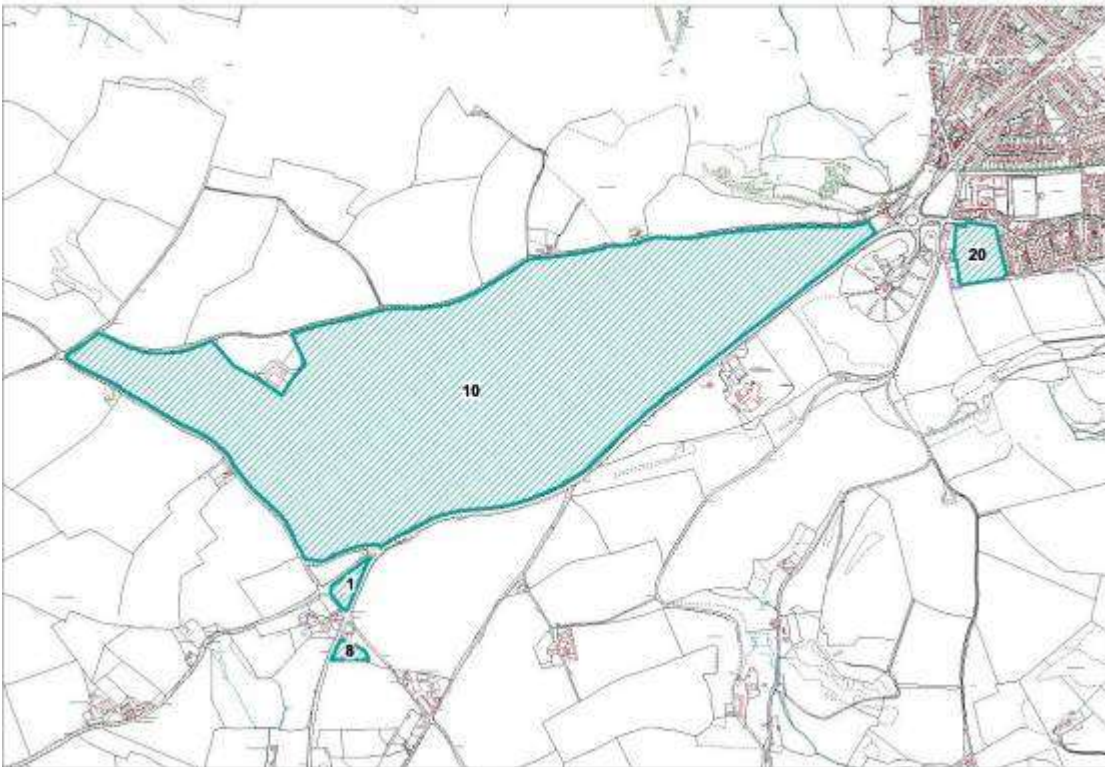
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9. Land at the entrance to Ralph Allen Drive (Bath Honda)

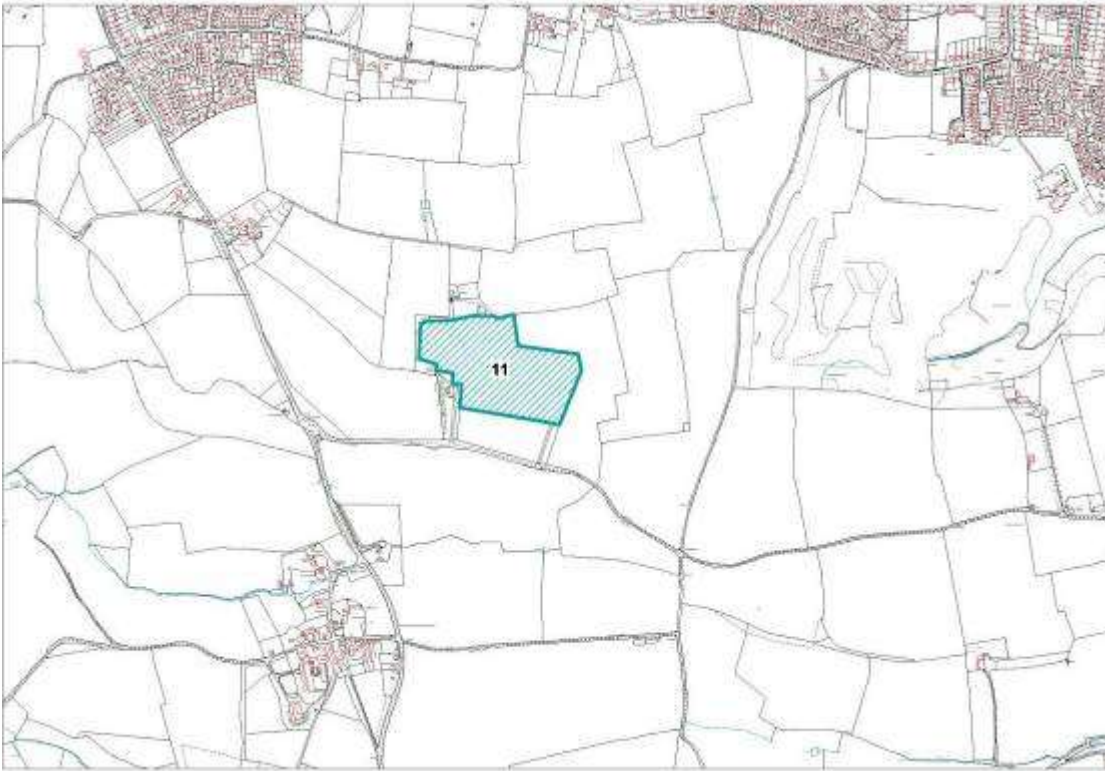


10. Field at Kilkenny Lane, off Old Fosse Road, Bath

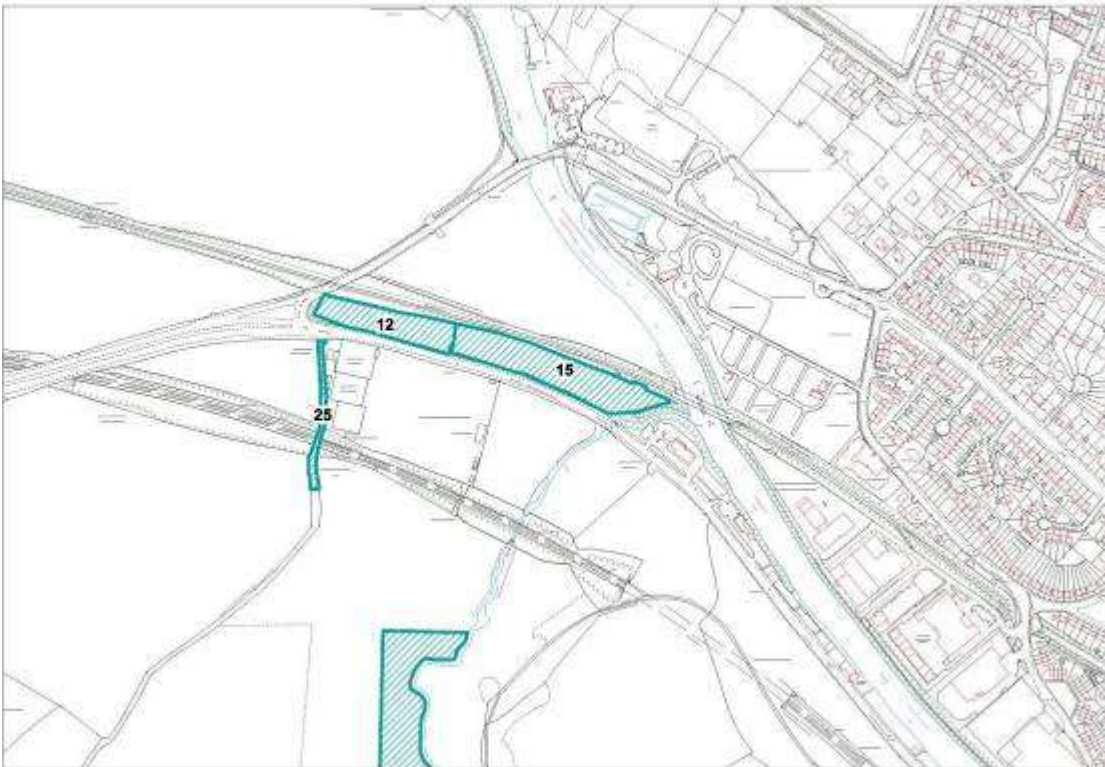


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11. Former MoD Depot near Burnett



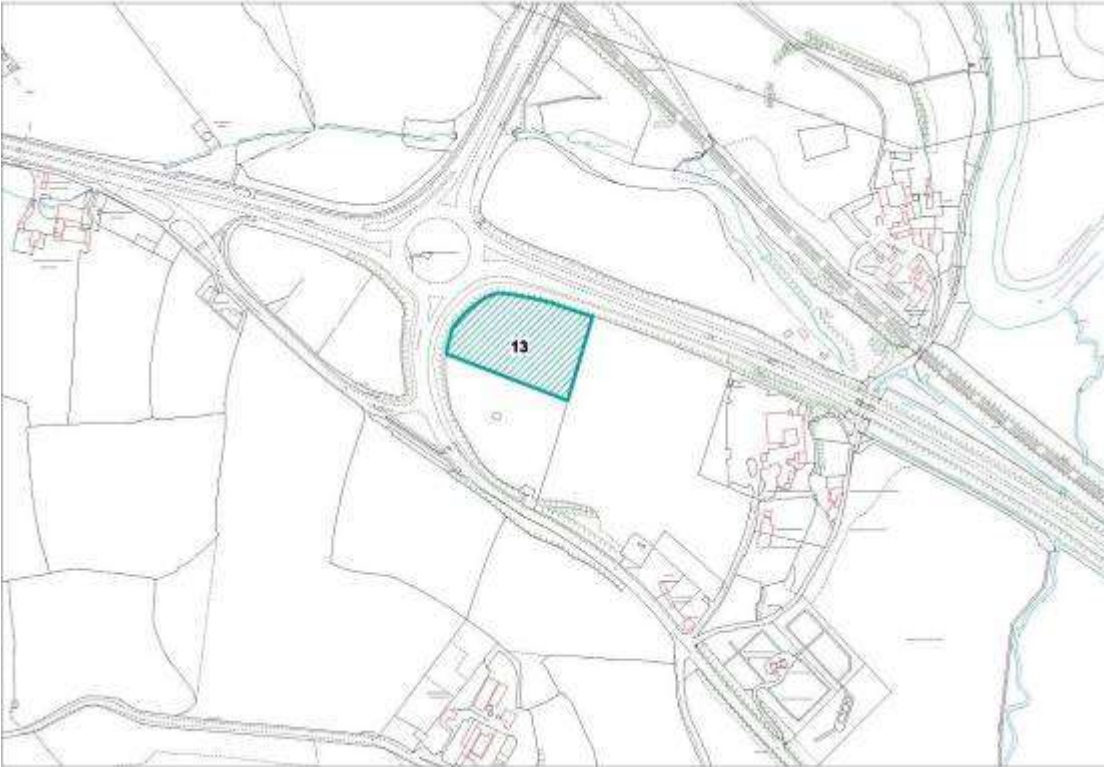
12. Kellaways, Lower Bristol Road



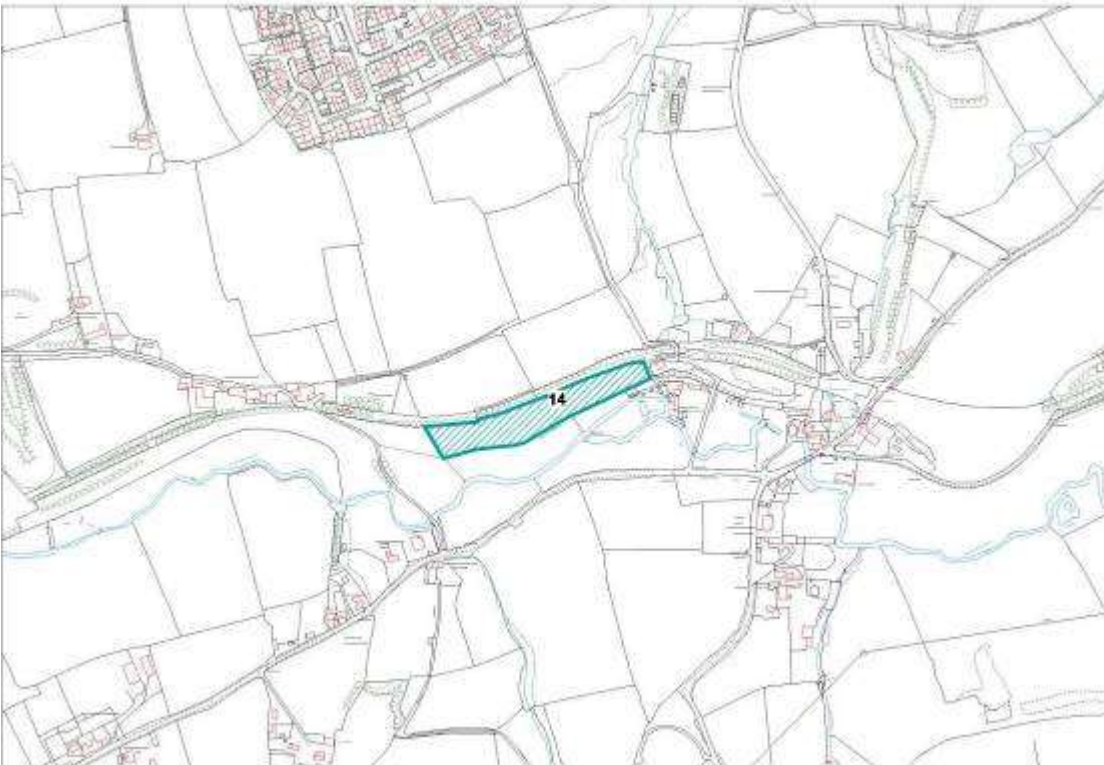
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### 13. Land at Hicks Gate Roundabout



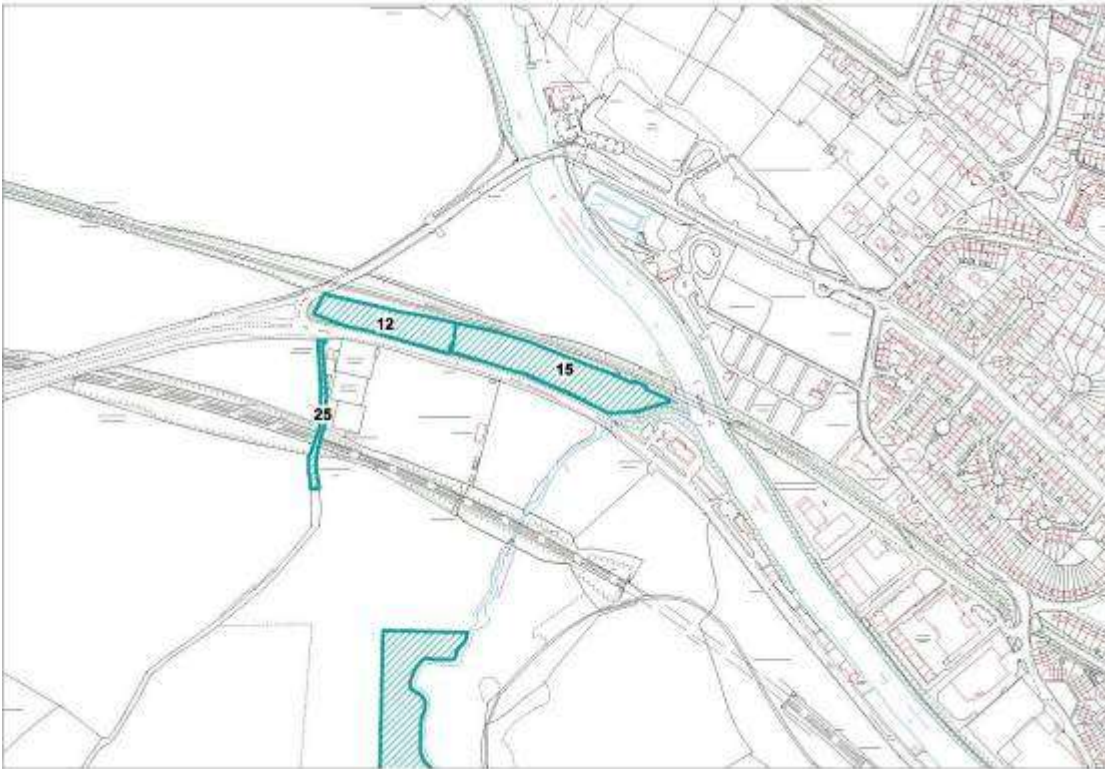
### 14. Land near Mill Lane, Radford



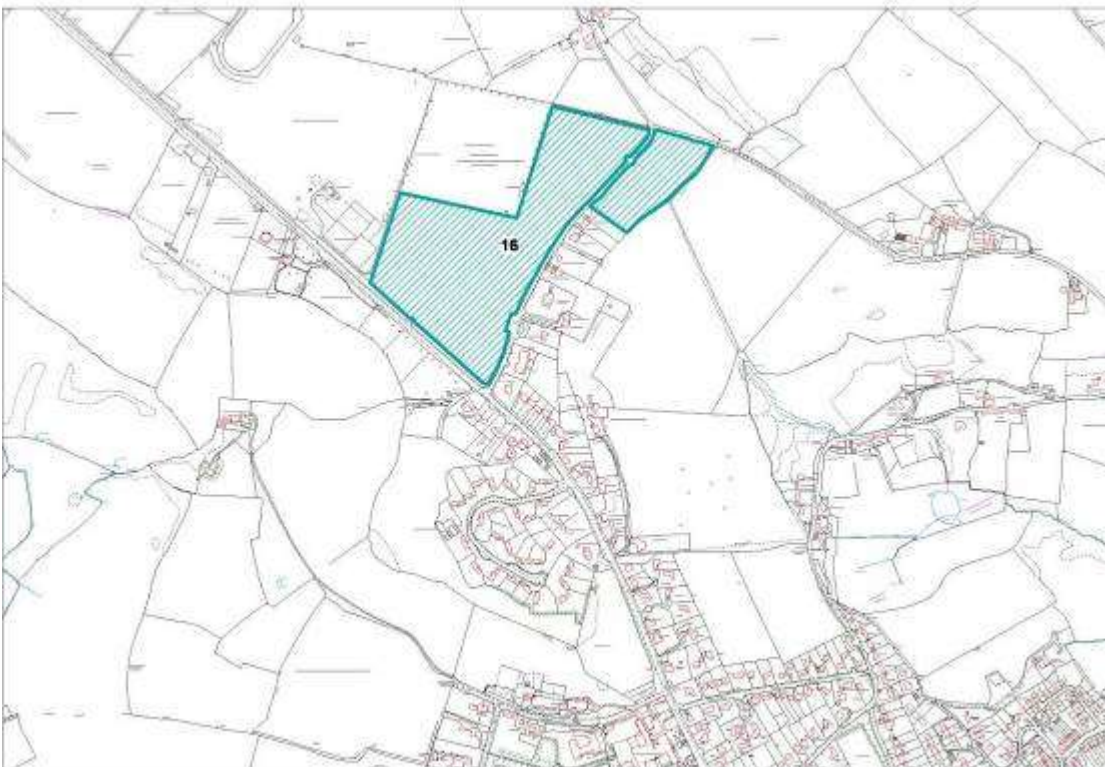
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### 15. Lower Bristol Road, commercial premises



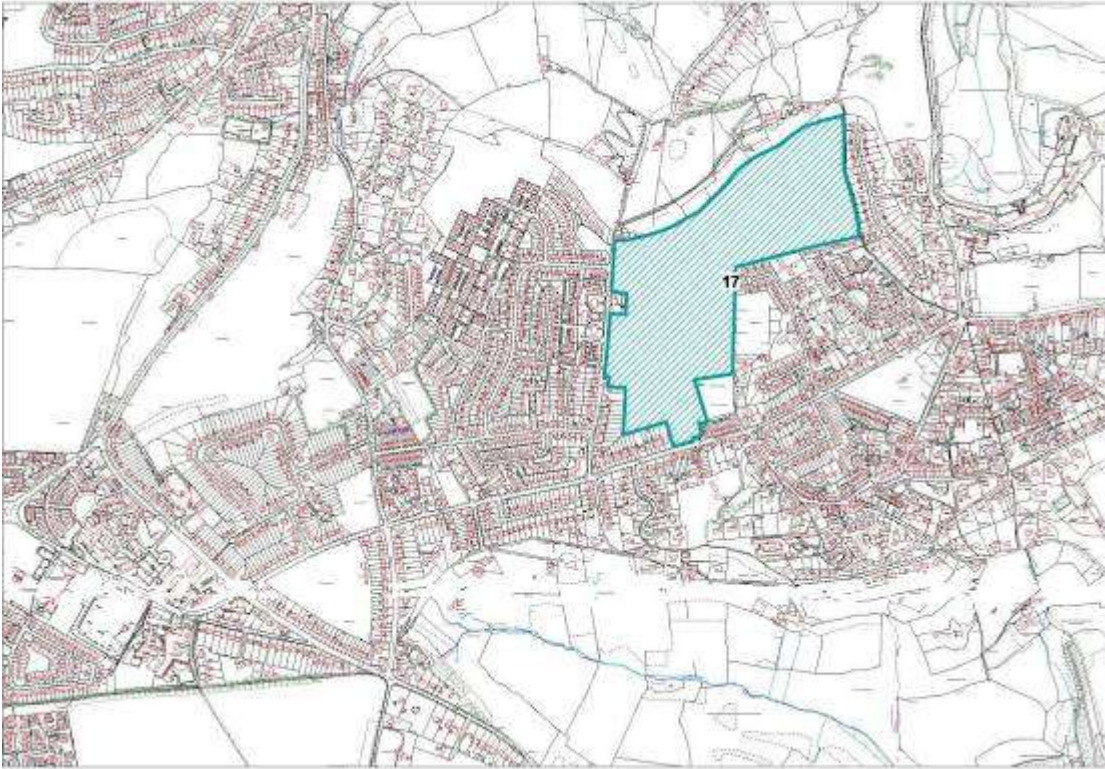
### 16. MoD Ensleigh



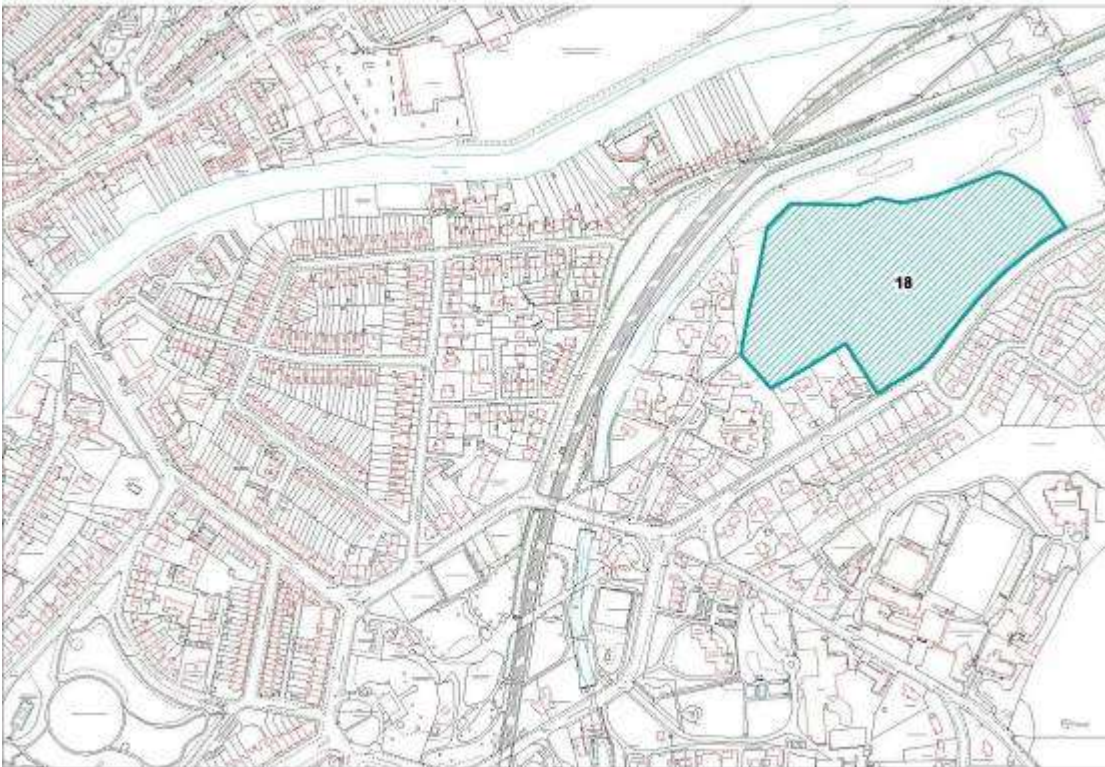
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## 17. MoD Foxhill



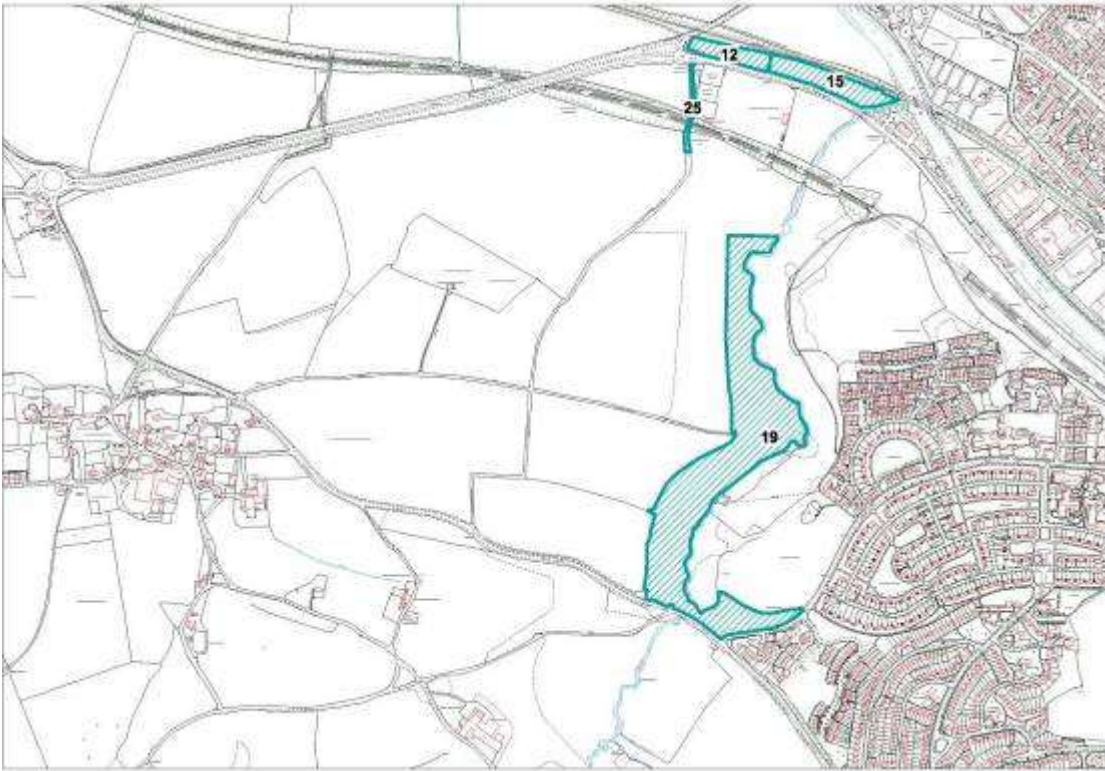
## 18. MoD Warminster Road



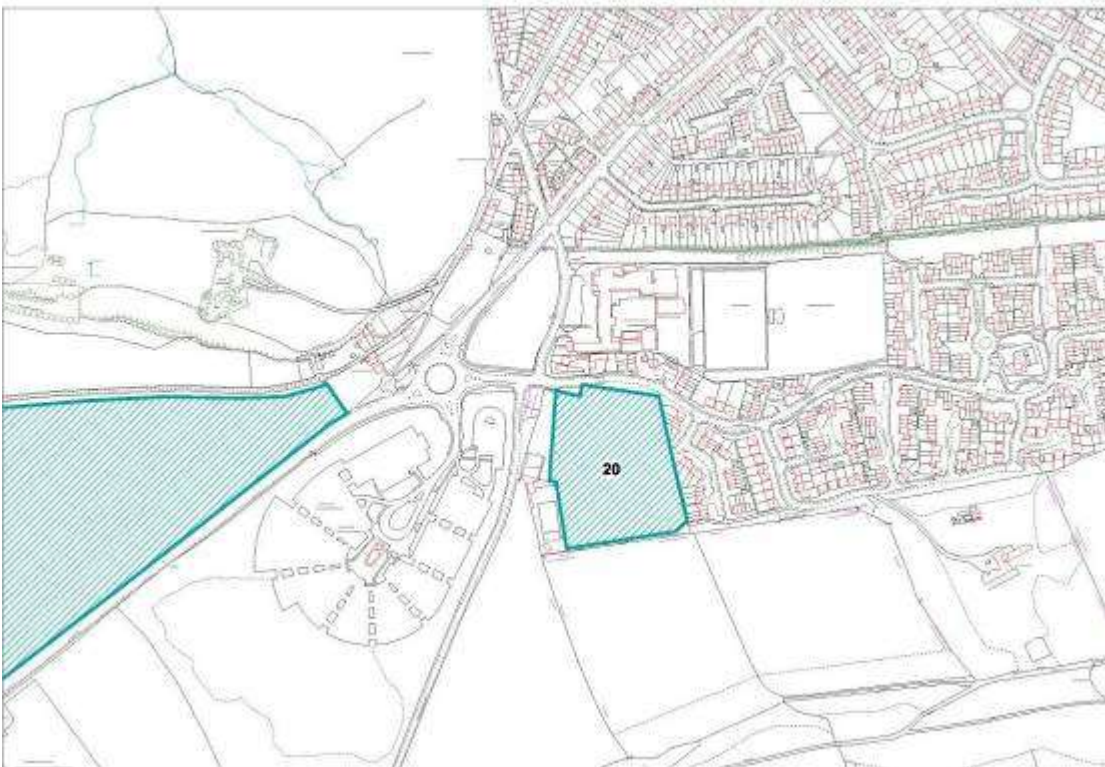
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### 19. Newton Mill caravan park

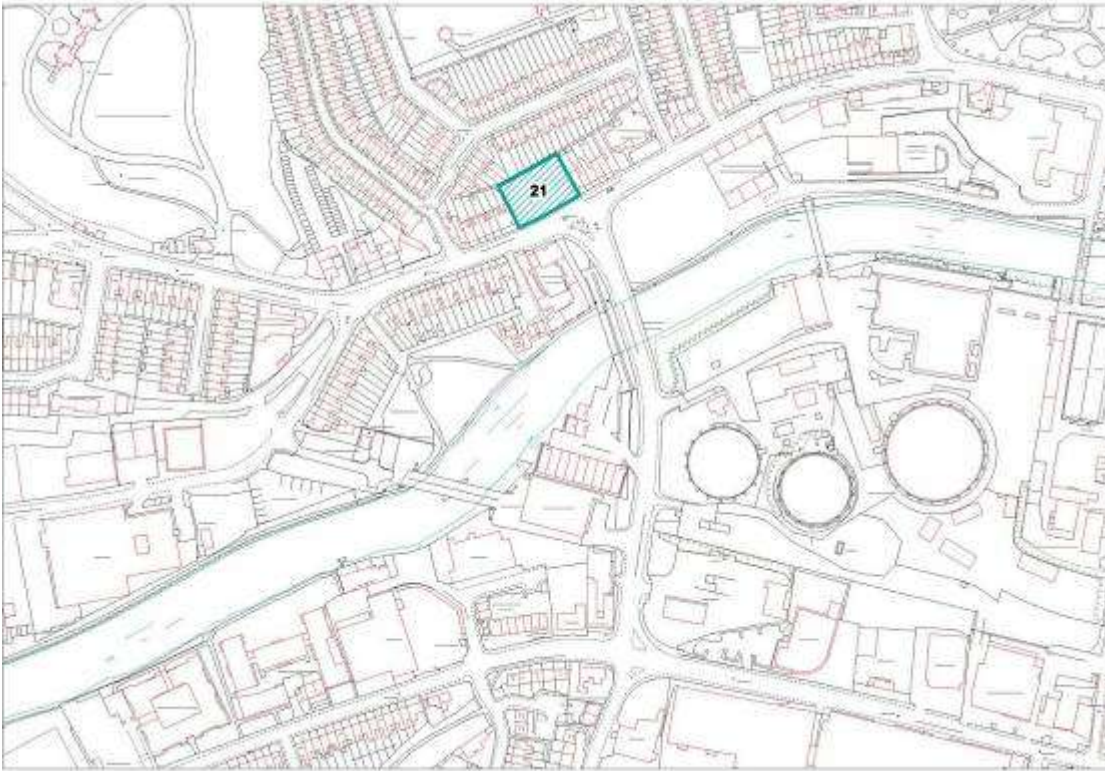


### 20. Odd Down AFC

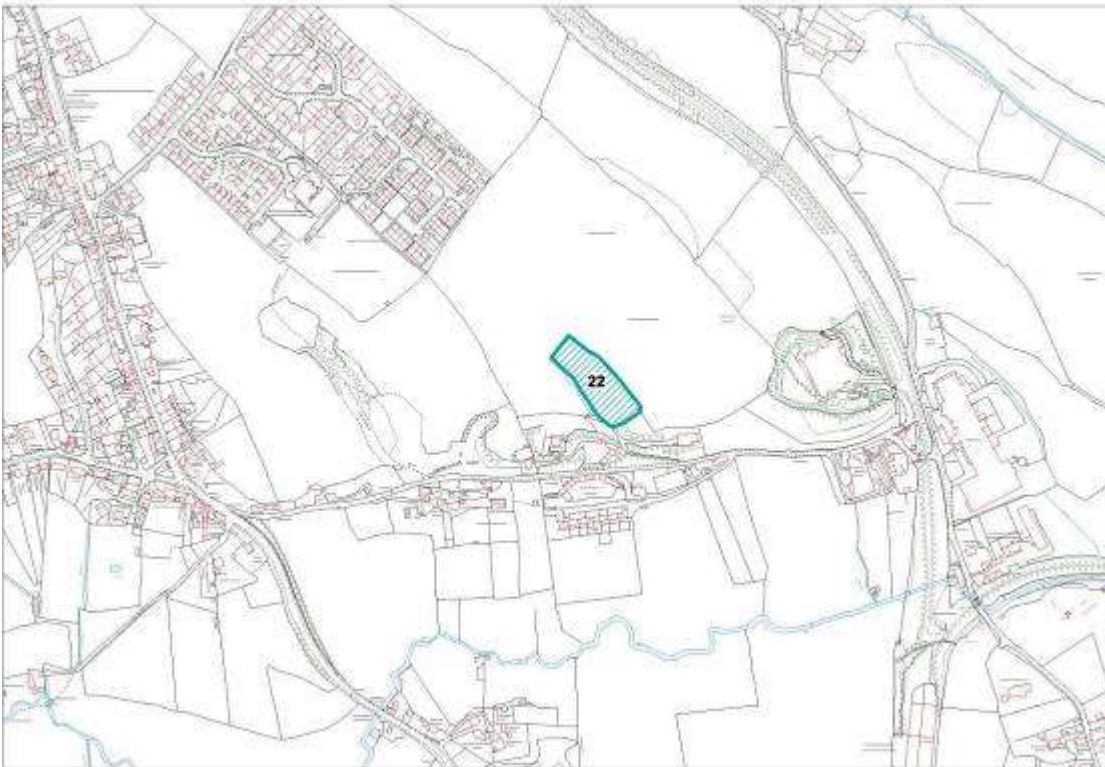


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21. Former petrol station, Augusta Place



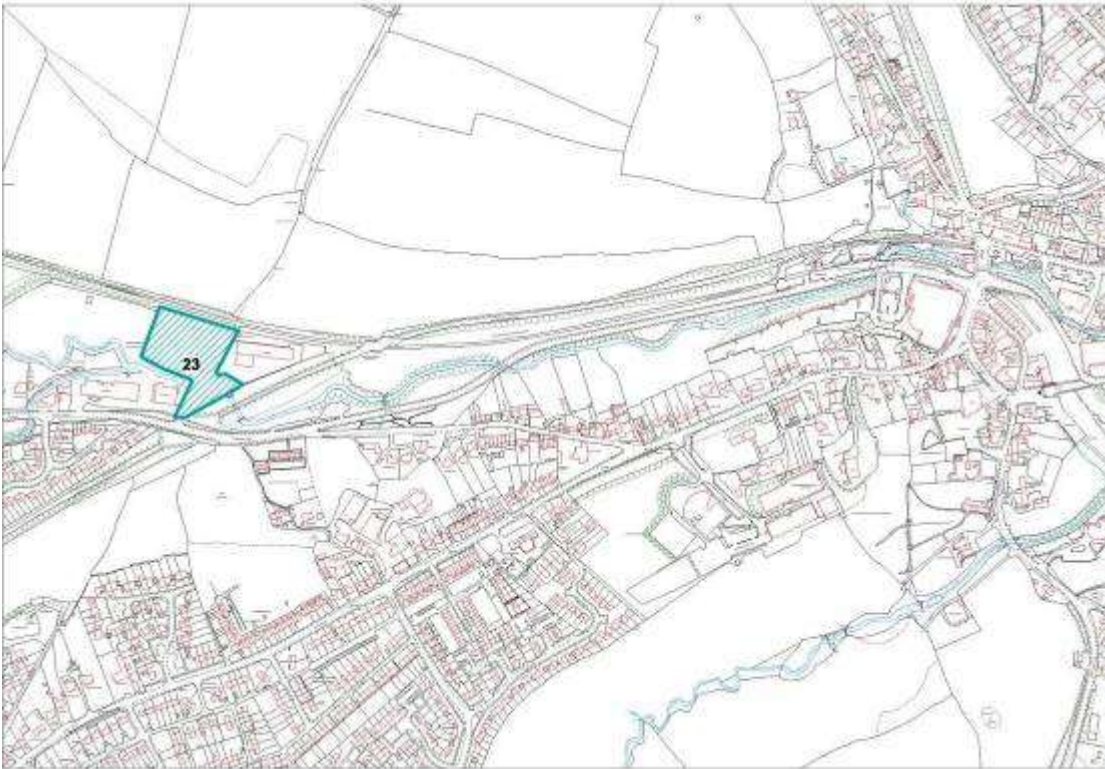
22. Quarry Garage, Eastcourt Road, Temple Cloud, Bristol, BS39 5BU



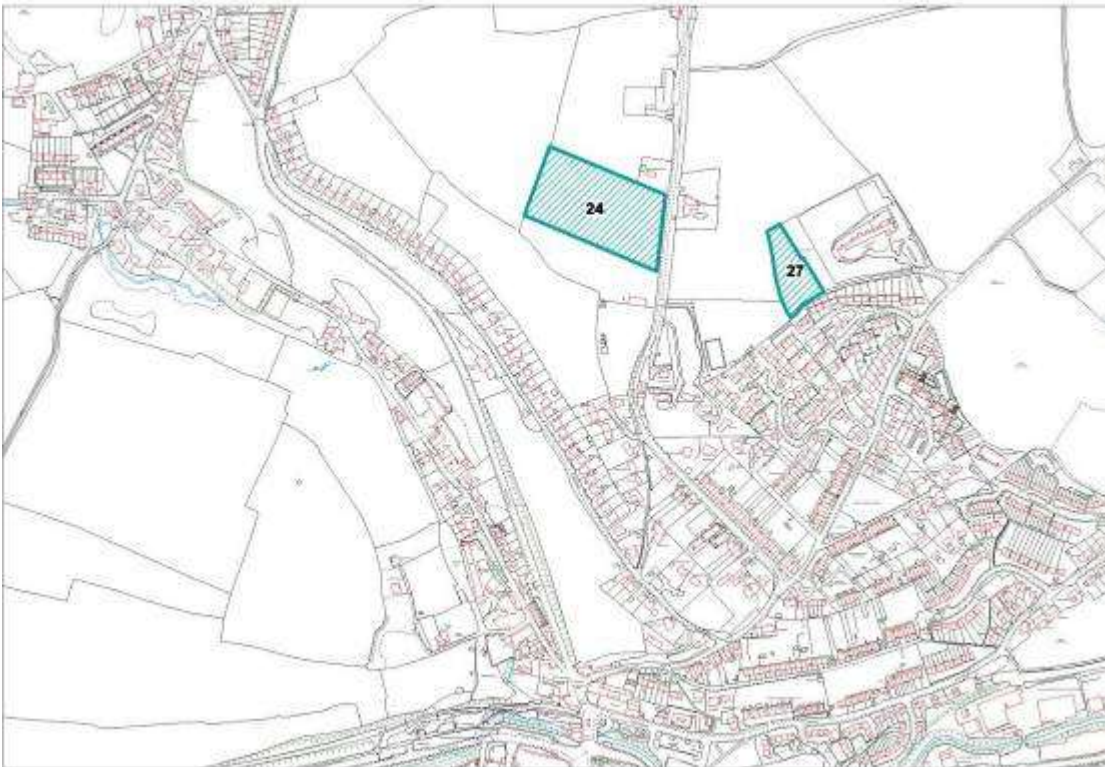
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23. Radstock Road, Midsomer Norton - site with council buildings

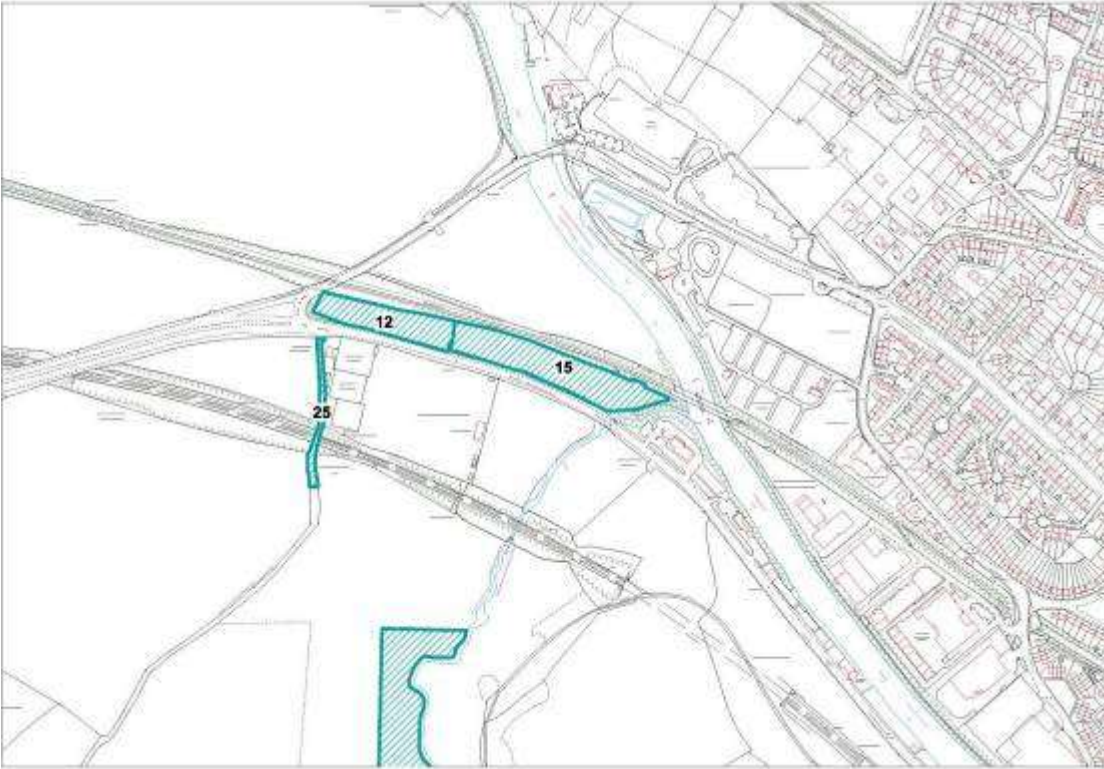


24. Roundhill playing field, Radstock

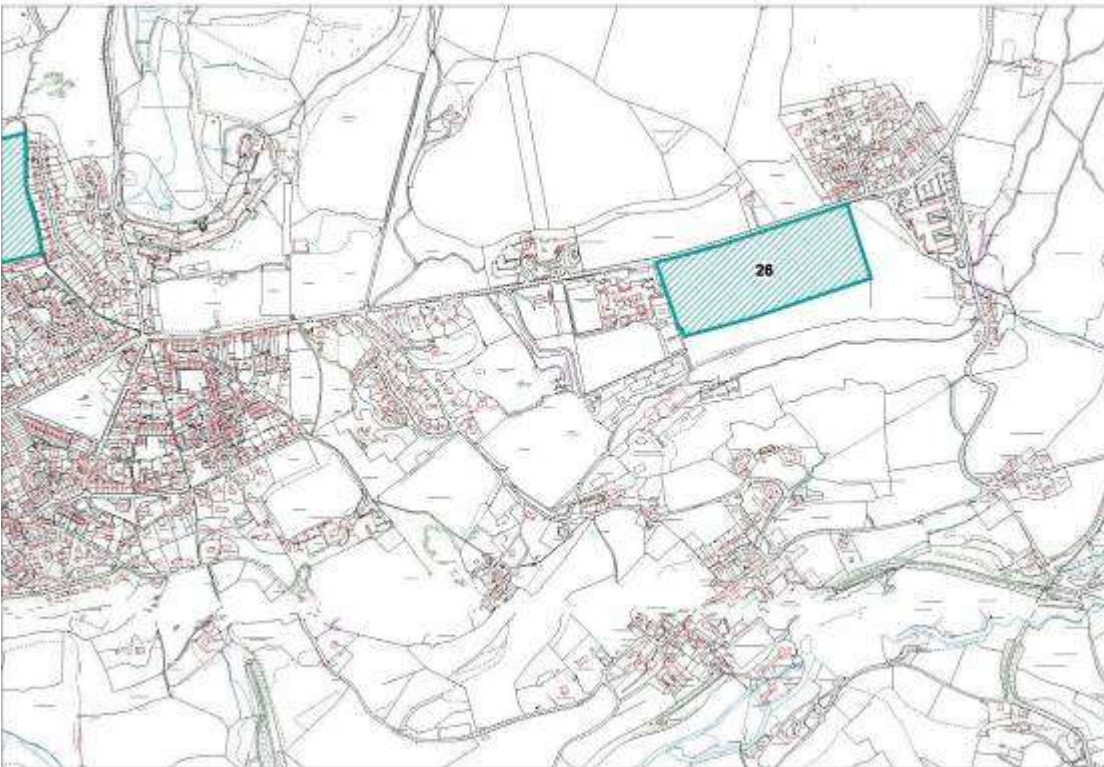


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25. Stoney Lane, Bath



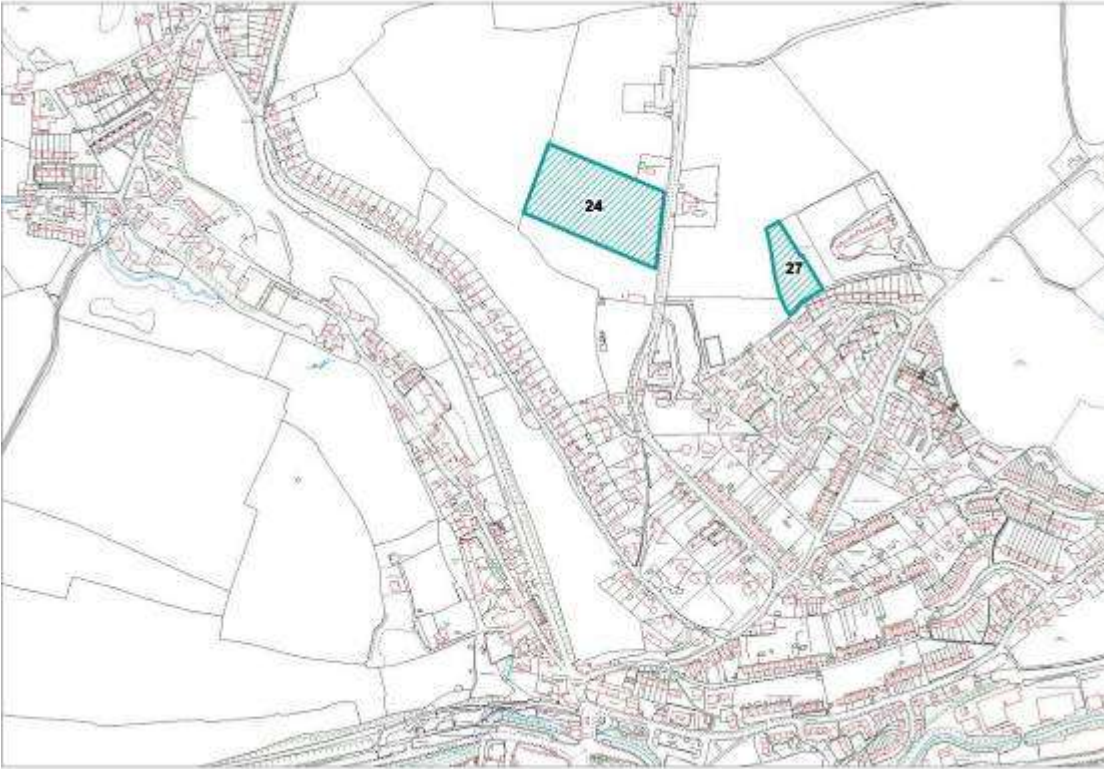
26. Sulis Club, University Bath



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## 27. Trinity Allotments, Radstock



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## APPENDIX 3: DRAFT REVISED SITE SELECTION CRITERIA

<b>Site</b>	
<b>Background Information</b>	
<b>Site size and location</b>	
<b>Planning history</b>	
<b>Sustainability – economic factors</b>	
Would the site place undue pressure on local services?	
Would the site enable traditional lifestyles, including through life/work pitches?	
Would the site enable access to employment opportunities?	
<b>Sustainability – social factors</b>	
Would the site promote peaceful and integrated co-existence? <i>(E.g. residential amenity, privacy, proximity to neighbouring land uses)</i>	
Would the site promote access to health facilities?	
Would the site support resident well-being?	
Would the site promote access to education for children?	
Would the site promote opportunities for a healthy lifestyle? <i>(E.g. landscaping, play space)</i>	
Would the site provide a settled base?	



Are there any personal circumstances of existing site occupants to take into consideration?	
<b>Sustainability – environmental factors</b>	
Would the site make use of previously developed, untidy or derelict land?	
Would the site place occupants / neighbouring land uses at risk from flooding?	
Would the site place undue pressure on the local infrastructure? <i>(E.g. highway capacity, ability to turn vehicles on-site, access)</i>	
Would the site provide a healthy environment for site and neighbouring occupants? <i>(E.g. contamination, noise issues)</i>	
Would the site provide an opportunity for high quality design and a good standard of amenity? <i>(E.g. soft landscaping, site not isolated)</i>	
Would the site impact on any important habitat(s) or species? <i>(E.g. Site of Nature Conservation Interest)</i>	
Would the site impact on any landscape designation(s)? <i>(E.g. Area of Outstanding Natural Beauty)</i>	

Would the site adversely impact on any heritage asset(s)? (E.g. World Heritage Site, Conservation Area, Listed Building)	
<b>Sites in Rural Areas and the Countryside</b>	
Would the scale of the site dominate the nearest settled community?	
Would the site meet the need for a rural exception site? (Solely affordable provision)	
<b>Green Belt</b>	
Would the site require an exceptional Green Belt boundary alteration? Are there any other alternatives outside the Green Belt	
<b>Mixed Use</b>	
Would a mixed-use site at this location have due regard to the safety and amenity of site and neighbouring occupants?	
<b>Is the site Suitable, Available and Achievable?</b>	
Commentary on site suitability for development	
Is the site available for development as residential or transit pitches?	
Is development of the site achievable? Eg viability	
What pitch capacity does the site have?	

Is this the most appropriate use of the site in light of the competing demands for land in the District? Is the site needed for another use?	
<b>Recommendations</b>	

<b>Green Belt Boundary Alteration</b>	
Are any of the sites recommended for allocation located within the Green Belt?	
Consideration of very special / exceptional circumstances warranting individual boundary alteration(s)	

## **APPENDIX 4: UPDATE FOLLOWING SCRUTINY PANEL MEETING 23 AUGUST 2012**

The Planning, Transport & Environment Policy Development and Scrutiny Panel requested at their meeting of 23 August 2012 that it be noted within these Cabinet papers that the Council has been served with an application for Judicial Review.

The Council received a pre-action letter on 25 July 2012 which has been responded to by setting out the steps the Council intends to take in the process going forward. The Council has since then been served with an application for leave to apply for Judicial Review and has submitted its grounds of defence.

Given the matter is now subject to a Judicial process it would be inappropriate to make further comment at present.