

E. REVIEW OF PUBLICLY OWNED LAND

- E.1 Circular 01/2006 advises that publicly owned land maybe a suitable source of land to identify new options for Traveller sites. The circular states that 'Authorities should also consider making full use of the registers of unused and under-used land owned by public bodies as an aid to identifying suitable locations.'
- E.2 The council has therefore attempted to identify land for testing owned by local authorities and other public bodies.

LAND OWNED BY THE DISTRICT COUNCIL

- E.3 South Cambridgeshire District Council is not a significant landowner. Land it does own has been reviewed to identify whether any land could be potentially made available, and therefore warranted testing.
- E.4 Using the council's registered land title information, parcels of land in South Cambridgeshire ownership were identified that fell within 1,000m of a development framework and within 2,000m of the three key amenities (doctors surgery, primary school and food shop). 788 parcels of land fell within this area of search, of which none were considered to be suitable for further assessment.
- E.5 The majority share of these parcels (766) were council housing and rights of way, which consisted of houses, front and rear gardens, footpaths and roads. The remaining parcels consisted of:
- Nine parcels of small green areas of open space and hedgerows deemed too small for consideration.
 - Five parcels for pumping stations and electricity sub-stations.
 - Four parcels of children's playgrounds and recreation grounds.
 - Car parks were attributed to three parcels.
 - One burial ground.
- E.6 No suitable sites for testing could be identified in the search areas. In addition a wider search was carried out to identify if there were areas outside the search areas, but again no sites for testing were identified. Therefore no land owned by the district council has been identified as site options in this report.

LAND OWNED BY CAMBRIDGESHIRE COUNTY COUNCIL

- E.7 Cambridgeshire County Council is a significant landowner, through the County Farms Estate. The County Farms Estate extends to 13,000 ha (33,000 acres) let to 260 farming tenants across Cambridgeshire. It is the largest local authority estate of its type in England and Wales and comprises 10% of the national estate. The estate is made up of prime agricultural land and areas with great development or environmental potential.
- E.8 South Cambridgeshire District Council has reviewed land owned by Cambridgeshire County Council within the search areas that would meet the criteria identified for Tier 1 (within 1,000m of a village framework and within 2,000m of a primary school, food shop and doctors surgery). In addition, land within 1,000m of Cambridge and Northstowe has been reviewed. A series of maps showing the land owned by Cambridgeshire County Council and distance from settlements and key amenities search areas are included at the end of this section of the Technical Annex as Figure E2).
- E.9 An initial sieving process using the land designations identified in Tier 1 of the site search methodology was applied. Land in hazard areas such as flood zones, or land subject to protection such as designated Local Nature Reserves, was excluded. In addition, land in the Green Belt was excluded. PPG2: Green Belts and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage. Once these constraints were identified, a further initial assessment was applied, to identify whether any suitable parcels of land could be identified for further testing. Where it was clear that a suitable access could not be achieved, or there were other key issues that would prevent use for a Gypsy and Traveller site, the land was rejected.
- E.10 As a result of this assessment 13 locations were considered worthy of further testing. These sites have been subject to the three tier testing process applied to other sites, and included for consultation as either rejected sites or potential site options. This process is illustrated in Table E1 below.
- E.11 Cambridgeshire County Council will be able to respond formally to this testing process and the sites identified through the consultation process. The County Council has assisted by providing details of the land holdings and the objectives of the County Farms Estate. They have not endorsed the sites at this stage.
- E.12 Cambridgeshire County Council's Cabinet approved the current objectives for the estate in July 2006 following a major review. This was conducted jointly by a group comprising members from all three political parties,

Bidwells as strategic management advisers, the senior regional policy adviser of the National Farmers Union and senior officers. Previous major reviews were undertaken in 1988, 1991 and 2000.

Cambridgeshire County Council's Objectives for the County Farms Estate, as approved in July 2006

1. To promote (full-time) fixed term commercial farm business opportunities and foster links between the council and private / institutional estate landlords with the aim of securing tenant progression and development.
2. To promote short term / part-time fixed term opportunities for new entrants by making best use of land held pending long term development / sale.
3. To realise, only at vacant possession value, the sale of identified surplus property on the estate by taking proactive steps to bring forward a continuing stream of capital receipts whilst at the same time protecting and enhancing the asset value of the retained estate.
4. To make financial provision for the proper management of the council's statutory and contractual repair liabilities.
5. To maintain or increase rental income, so far as is practicable, significant items of capital expenditure will be justified with a business case.
6. To provide a positive experience of the estate / countryside by promoting and publicising environmental initiatives to increase biodiversity, public access, archaeological protection / enhancement and conservation / amenity projects.
7. To support rural development and economic re-generation by encouraging wider farm diversification, letting appropriate facilities for non-agricultural use and identifying land sales for social housing.

E.13 The initial review in 1988 followed the publication of Smallholdings Under Pressure by Cambridge University Land Economy Department (ISBN: 0 906782 27 9). This was a year-long research project commissioned by the County Council.

E.14 The objectives are implemented through Farm Management Plans. These plans very simply identify how every hectare / acre will be allocated. Some 12,894 ha are identified for **retention (R)** as farming, diversified and environmental holdings and this includes 2584 ha of land identified for **retention pending long-term sale (RPLTS)**. A further 983 ha is identified as **surplus (S)** land and would be brought to the market when vacant possession is obtained from the current tenants.

- E.15 Table E1 below has been annotated to reflect the allocations shown in bold above.

LAND OWNED BY OTHER PUBLIC BODIES

- E.16 A Register of Surplus Public Sector Land is maintained by the Homes and Communities Agency on behalf of Communities and Local Government. A wide cross-section of public sector organisations supply information to the register of land that may be available for other uses. At December 2008 the only site on the register was Boxworth Farm, a large site owned by DEFRA. No suitable sites for testing could be identified.
- E.17 In addition, the council wrote to a range of public bodies to identify whether they had any land that could be made available, and tested through this plan making process. The following organisations were contacted:
- Cambridge City Council
 - Government Office for East of England
 - Department for Transport
 - Highways Agency
 - Network Rail
 - Primary Care Trusts
 - Housing Corporation
 - Registered Social Landlords
 - Cambridgeshire Constabulary
 - Cambridgeshire Fire and Rescue Service
 - Defence Estates
 - DEFRA
 - English Heritage
 - English Partnerships (Homes and Communities Agency)
 - Environment Agency
 - Forestry Commission
 - Internal Drainage Boards
 - Natural England
 - Post Office Property Holdings
 - Sport England
 - The Crown Estate
 - Church Commissioners
- E.18 No sites were put forward by the above organisations for testing through this plan making process.

TABLE E1 - Review of County Council land within search areas by South Cambridgeshire District Council

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
Bassingbourn	1	Land at Haygate Farm, Fen Road	R	Significant part of the site lies within Flood Zone 3.	The land outside Flood Zone 3 is not of sufficient scale to identify a suitable site option.	None.
	2	Land West of South End and North of Ashwell Street	R	Small part of site within Flood Zone 3, but only areas to southeast. Icknield Way, Public Right of Way.	This is a very large land holding covering much of the area between Bassingbourn and Litlington, but access is limited to significant parts of this area. Icknield Way, a Public Right of Way, runs along the southern edge of the site and is a remote rural location some distance from the village. This part of the site is not a suitable location for development. However, there are two areas of the site that have no key constraints, are closer to village services and amenities, and have potentially suitable road access. These warrant further testing: one area fronting onto Bassingbourn Road between Litlington and Bassingbourn, and one adjoining South End.	a) Land at South End. b) Land Fronting Bassingbourn Road
	3	Land off South End	R	None	Site forms part of the school site, and does not warrant further assessment.	None.
	4	Land at Clear Farm, South End	RPLTS	Eastern part Flood Zone 3.	The eastern part of the site is unsuitable as it is within Flood Zone 3. The western part is accessed through a narrow access track, behind existing development, and is not considered a suitable option for testing.	None.

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
	5	Land at Beauval Farm, Between Old North Road and Spring Lane	R RPLTS (6 ha adjacent to The Causeway and 1ha off Spring Lane- (east side adjacent to the village framework)	Ickneild Way, Public Right of Way.	This is a large landholding between Kneesworth and Bassingbourn, much of it with limited road access. Excluding sites on Ickneild Way, there are potential sites fronting onto The Causeway, and at Spring Lane that have road frontage access.	a) Land at the Causeway b) Land Adjoining Spring Lane.
	6	Land South of Ashwell Street	R	Ickneild Way Public Right of Way.	This land lies south of Ickneild Way, a Public Right of Way, in a remote rural location. It is not a suitable location for development. There are no sites that could provide suitable access.	None.
	7	Land south of Bury Farm, Ashwell Street	R	Ickneild Way Public Right of Way	This land lies south of Ickneild Way. It is accessed off narrow public highway / Ashwell Street not the A1198. Ickneild Way, a Public Right of Way, in a remote rural location. It is not a suitable location for development.	None
Cottenham	8	Land North of Church End and East of Cow Lane	RPLTS R	Northern part of site within Flood Zone 3. Church End Road frontage at Rampton is Giants Hill Moat Scheduled Monument.	The frontage of this landholding is dominated by the Giants Hill Moat scheduled monument. Land outside this designation would be a significant distance from the road frontage, and development could still impact on the setting of the monument. It is not an appropriate location for further testing.	None.
	9	Land South of Great North Fen Drove	R	Flood Zone 3.	Land in Flood Zone 3 is not suitable for testing reflecting the requirements of PPS25.	None.

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
	10	Land North of Rampton Road	R (Land N & W of the catchwater drain) RPLTS (Land S & E of the catchwater drain)	North west part of site within Flood Zone 3.	The land north of the catchwater drain is within Flood Zone 3, and is therefore excluded. There are two remaining areas, north and south of Ramphill Farm that warrant further testing because they have access to the road frontage and are well located relative to the village.	a) Land fronting Rampton Road south of Ramphill Farm b) Land fronting Rampton Road north of Ramphill Farm
	11	Land West of Victory Way	R Not part of the Cambridgeshire Farm Estate	None	Small area of land situated at the end of a school playing field, with limited access, not suitable for further testing.	None.
	12	Land South of Twenty Pence Road	RPLTS	None	There are two areas fronting onto Twenty Pence Road which have access to a highway and warrant further testing.	a) Land fronting Twenty Pence Road. (eastern part) b) Land fronting Twenty Pence Road. (western part)
	13	Land North of Long Drove	RPLTS	None	This site east of the village has no high level constraints and warrants further testing.	Land fronting Long Drove
Fulbourn	14	Land west of A11	R	None.	Although the site falls just within the search area, it is an isolated piece of agricultural land with no access from Fulbourn, and is therefore rejected.	None.

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
Girton	15	Land West of Oakington Road	RPLTS	Green Belt Flood Zone 2.	Land comprises and agricultural field between Oakington and Girton. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller Developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.	None.
	16	Land at rear of Glebe CP school	RPLTS	Green Belt	Small area of land east of the school. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller Developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.	None.
	17	Land at rear of Glebe CP school	RPLTS	Green Belt	Small area of land east of the school. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller Developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.	None.

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
Histon & Impington	18	Land NE of Cambridge Road and South of Water Lane / Station Road (SE part of site)	RPLTS	Green Belt North Western part of site and south eastern part in Flood Zone 3, remainder in Flood Zone 2	Large parcel of land south of Oakington, a small part of which lies within an appropriate distance of Histon. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage. Much of the land holding lies within Flood Zones 2 and 3, and would be rejected on these grounds.	None
	19	Land East of Oakington Road	RPLTS	Green Belt. North western part of site in Flood Zone 3, and large part of remaining site in Flood Zone 2. Site is crossed by large-scale overhead electricity lines, and there is also a lower level line on site.	Large land holding between Girton and Histon. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage. Were it to be explored further, there is a very narrow private access through farm yard to the majority of the holding which means it is unsuitable. The area fronting Manor Road is partly within Flood Zone 2, and is crossed by large electricity lines.	None.

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
	20	Land South of Manor Park	RPLTS	None	Site on the edge of Histon between the guided bus way and the edge of the village. The site lies outside the Green Belt, and warrants further testing.	Land South of Manor Park
	21	Land West of Cottenham Road	RPLTS	Green Belt.	Agricultural field on the northern edge of Histon. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.	None.
	22	Land East of Glebe Way and NW of Mill Lane	RPLTS	Green Belt.	Large parcel of land to the north east of the village. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.	None
	23	Land West of Mere Way (track) (1)	RPLTS.	Green Belt.	Parcel of land between Impington and Milton. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.	None.

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
Melbourn	24	Land at Solway and Tostock Farm, Cambridge Road	RPLTS	None	Large agricultural land holding to the east of the village. Access to the site would be very poor, along tracks and through the private road farmyard at northern end. It should therefore be rejected.	None.
Milton	25	Land North of Butt Land and East of Mere Way (track) (Southern part of site)	RPLTS	Green Belt.	Parcel of land between Impington and Milton. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller Developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage. In addition, forms part of intensive fruit growing holding with farm shop, pack houses etc at southern end.	None.
	26	Land West of A10 and East of Landbeach Road	RPLTS	Green Belt.	Large area of land north of Milton and east of Landbeach. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage. In addition, the southern part of site has planning consent for playing fields. Direct access onto A10 for a site would be unlikely to be supported by local highway authority	None.

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
	27	Land East of A10	RPLTS	Green Belt. Eastern part of site in Flood Zone 3.	Land lies between the A10 and the railway line north of Milton. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage. In addition, a significant part of the landholding lies within Flood zone 3. Direct access onto A10 for a site would be unlikely to be supported by local highway authority	None.
	28	Land East of Railway	RPLTS	Green Belt. Flood Zone 3	Land to the east of the railway line north of Milton. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage. In addition, the landholding lies within Flood Zone 3. Access would also rely on an unsignalled crossing of electrified Kings Lynn – London railway.	None.

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
Over	29	Land West of Station Road	RPLTS and R	Flood Zone 3. County Wildlife Site. Local Nature Reserve.	Land to the east of over, north of the guided bus. Site is within Flood Zone 3, and is a Local Nature Reserve, and is therefore unsuitable for further testing.	None.
	30	Land West of Longstanton Road	RPLTS and R	North eastern part allocated and planning permission for employment uses. Adjacent to ecological mitigation (grizzled skippers) site for the guided bus.	Site adjoins the guided bus route, and lies behind the business park, so access opportunities are limited. Access through the business park would not meet the Tier 2 criteria. North eastern part allocated and planning permission for employment uses. Access to land to the south would be difficult and require removal of woodland. It does not warrant further testing.	None.
	31	Land South of Willingham Road and West of Mill Road	RPLTS	None.	Site on the edge of the village surrounded on three sides by development, warrants further testing.	Land South of Willingham Road and West of Mill Road
	32	Land South of Willingham Road and East of Mill Road	RPLTS	Important Countryside Frontage proposed through Site Specific Policies DPD along Mill Road / Willingham Road.	Site comprises large area of land to the east of the village. Impact on the proposed Important Countryside Frontage would need to be considered. The most direct impact would likely be from a site fronting Mill Road. There is a substantial treed area on the part of the Willingham Road frontage nearest the village. A site further way from the village at the water tower access road could be tested.	Land South of Willingham Road and East of Mill Road (by access to water tower)

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
	33	Land off Futherford	RPLTS	Preferred option for Sand & Gravel extraction in County Minerals & Waste LDF.	Small site north east of the village. The land holding is part of land identified as a preferred option for minerals extraction in the emerging Minerals and Waste LDF. It is therefore not suitable for further testing.	None.
Sawston	34	Land between Cambridge Road and the A1301 (Southern part of site)	RPLTS	Green Belt.	<p>Large agricultural holding north of the village.</p> <p>PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.</p> <p>In addition, were it to be considered further there would be problematic issues with highways access. The western boundary is formed by Sawston bypass, and access to the southern part would be through a farmyard.</p>	None.

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
	35	Land East of Duxford Road, Whittlesford	RPLTS	Green Belt.	Land lies between Whittlesford and Whittlesford Bridge, to the west of the railway line. It meets the distance requirements due to the location near to Sawston. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.	None
	36	Land West of Whittlesford Bridge, north of Royston Road	RPLTS	Green Belt.	Land lies west of Whittlesford Bridge. It meets the distance requirements due to the location near to Sawston. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller Developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.	None
Waterbeach	37	Land West of A10 and East of Green End (Eastern part of site)	RPLTS	Largely within flood Zone 3.	Large area of land west of the A10 and north of Landbeach. Land in Flood Zone 3 is not suitable for testing reflecting the requirements of PPS25. In addition, access of the A10 would be difficult to achieve and unlikely to be acceptable to the local Highway Authority.	None

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
	38	Land North of Car Dyke Road and South of Cambridge Road	RPLTS	Green Belt.	<p>Small parcel of land to the rear of the Slap Up restaurant.</p> <p>PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.</p> <p>In addition, the site may have drainage issues.</p>	None.
	39	Land East of A10 and South of Car Dyke Road	RPLTS	Green Belt.	<p>Large area of agricultural land south of Waterbeach.</p> <p>PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.</p> <p>In addition, a large part of the landholding forms part of the rowing lake proposals.</p>	None.

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
	40	Land West of Clayhithe Road	RPLTS	Green Belt. Flood Zone 3	Land between the river and the railway line south of Waterbeach. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage. In addition, the landholding lies within Flood Zone 3.	None.
	41	Land North of Clayhithe Road	RPLTS	Green Belt Flood Zone 3	Small area of land between the river and the railway line south of Waterbeach. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage. In addition, the landholding lies within Flood Zone 3.	None.

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
Willingham	42	Land West of Earith Road	RPLTS	Significant areas within Flood Zone 3. Preferred option for sand & gravel extraction in County Minerals & Waste LDF.	Large land holding north of the village. The land holding is part of land identified as a preferred option for minerals extraction in the emerging Minerals and Waste LDF. It is therefore not suitable for further testing.	None
	43	Land at Belsar Farm, Meadow Road	RPLTS Residential retirement holding.	None.	Small area of land on the northeast edge of the village. The site is currently not available, and is excluded from further testing.	None.
	44	Land West of Haven Drove and South of Schole Road	Mix of R & RPLTS	None.	Site at the outer boundary of the search area to the east of the village. Site is accessed via a long unmade farm track. The location does not warrant further testing.	None.
	45	Land East of Haven Drove (NW part of site)	RPLTS	None.	Site at the outer boundary of the search area to the east of the village. Much of it is via unmade farm tracks. The location does not warrant further testing, due to the poor access and other alternative options in the vicinity with better access to the village are already being tested.	None.
	46	Land South of Rampton Road and East of Black Pit Drove	RPLTS	None.	Land to south east of Willingham. Land accessed via Black Pit drove is rejected as the access would go through the farmyard. The land fronting onto Rampton Road warrants further testing because it can be accessed and meets the distance criteria.	NE corner off Rampton / Willingham Road.

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	47	Land SW of Rampton Road and South of Mill Road	RPLTS	Western part of site within Flood Zone 3.	Land on the southern edge of the village. Access to the site is very limited, as it does not have a direct road frontage and it is accessed via agricultural tracks. The location does not warrant further testing.	None.
	48	Land North of Stanton Mere Way	RPLTS	None.	Stanton Meer Way is an unmade track south of the village. The site does not have a direct road frontage, and would require access via an unmade private road. The location does not warrant further testing.	None.
	49	Land South of Stanton Mere Way	RPLTS	None.	Stanton Meer Way is an unmade track south of the village. The site does not have a direct road frontage, and would require access via an unmade private road. The location does not warrant further testing.	None.
Edge of Cambridge (within 1km)	50	Land east of Cherry Hinton Road and south of Worts' Causeway	RPLTS	Green Belt. Part of site comprises Local Nature Reserve.	Land lies east of Babraham Road Park & Ride. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.	None

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
	51	Land west of Cherry Hinton Road and north of Babraham Road	RPLTS adjacent to P & R site	Green Belt.	Land lies east of Babraham Road Park & Ride. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage	None.
	52	Land west of Cherry Hinton Road	RPLTS	Green Belt.	PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage. In addition, the site is largely developed including a farm, and is heavily treed. It is unlikely a suitable location for a site could be identified.	None
	53	Land east of Hinton Way	Not part of Cambridgeshire Farms Estate	Green Belt	Small heavily treed site, unsuitable for development.	None
	54	Land west of Hinton Way and south of Babraham Road, adjacent Arnold Farm	RPLTS	Green Belt.	Land lies south of Babraham Road Park & Ride. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.	None.

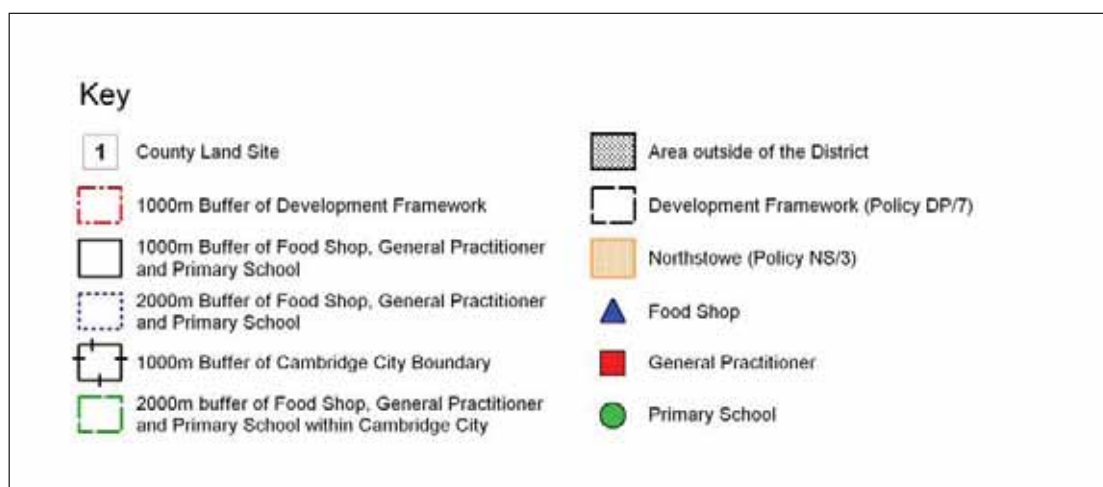
Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
	55	Land west of Granham's Road	RPLTS	Green Belt.	<p>PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.</p> <p>In addition, the site adjoins area allocated for Addenbrookes biomedical campus within Cambridge City, with the area adjoining this site planned to remain open. No obvious road access would be available to the site.</p>	None
Northstowe (within 1km)	56	Land west of Station Road and east of Over Road	RPLTS Subject to an Option	Land allocated in Northstowe AAP as Strategic Reserve.	Reserved for potential future development of Northstowe.	None
	57	Land south of Rampton Road and east of CGB	RPLTS County Council Cabinet resolved to grant an Option	None	This large land holding adjoins the guided bus near Northstowe. The only road frontage is on Rampton High Street. Any site option would be accessible to Rampton, an infill village, rather than Northstowe, and it is therefore not appropriate for further testing.	None

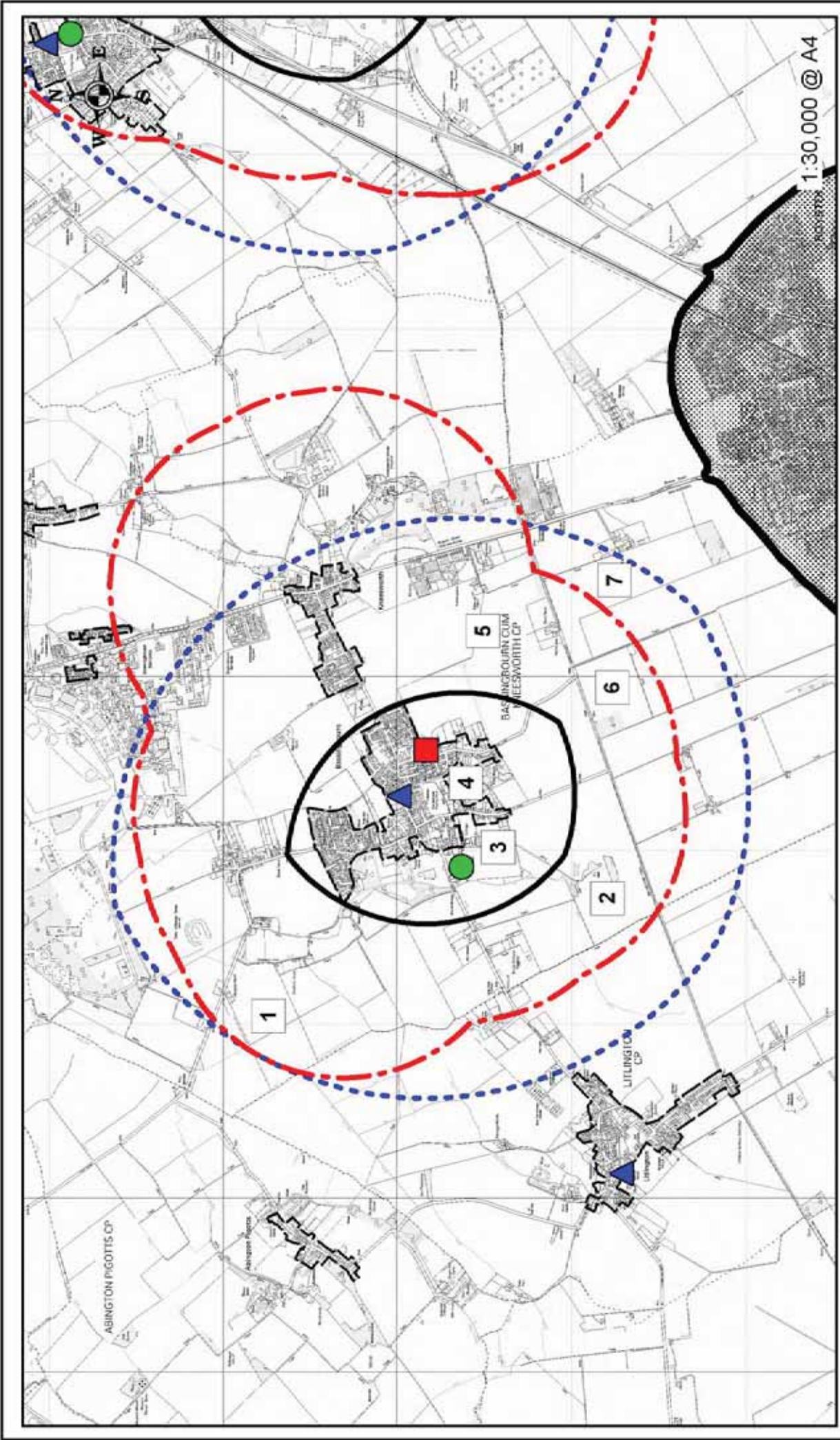
Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
	58	Land at Station Road Oakington	RPLTS Adjacent to CGB route	Green Belt Land adjoining primary school Flood Zones 2 and 3. North west of site near CGB, Flood Zones 2 and 3.	Land lies south of Northstowe, adjoining the village of Oakington. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.	None
	59	Land south of Dry Drayton Road	RPLTS	Green Belt. Large part of frontage Flood Zone 3	Land to the south west of Oakington. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.	None
	60	Land north of Dry Drayton Road	RPLTS Subject to an Option	Green Belt. Large part of frontage Flood Zone 3	Land to the south west of Oakington. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.	None

LAND OWNED BY CAMBRIDGESHIRE COUNTY COUNCIL AND THE 1,000M AND 2,000M SEARCH AREAS

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Map No.	Map Location
D2a	Bassingbourn
D2b	Cottenham
D2c	Fulbourn
D2d	Girton
D2e	Histon & Impington
D2f	Melbourn
D2g	Milton
D2h	Over
D2i	Sawston
D2j	Waterbeach
D2k	Willingham
D2l	Edge of Cambridge
D2m	Northstowe



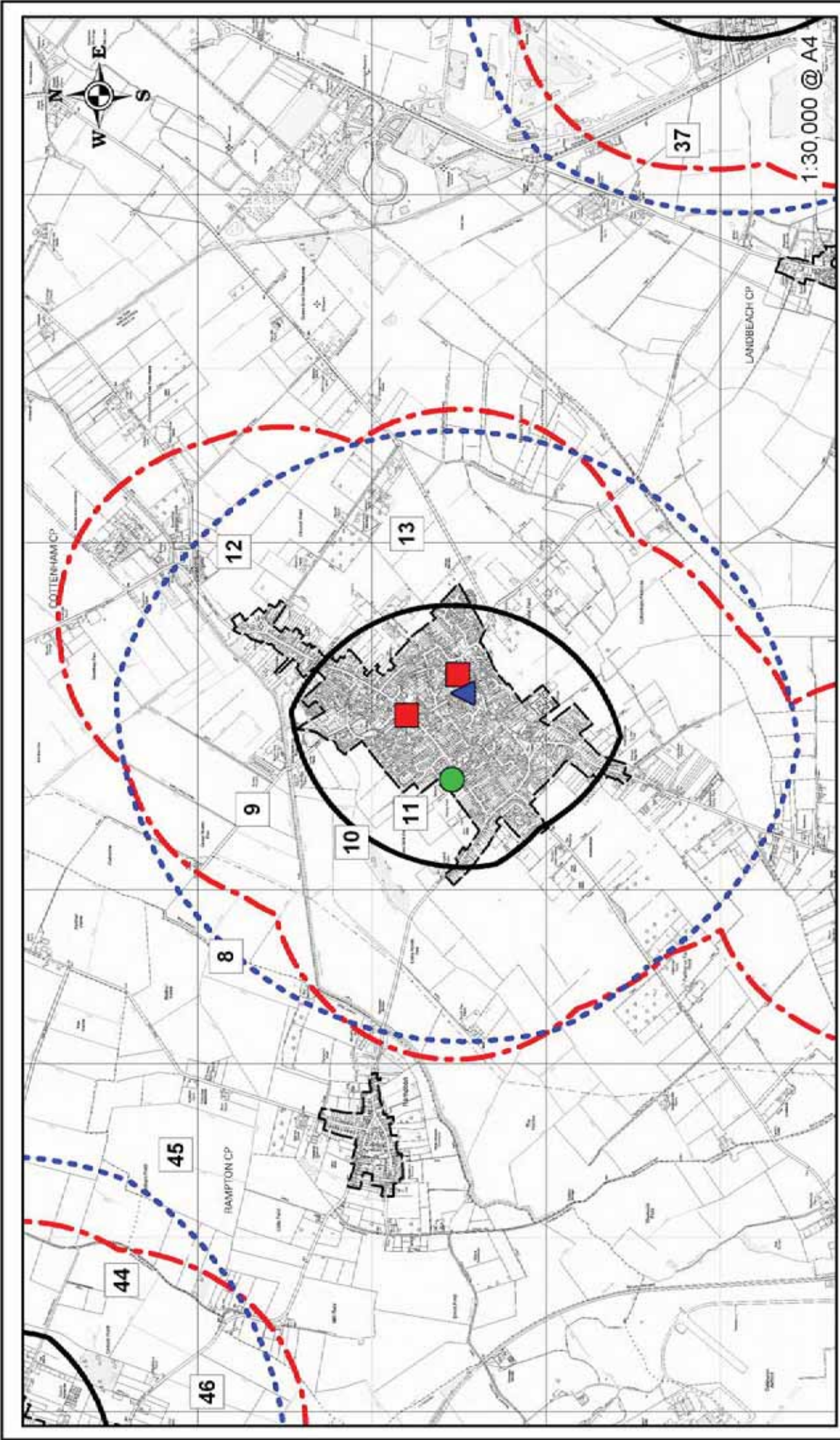


BASSINGBOURN

County Council Land within 1000m of the Development Framework and 2000m within 3 services - a General Practitioner, a Primary School and a Food Shop



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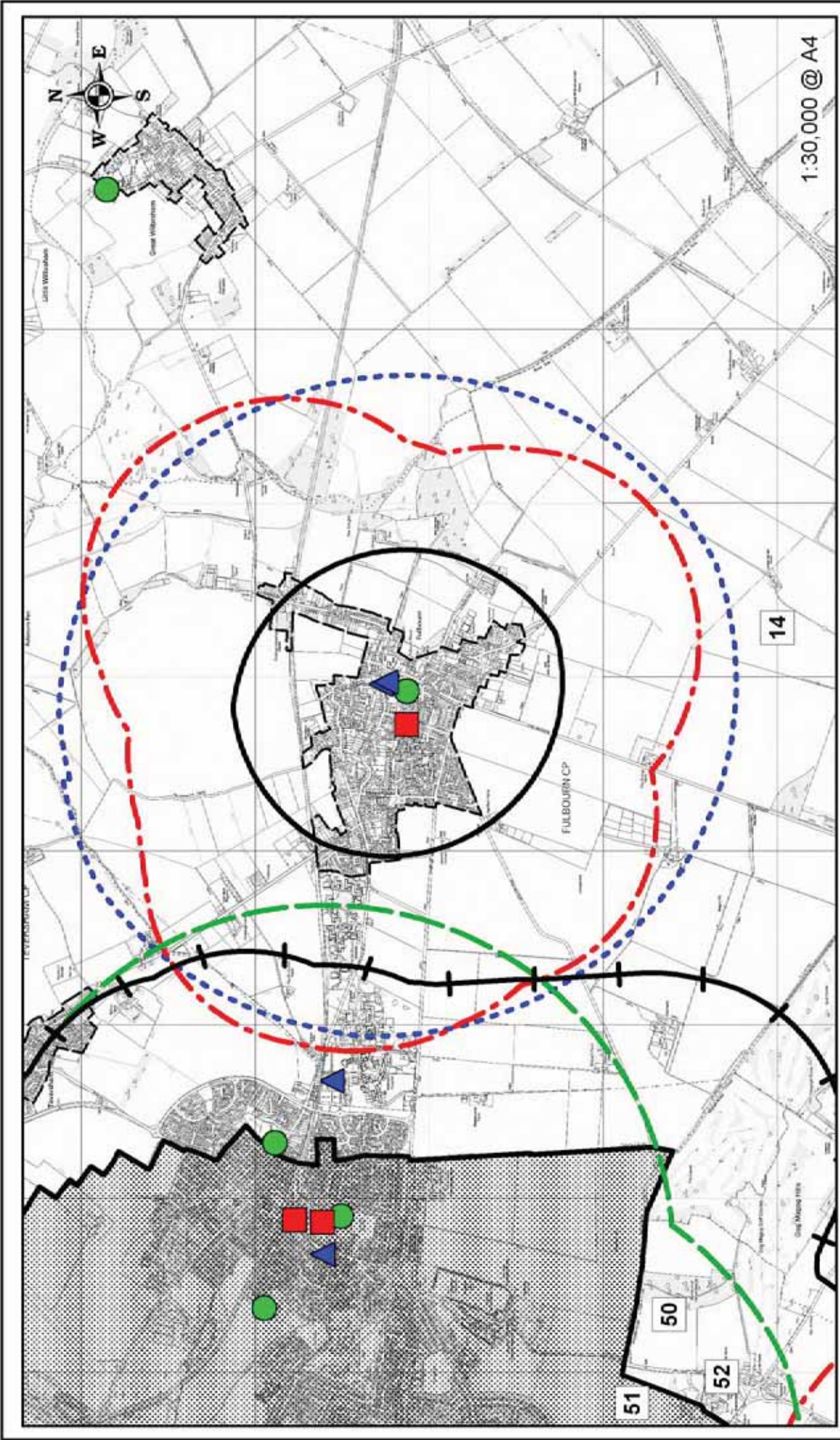


COTTENHAM

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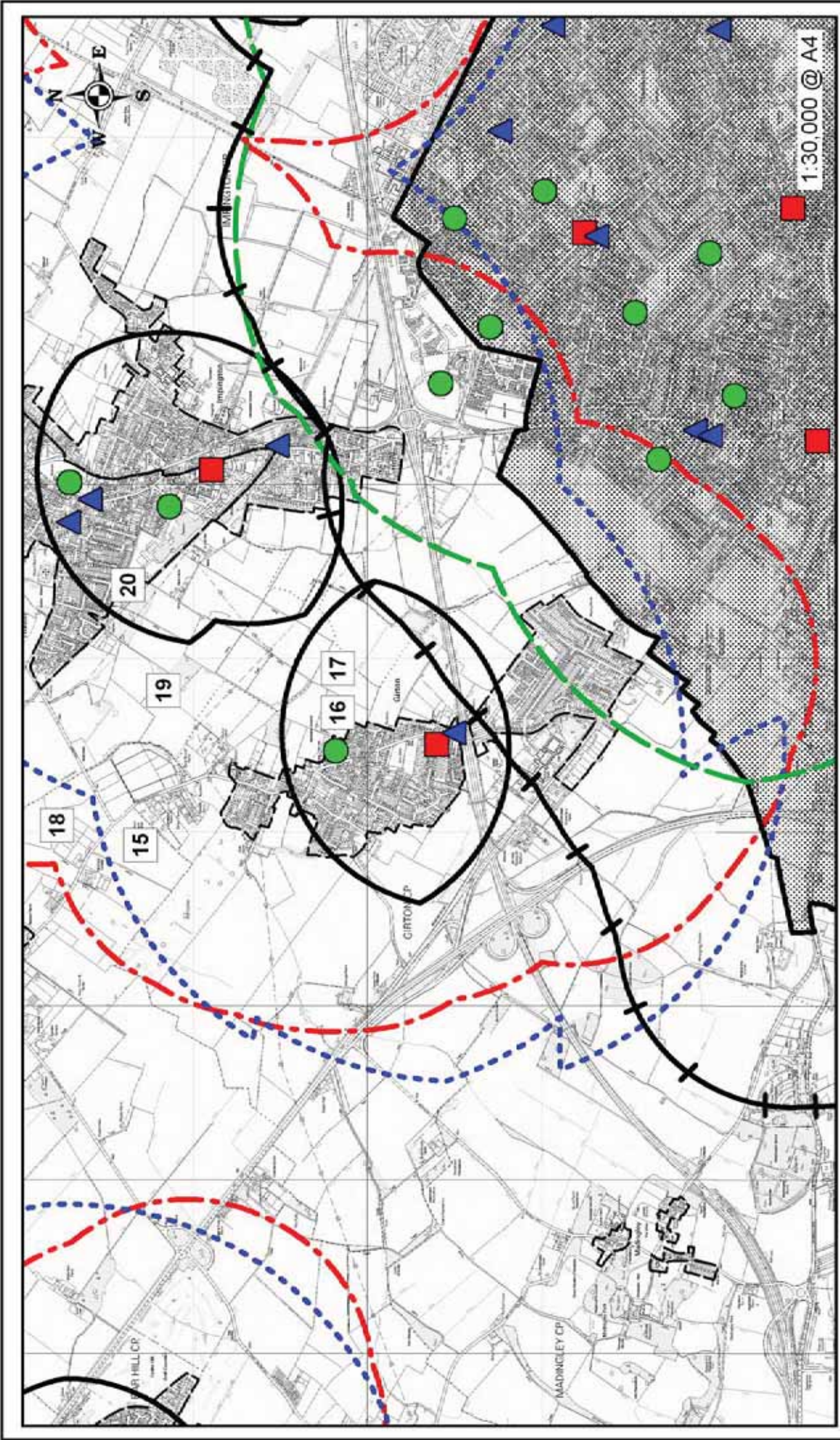


FULBOURN

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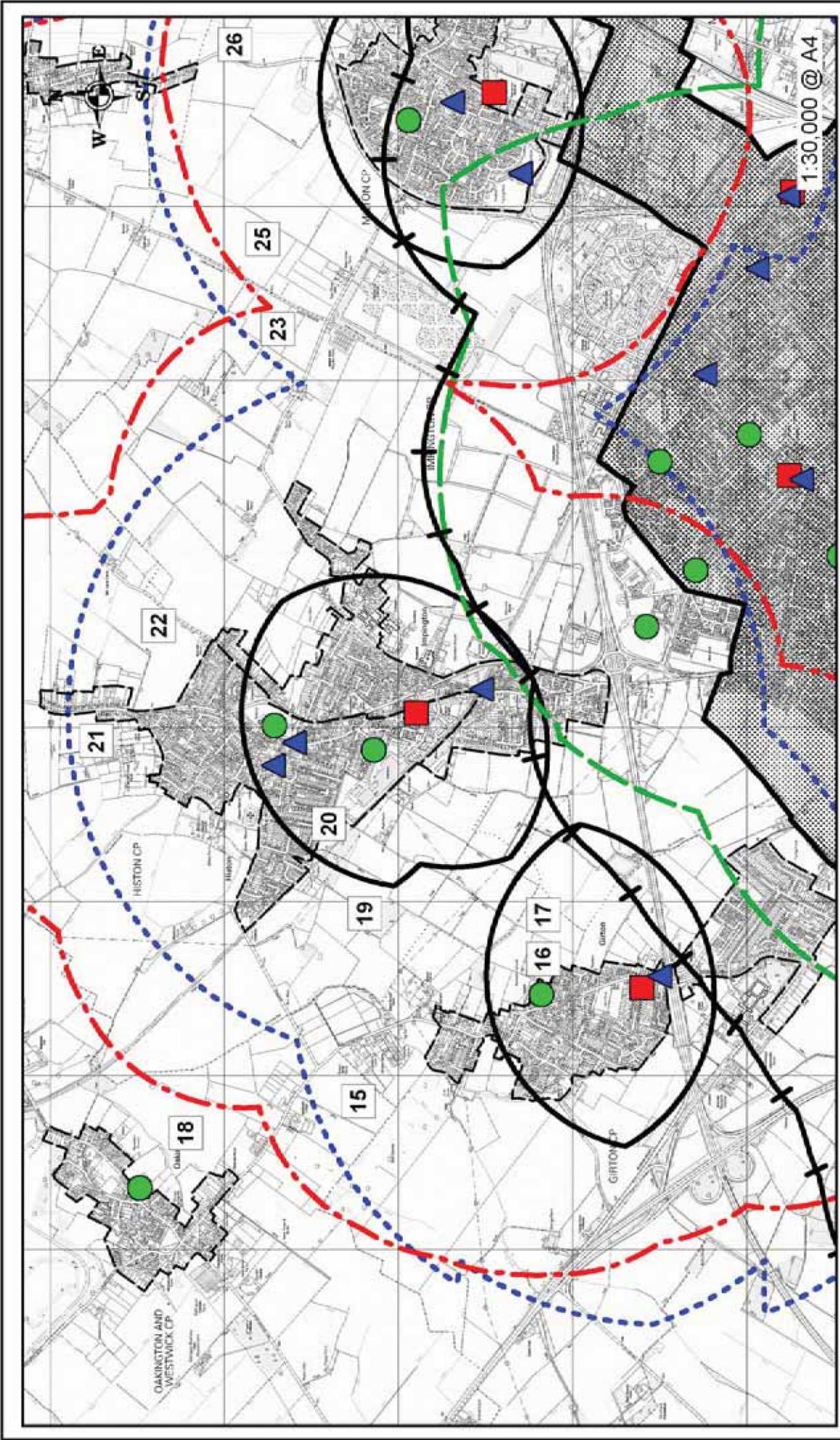


GIRTTON

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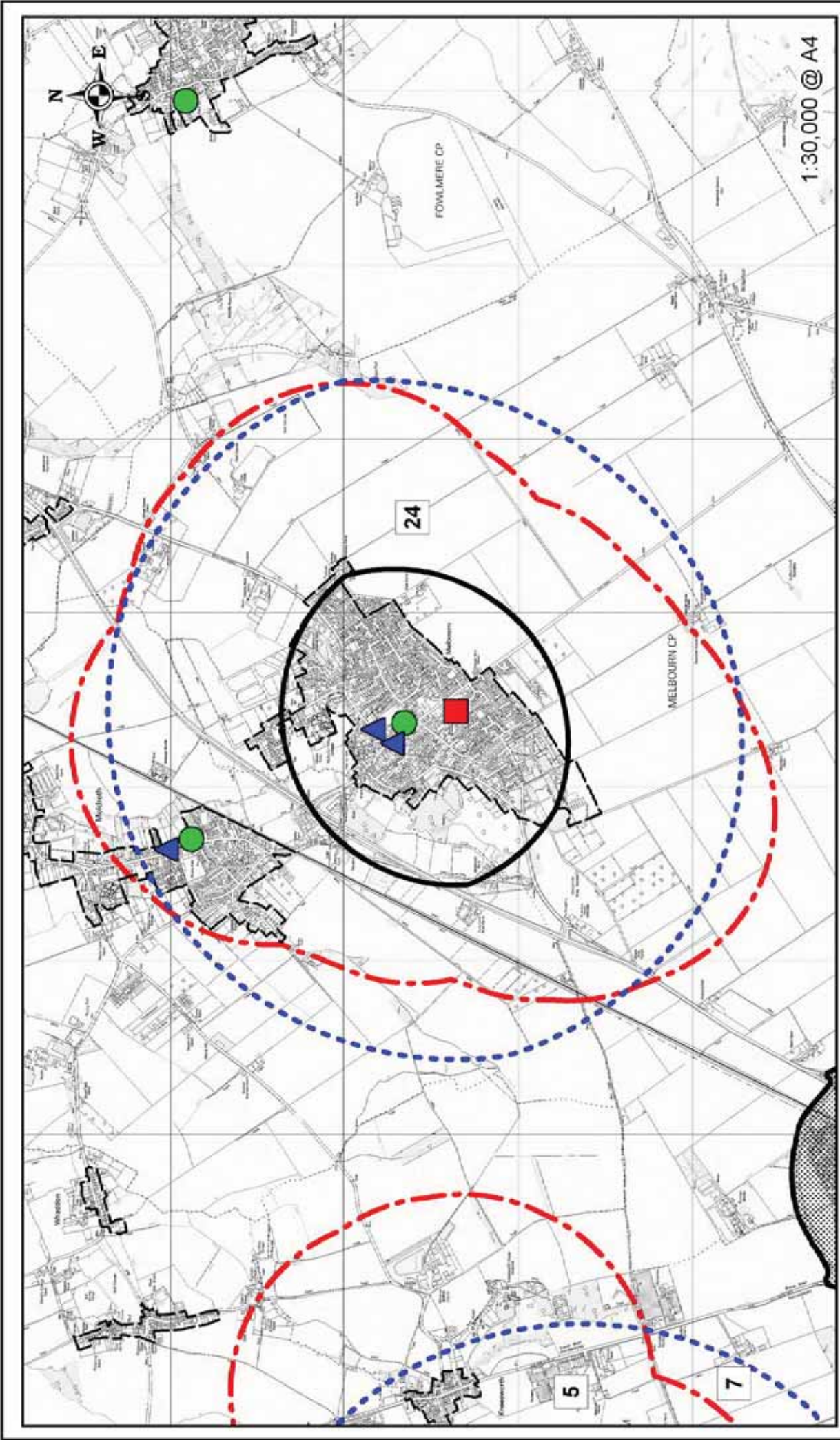


HISTON & IMPINGTON

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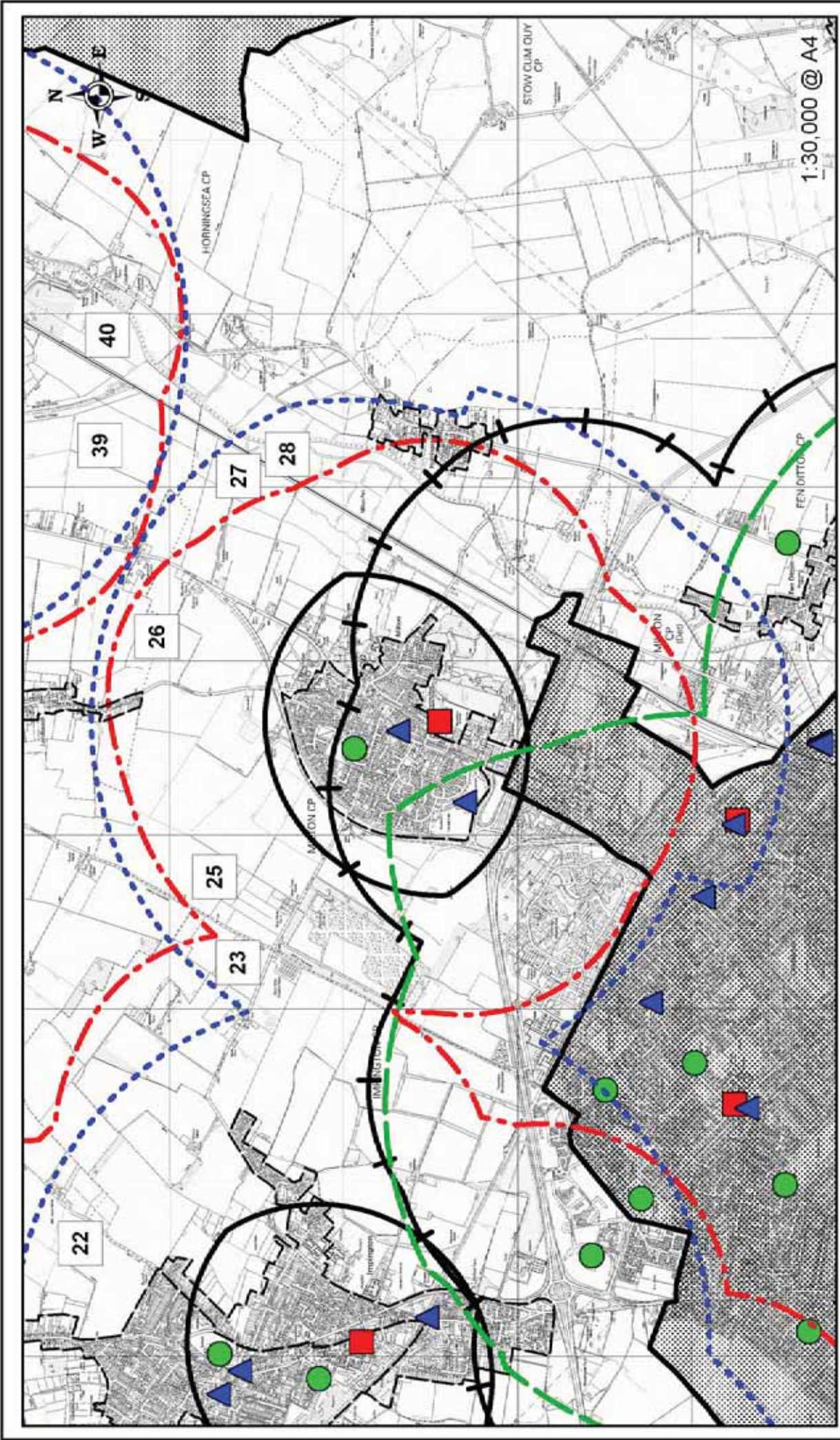


MELBOURN

County Council Land within 1000m of the Development Framework and 2000m within 3 services - a General Practitioner, a Primary School and a Food Shop



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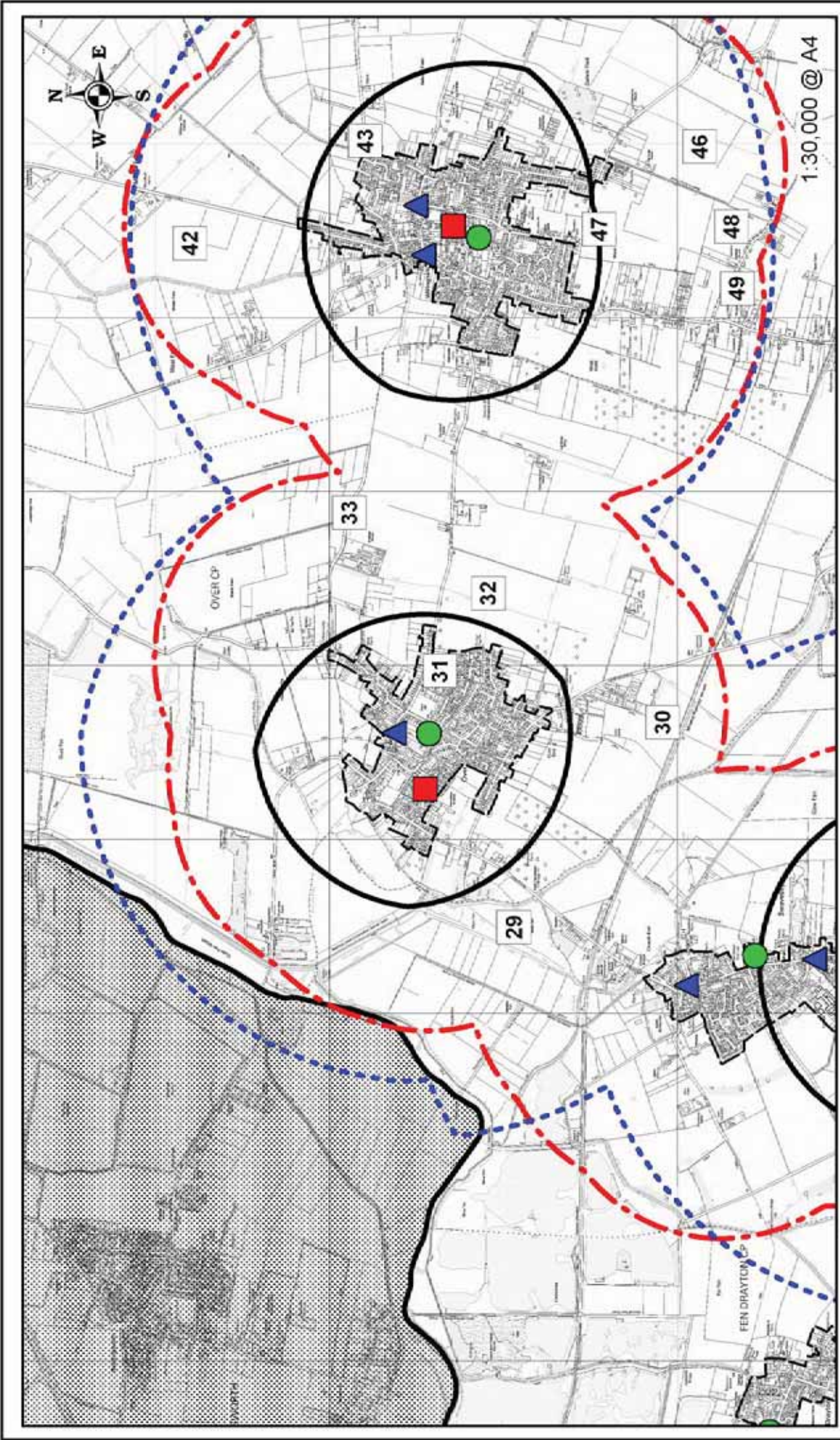


MILTON

County Council Land within 1000m of the Development Framework and 2000m within 3 services - a General Practitioner, a Primary School and a Food Shop



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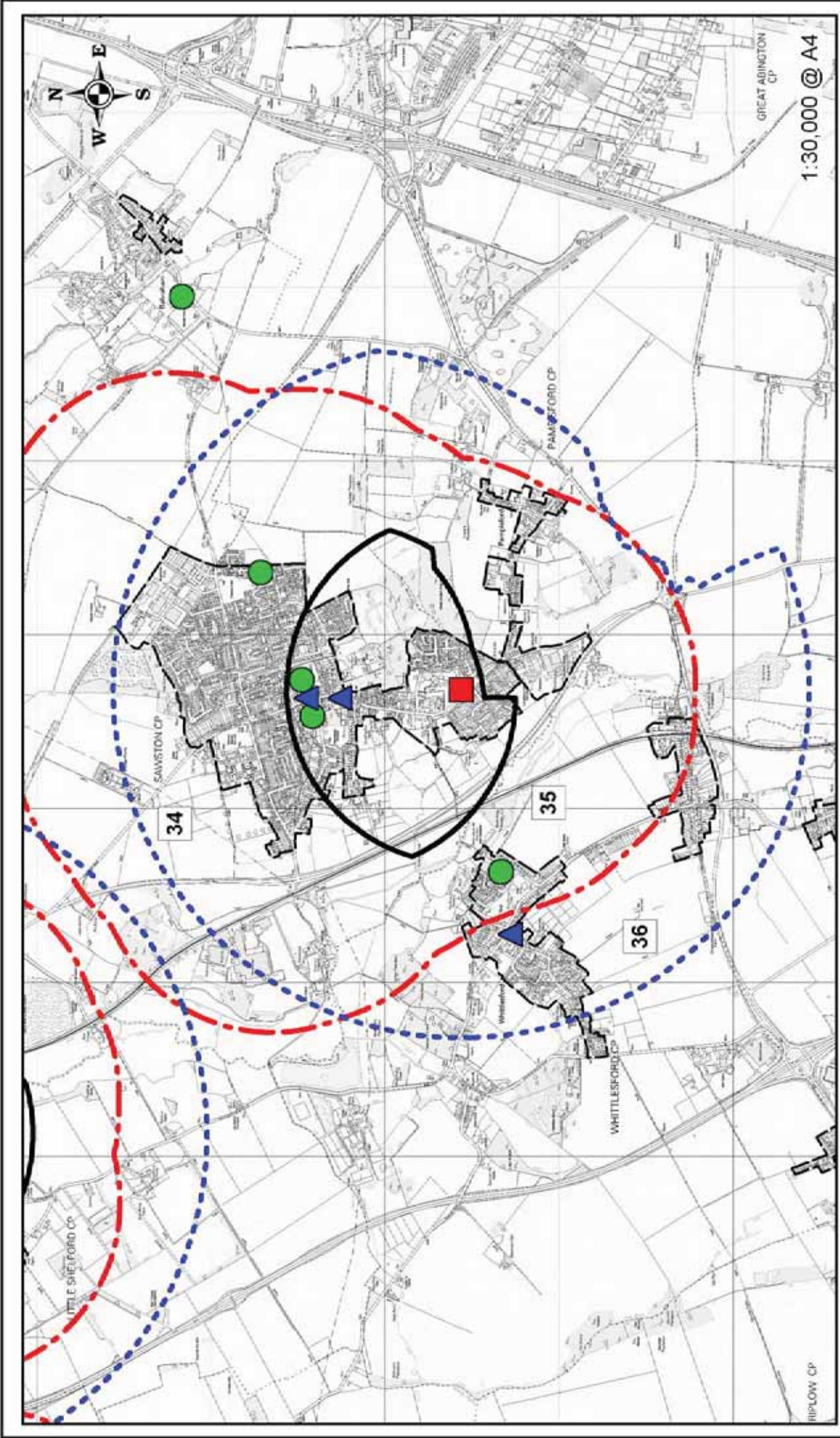


OVER

County Council Land within 1000m of the Development Framework and 2000m within 3 services - a General Practitioner, a Primary School and a Food Shop



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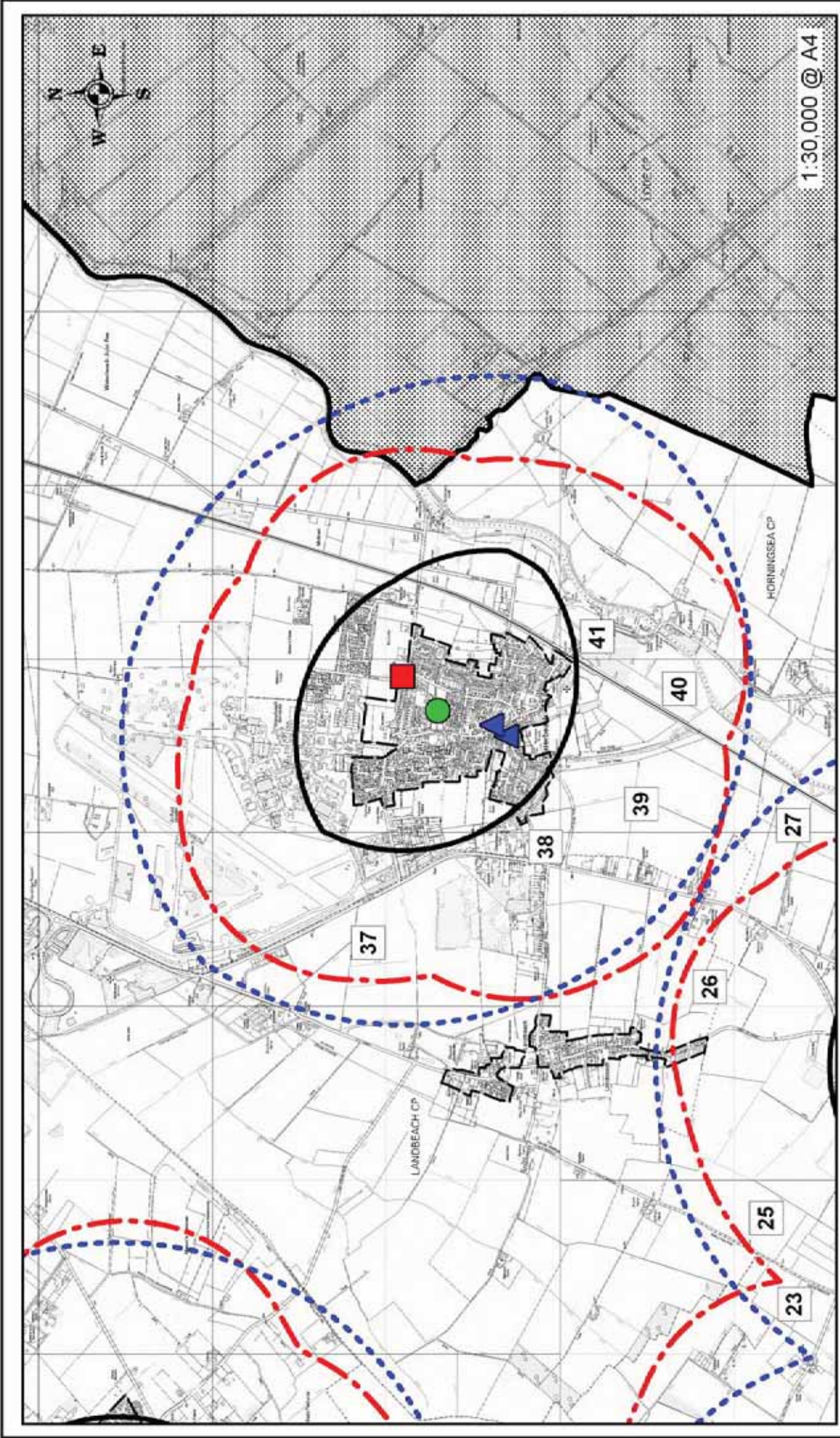


SAWSTON

County Council Land within 1000m of the Development Framework and 2000m within 3 services - a General Practitioner, a Primary School and a Food Shop



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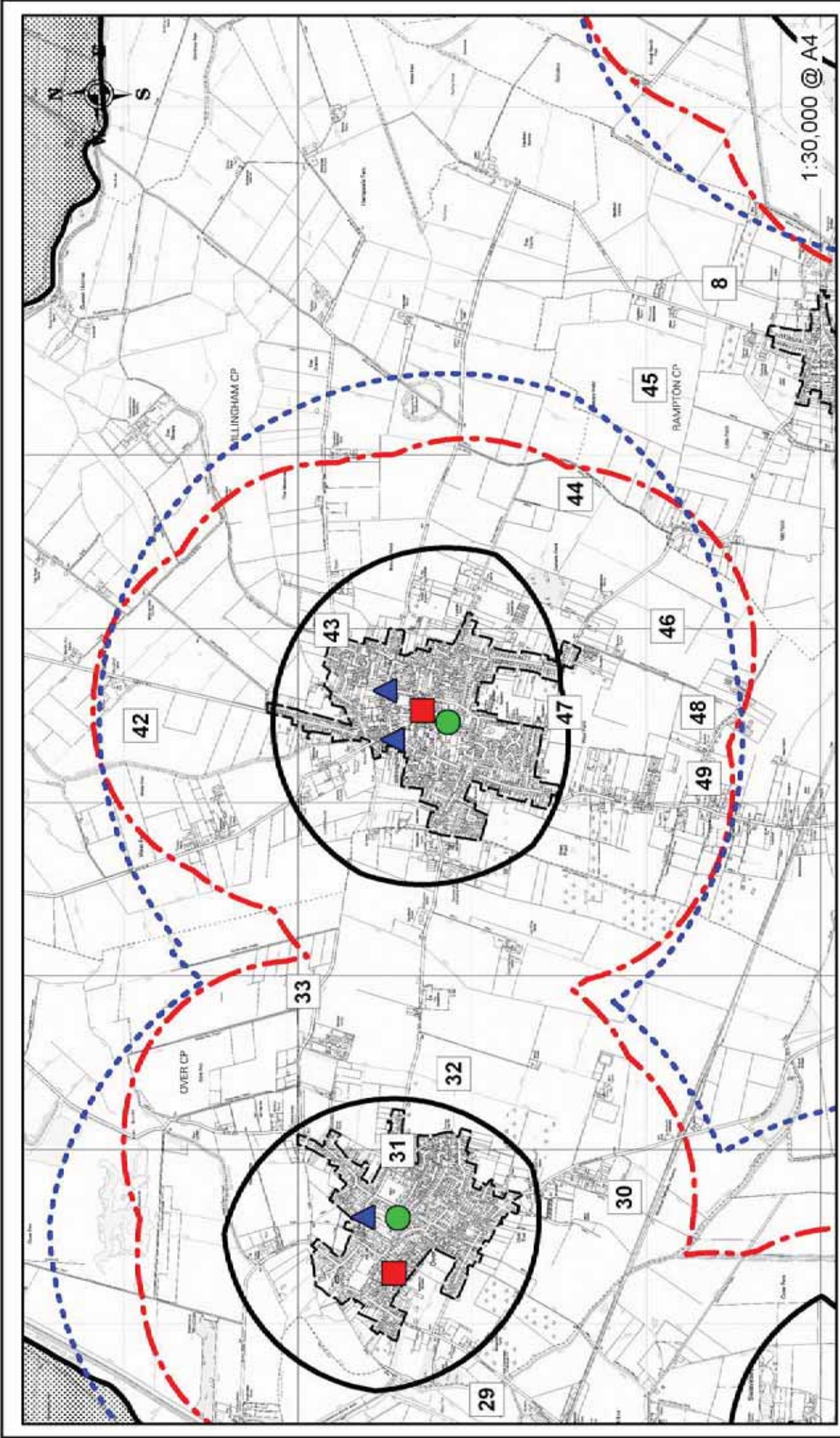


WATERBEACH

County Council Land within 1000m of the Development Framework and 2000m within 3 services - a General Practitioner, a Primary School and a Food Shop



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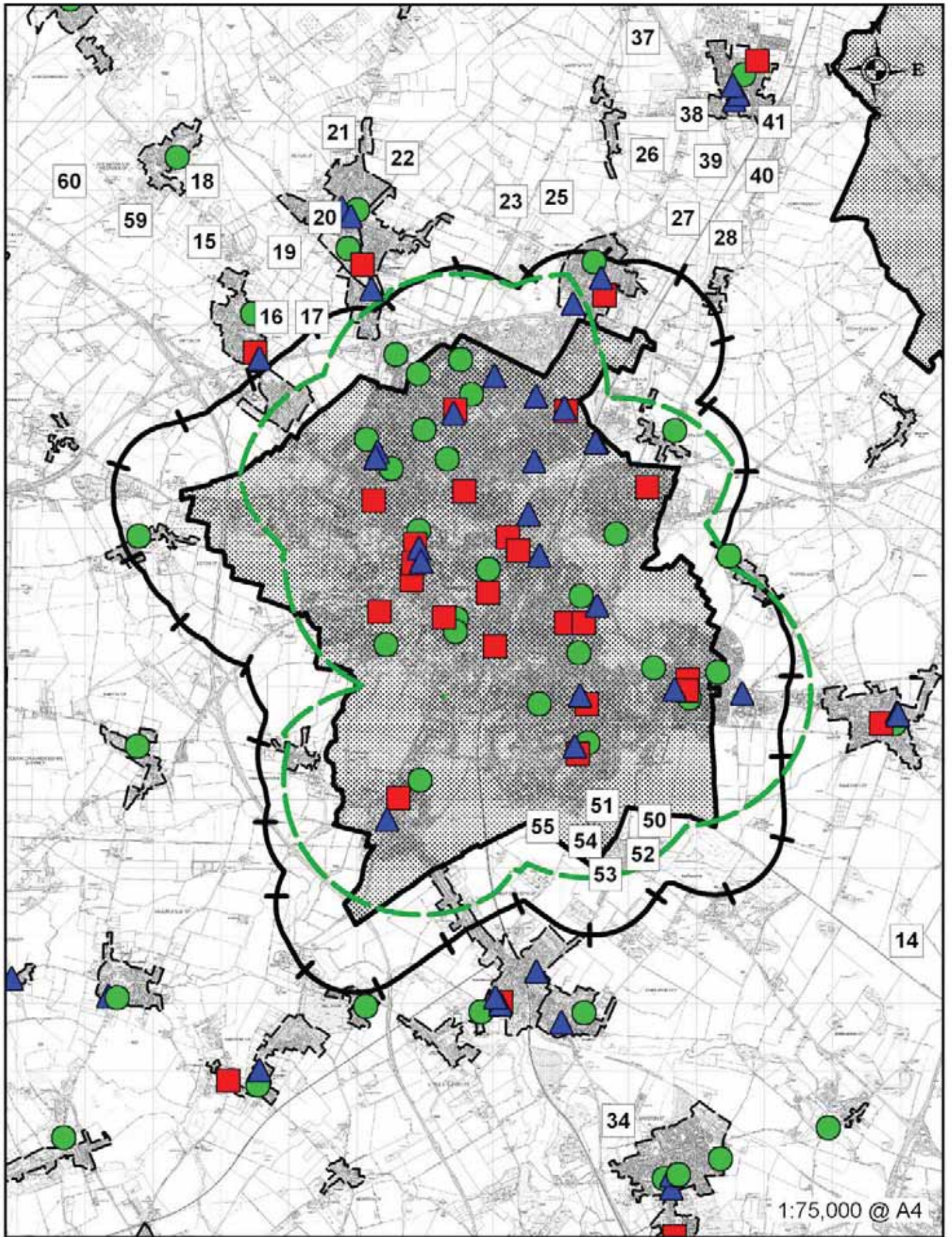


WILLINGHAM

County Council Land within 1000m of the Development Framework and 2000m within 3 services - a General Practitioner, a Primary School and a Food Shop



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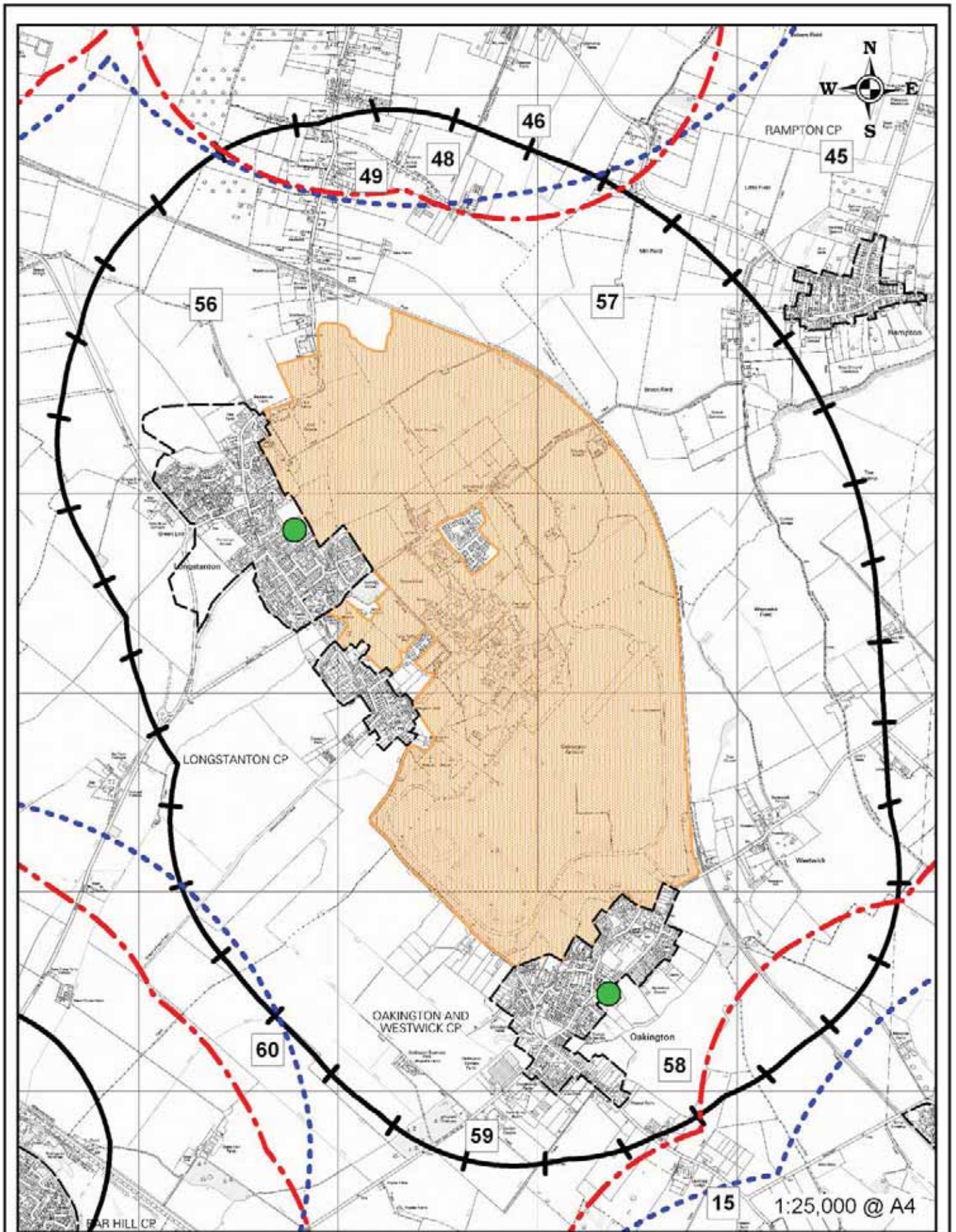


EDGE OF CAMBRIDGE

County Council Land within 1000m of the Cambridge City Boundary and 2000m within 3 services - a General Practitioner, a Primary School and a Food Shop



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NORTHSTOWE
County Council Land within 1000m of Northstowe

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F. IDENTIFICATION OF MAJOR DEVELOPMENT SITE OPTIONS

F.1 The first step towards identifying site options from this source is to identify what constitutes a major development in the context of South Cambridgeshire. This issue was considered by the panel of inspectors examining the East of England Plan. They considered that what constitutes a major development should be determined at the local level taking account of the circumstances of the district.

F.2 There are a number of very large strategic developments planned in South Cambridgeshire as key elements of the growth agenda:

- **Cambridge East** – urban extension of 10,000 to 12,000 dwellings (approximately 7,000 in South Cambridgeshire).
- **North West Cambridge between Huntingdon and Histon Road** – 920 dwellings, subject to Inspectors' conclusion on the Site Specific Policies DPD.
- **North West Cambridge (University Site)** – 2,000 to 2,500 dwellings (910 in South Cambridgeshire) – potentially more, subject to Inspectors' conclusion on the North West Cambridge Area Action Plan.
- **Orchard Park (Cambridge Northern Fringe)** – 900 dwellings – potentially more, subject to Inspectors' conclusion on the Site Specific Policies DPD.
- **Trumpington Meadows (Cambridge Southern Fringe)** – 1,200 dwellings (600 in South Cambridgeshire).
- **Northstowe** – new town of up to 10,000 dwellings.
- **Cambourne** – new village including 4,250 dwellings.

F.3 There also a number of other larger sites (over 100 dwellings) planned which will deliver a significant amount of development:

- **Bayer Cropscience Site, Hauxton** – 380 dwellings.
- **Home Farm, Longstanton** – 546 dwellings.
- **Summersfield, Papworth Everard** – 359 dwellings.
- **Ida Darwin Hospital, Fulbourn** – 275 dwellings, subject to Inspectors' conclusion on the Site Specific Policies DPD.

MAJOR SITES NOT IDENTIFIED AS SITE OPTIONS

- F.4 A number of these developments have reached such an advanced stage in the planning process it would be difficult to achieve Gypsy and Traveller provision. In particular:

Cambridge Southern Fringe (Trumpington Meadows):

- F.5 Trumpington Meadows will deliver 1,200 dwellings, with around 600 in South Cambridgeshire. In February 2008 the Joint Development Control Committee resolved to grant planning permission subject to a section 106 agreement, which at time of writing was nearing completion. It would be difficult to secure a site or to integrate it into the development at this very late stage.

Orchard Park, Cambridge Northern Fringe:

- F.6 The development gained outline planning permission in 2005, and around half of the site is now complete. It would be difficult to secure a site or to integrate it into the development at this very late stage.

Bayer Cropscience Site, Hauxton:

- F.7 The former Bayer Cropscience site is a brownfield redevelopment site located on the A10 near Hauxton, identified in the submission draft Site Specific Policies DPD. A planning application was submitted in 2006, and a revised outline planning application for 380 dwellings was submitted in November 2008. The council is currently awaiting the provision of further information from the applicant. The site is contaminated and therefore remediation is required, which will impact on the section 106 agreement. In addition, planning for the site has reached an advanced stage.

Home Farm, Longstanton:

- F.8 Outline planning permission for 500 dwellings was approved in October 2000. The site has detailed planning permission for 510 dwellings following the demolition of 2 existing dwellings. At March 2009, 271 dwellings have not been started on phases 2 and 3. The council's planning committee approved a planning application in May 2008 to increase the development by 36 dwellings, subject to the prior completion of a section 106 agreement. This planning application will allow the development of the remaining 'island' of land within this development. It would be difficult to secure a site or to integrate it into the development at this very late stage.

Summersfield, west of Ermine Street South, Papworth Everard:

- F.9 The site was granted outline planning permission in September 2005, and reserved matters for 365 dwellings in December 2007. Three revised planning applications (that collectively cover the whole site) were granted in May 2009. It would be difficult to secure a site or to integrate it into the development at this very late stage.

MAJOR SITES IDENTIFIED AS SITE OPTIONS

- F.10 Excluding these five sites, site assessments have been undertaken for the remaining major developments to test their suitability to provide Gypsy and Traveller sites. All of the options tested were considered to have potential to accommodate Gypsy and Traveller site provision, and have been included as site options for consultation. (Table F1 below illustrates the resulting site options; full details are provided in Section 7 of the Issues and Options 2 Report).

Table F1 - Site Options at Major Developments

Site Number	Source	Location	Address	Number of Pitches
3	Major Development	Edge of Cambridge	Cambridge East	20
4	Major Development	Edge of Cambridge	North West Cambridge – Land between Huntingdon Road and Histon Road	10
5	Major Development	Edge of Cambridge	North West Cambridge – Land between Madingley Road and Huntingdon Road (University Site)	10
6	Major Development	Northstowe	Northstowe	20
7	Major Development	Cambourne	Cambourne	10
8	Major Development	Fulbourn	Ida Darwin Hospital	5

G. REVIEW OF EXISTING AUTHORISED SITES

- G.1 The table below lists the existing authorised sites in South Cambridgeshire, and identifies whether any sites may be suitable for expansion, and testing through the GTDPD options process.
- G.2 The only site identified for further testing was the local authority site at New Farm, Whaddon.

TABLE G1 - Review of Existing Authorised Sites

AUTHORISED PRIVATE GYPSY SITES	NUMBER OF PITCHES (estimated where not referred to in decision notice)	PRIVATE OR PUBLIC?	PERSONAL CONSENT?	SUITABLE FOR EXPANSION?	REASONS
Pine Lane, Smithy Fen, COTTENHAM	4	PRIVATE	YES	NO	Adjoins unauthorised site tested separately.
Park Lane, COTTENHAM	6	PRIVATE	NO	NO	Adjoins unauthorised site tested separately.
Setchell Drove, COTTENHAM	12	PRIVATE	NO	NO	Adjoins unauthorised site tested separately.
Kennedy Croft, Orchard Drive, Smithy Fen, COTTENHAM Water Lane, Smithy Fen, COTTENHAM	15 (subdivided to 26)	PRIVATE	NO	NO	Adjoins unauthorised site tested separately.
Smiths Path, COTTENHAM	1	PRIVATE	YES	NO	Small site adjoining conservation area. Within existing cul-de-sac. No capacity for expansion.
The Cinques, GAMLINGAY	1	PRIVATE	YES	NO	Poor access, unsuitable to accommodate additional development.

AUTHORISED PRIVATE GYPSY SITES	NUMBER OF PITCHES (estimated where not referred to in decision notice)	PRIVATE OR PUBLIC?	PERSONAL CONSENT?	SUITABLE FOR EXPANSION?	REASONS
Barton Road, HASLINGFIELD	1	PRIVATE	YES	NO	Site would not meet locational criteria, located near a Group village without medical facilities.
Moor Drove, Cottenham Road, HISTON	6	PRIVATE	YES	NO	Green Belt. Other alternatives should be considered.
Primrose Hill, LITTLE GRANDSEN	1	PRIVATE	YES	NO	Location near an Infill village. Access via track adjoining residential properties, not suitable for expansion.
Kneesworth Road, MELDRETH	3	PRIVATE	NO	NO	Would not meet locational criteria, located near a Group village without medical facilities.
Newfields, Chesterton Fen Road, MILTON	32	PRIVATE	NO	NO	Surrounding land Flood Zone 3 and Green Belt on east side of Chesterton Fen Road.
Big T, Chesterton Fen Road, MILTON	10	PRIVATE	NO	NO	Surrounding land Flood Zone 3 and Green Belt on east side of Chesterton Fen Road.

AUTHORISED PRIVATE GYPSY SITES	NUMBER OF PITCHES (estimated where not referred to in decision notice)	PRIVATE OR PUBLIC?	PERSONAL CONSENT?	SUITABLE FOR EXPANSION?	REASONS
Grassy Corner, Chesterton Fen Road, MILTON Clearview, Chesterton Fen Road, MILTON Greenacres, Chesterton Fen Road, MILTON	19	PRIVATE	NO	NO	Surrounding land Flood Zone 3 and Green Belt on east side of Chesterton Fen Road.
Sunningdale, Chesterton Fen Road, MILTON	21	PRIVATE	NO	NO	No room in the area for additional pitches.
Grange Park, Chesterton Fen Road, MILTON	16	PRIVATE	NO	NO	No room in the area for additional pitches.
3A Grange Park, Chesterton Fen Road, MILTON	3	PRIVATE	NO	NO	No room in the area for additional pitches.
Lomas Farm, Chesterton Fen Road, MILTON	7	PRIVATE	NO	NO	No room in the area for additional pitches.
Darrens Farm/Lomas Farm, Chesterton Fen Road, MILTON	16	PRIVATE	NO	NO	No room in the area for additional pitches. Land to rear occupied by mast.
Lomas Farm, Fen Road, MILTON	1	PRIVATE	NO	NO	No room in the area for additional pitches.
Cow Lane, RAMPTON	8	PRIVATE	YES	NO	Would not meet locational criteria, located north of an Infill village.
Meadow Road, WILLINGHAM	1	PRIVATE	YES	NO	Other site options proposed to rear of site.

AUTHORISED PRIVATE GYPSY SITES	NUMBER OF PITCHES (estimated where not referred to in decision notice)	PRIVATE OR PUBLIC?	PERSONAL CONSENT?	SUITABLE FOR EXPANSION?	REASONS
Meadow Drove, WILLINGHAM	1	PRIVATE	YES	NO	Other site options proposed to rear of site.
Schole Road, WILLINGHAM	1	PRIVATE	YES	NO	Other site options proposed to rear of site.
Schole Road, WILLINGHAM	1	PRIVATE	YES	NO	Other site options proposed to rear of site.
Schole Road, WILLINGHAM	1	PRIVATE	YES	NO	Other site options proposed to rear of site.
Blackwell Travellers Site, MILTON	15	PUBLIC	NO	NO	Green Belt. Possible scope for additional pitches within existing site area. Proposed as option for Transit site.
New Farm Travellers Site, WHADDON	14	PUBLIC	NO	POSSIBLE	There is an area of land to the rear of the existing site which could accommodate additional provision or restructuring of the existing site with minimal impact.
TOTAL	228				

H. RESPONSE TO ISSUES AND OPTIONS 1 CONSULTATION AND DEVELOPMENT OF POLICIES

H.1 The first Issues and Options report sought views on a range of criteria that could be used to guide the location of Gypsy and Traveller site allocations and the development of plan policies. The results of the consultation has informed the development of the site options and the preferred policy options (Policy GT1 and Policy GT2) set out in Section 11 of the Issues and Options 2: Site Options and Policies Report.

H.2 Subsequent schedules record how the first Issues and Options have been taken forward in the Issues and Options 2 consultation. This is an important element of the council's evidence base and audit trail for the development of the GTDPD. The following schedules set out, for each option:

1. A summary of the options consulted on.
2. A summary of the results of community involvement.
3. A summary of the Initial Sustainability Appraisal of the options.
4. A summary of council's response.
5. Council's approach following Issues and Options 1.
6. Approach taken in Issues and Options 2.

H.3 It should be noted that, in the interests of producing a succinct report, the following schedules contain summaries of the main issues. Further information on the Issues and Options 1 consultation can be found in the report to Council on 22 February 2007; the report includes the council's responses to the representations received and agrees the approach to be taken forward. The Council report can be viewed on the council's website: <http://scambs.moderngov.co.uk/ieListDocuments.aspx?CId=410&MId=3145>

In addition the Council considered further issues regarding the three tiered testing matrix on 22 March 2007.

The full text of the Issues and Options 1 Sustainability Appraisal can also be viewed on the council's website: http://www.scambs.gov.uk/documents/retrieve.htm?pk_document=904968.

OPTIONS GT1 A AND GT1 B: NEED FOR SITES

Summary of options consulted on:

Two options for Need for Sites were consulted on:

Option GT1 A: Need for Sites – meet the needs to the year 2010.

Option GT1 B: Need for Sites – meet a proportion of the needs to the year 2010.

Summary of results of community involvement:

Option GT1 A:

9 objections

4 supports

7 comments

Option GT1 B:

7 objections

15 supports

7 comments

Although it was generally accepted that more needed to be done to tackle the occurrence of unauthorised sites in the district, many representations expressed a desire to limit new Gypsy / Traveller pitches in the district. Of the objectors, many felt South Cambridgeshire already has its fair share of pitches and favoured option GT1 B whereby the council would only provide a portion of the 110 to 130 pitches identified by the needs assessment.

Summary of initial Sustainability Appraisal of options:

Environmental:

Environmental effects are in general unknown. Fulfilling needs for greater provision of permanent sites will, help to reduce traffic and reduce impacts on air pollution.

Social:

The key consideration is to provide permanent sites. Fulfilling the indicated need is considered to be the most sustainable option. This will help combat unauthorised sites and increase accessibility to services.

Economic:

Minimal effects identified.

Cumulative, synergistic and indirect impacts:

The options will help provide greater permanence for Gypsy and Travellers. This will reduce unauthorised sites and help reduce pollution, improving human and ecological health. It is considered that fulfilling need for pitches will also eventually prompt mixing and greater co-operation between social groups.

Summary of council's response:

The Cambridge Sub-region Traveller Needs Survey confirms that in most cases Travellers do not identify a need to locate within a specific district, rather it is within the wider region. Since not all authorities have in the past responded positively to Travellers' needs, existing provision is skewed towards a small number of responsible authorities. If those authorities are expected to meet all the need arising within its boundaries this will perpetuate the existing settlement patterns and hence continue to restrict Travellers' opportunity to choose where they live.

Council's approach following Issues and Options 1:

Sites will be allocated for a proportion of the 110 to 130 pitches identified in the needs survey for within the district up to 2010, focusing on those in priority need.

Approach taken in Issues and Options 2:

There has been further progress on the RSS since the Issues and Options 1: General Approach consultation which override the results of the consultation. The East of England Plan requires at least 69 new permanent pitches to be provided in South Cambs between 2006 and 2011, and an allowance for future household growth beyond 2011, adding up to a total of minimum requirement of 127 pitches between 2006 and 2021. The council's Local Development Framework must include land allocations to demonstrate how these pitches will be delivered.

OPTION GT2: NEED FOR SITES

Summary of options consulted on:

One option for Need for Sites was consulted on:

Option GT2: Need for Sites – Proposed Approach - sites should be proportionally distributed throughout the district.

Summary of results of community involvement:

Option GT2:

7 objections

15 supports

7 comments

There was general support for the approach of proportionately distributing new Gypsy / Traveller pitches throughout the district.

Summary of initial Sustainability Appraisal of option:

Environmental:

Environmental effects are in general unknown. Fulfilling needs for greater provision of permanent sites will, however, help to reduce traffic and reduce impacts on air pollution.

Social:

The key consideration is to provide permanent sites. Fulfilling the indicated need is considered to be the most sustainable option. This will help combat unauthorised sites and increase accessibility to services.

Economic:

Minimal effects identified.

Cumulative, synergistic and indirect impacts:

The options will help provide greater permanence for Gypsy and Travellers. This will reduce unauthorised sites and help reduce pollution, improving human and ecological health. It is considered that fulfilling need for pitches will also eventually prompt mixing and greater co-operation between social groups.

Summary of council's response:

Option GT2 is taken forward whereby new Gypsy / Traveller pitches will be located proportionally throughout the district so as to promote integration, assist equal access to services, and minimise any undue pressures on local infrastructure and maintain the rural setting of adjacent communities / settlements.

Council's approach following Issues and Options 1:

New Gypsy and Traveller pitches will be proportionately distributed throughout the district to promote integration and assist equal access to services.
Ensure a clear definition of 'proportionately' is provided in the GTDPD.

Approach taken in Issues and Options 2:

Sites will be allocated in the DPD to meet the requirements of the RSS. It is important that the GTDPD identifies suitable, sustainable, and deliverable site options, in order that the plan can be demonstrated to be sound and that sites can be delivered according to the East of England Plan requirements. Whilst a range of sites has been tested, the focus has necessarily been on deliverable sources. The focus has also been on sustainable locations where new sites could be well served by local services and facilities. This has led to a pattern of options that does potentially distribute provision, but not to all areas of the District. In some areas options are identified where there are already existing sites, but the testing identifies that the sites could be appropriately accommodated with no harm to local infrastructure and without dominating the settlement.

OPTION GT3: IDENTIFYING SITES

Summary of options consulted on:

One option for Identifying Sites was consulted on:

Option GT3: Identifying Sites – Proposed Approach – use a three-tier approach to identify the most suitable sites for pitches.

Summary of results of community involvement:

Option GT3:

7 objections

11 supports

7 comments

Generally the representations received were favourable to the proposed approach as being comprehensive and consistent with the requirements of government guidance.

Several representations express a reluctance to allow new pitches in rural areas of the district and areas on the fringe of settlements.

Summary of initial Sustainability Appraisal of option:

Environmental:

The three-tier approach to site selection returns positive environmental impacts. The consideration of unauthorised sites could potentially reduce the use of undeveloped land.

Social:

These options return positive social impacts, including health status of the Traveller community and safety issues.

Economic:

The three-tier approach would ensure access to local services and facilities, including.

Cumulative, synergistic and indirect impacts:

The cumulative impact of these options would return positive impacts across environmental and social objectives.

Summary of council's response:

Circular 01/2006 requires the council to adopt a flexible approach to finding suitable sites for Gypsy / Traveller pitches and to consider all areas of the district, including areas within and outside settlement frameworks, rural or semi-rural locations and areas within the Green Belt. Sustainability criteria include economic, social and environmental factors that must be considered when assessing potential sites. It is

important that all relevant plans and designations are taken into account in site option identification.

Option GT3 is taken forward whereby the Council will use a three-tier approach of location, access & infrastructure, and deliverability, design & impact, which combine environmental, economic and social indicators to identify the most suitable sites for Gypsy / Traveller pitches.

Council's approach following Issues and Options 1:

The council will use a three-tier approach of location, access & infrastructure, and deliverability, design & impact, which combine environmental, economic and social indicators to identify the most suitable sites for Gypsy and Traveller pitches.

Ensure subsequent documents make reference to Mineral Safeguarding Areas, Mineral Consultation Areas, Waste Safeguarding Areas, Sustainable Transport Protection Zones, Listed Buildings and International Designations (such as SACs).

Approach taken in Issues and Options 2:

The council has adopted a three-tier approach to testing the suitability of site options. This has been modified, in particular the use of the key amenities test that resulted from the consultation has been moved to tier 1 from tier 3, as it proved an effective testing mechanism to identify the better served settlements from option GT15c, where a range of key facilities would be accessible to site options. This will assist in addressing health and education inequalities.

The protection of minerals workings, Listed Buildings and internationally recognised designations is addressed in site search criterion Tier 1 '3c' and the issue is addressed in draft policy GT1.

OPTIONS GT4 A-C: RELATIONSHIP TO SETTLEMENTS

Summary of options consulted on:

Three options for the Relationship to Settlements were consulted on:

Option GT4 A: Relationship to Settlements – sites can be located outside settlement frameworks.

Option GT4 B: Relationship to Settlements – sites can be located inside settlement frameworks.

Option GT4 C: Relationship to Settlements – sites can be located both inside or outside settlement frameworks.

Summary of results of community involvement:

Option GT4 A:

6 objections	7 supports	1 comment
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Option GT4 B:

3 objections	4 supports	1 comment
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Option GT4 C:

8 objections	11 supports	5 comments
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Many of the objections raised related to the proposal in options 4 A and C to locate Gypsy / Traveller pitches in areas outside village frameworks and potentially in rural locations and in the Green Belt. Others objected to the proposal to allocate pitches within village frameworks, as in options GT4 B and C, as this could lead to potential conflict between the Gypsy / Traveller community and the settled community.

Summary of initial Sustainability Appraisal of options:

Environmental:

Options generally stipulate conditions which would require site location within or close to settled areas rather than rural and Green Belt locations. As such, these options return positive impacts for environmental objectives.

Social:

These options ensure that Gypsy and Traveller safety issues and needs are addressed and return positive impacts for social sustainability objectives. The options will help to meet the site requirements of the travelling community.

Economic:

Accessibility to employment is considered to increase, both in proximity to

employment opportunities and through the long-term stability of residence.

Cumulative, synergistic and indirect impacts:

Options GT4 A and GT4 C would possibly prove difficult to implement alongside the remaining options due to lack of infrastructure in more rural areas outside settlement frameworks. The remaining options would have positive cumulative impacts for Gypsy and Travellers needs and safety requirements of sites.

Summary of council's response:

Circular 01/2006 requires that the council examine all potential areas for Gypsy / Traveller pitches, which can include land adjoining built-up areas, land within settlements, as well as rural or semi-rural locations subject to meeting the requirements of the Circular and the needs of the Gypsy / Traveller community and the settled community. Option GT4 B restricting pitches outside village frameworks and option GT4 A restricting pitches within settlement framework, if taken forward, would result in a restrictive policy, contrary to Circular 01/2006.

Option GT4 C is taken forward whereby sites for Gypsy and Traveller pitches may be located both outside and / or within settlement frameworks if the site can meet the requirements of Circular 01/2006 with regard site location and those of Gypsy / Travellers.

Council's approach following Issues and Options 1:

Sites for Gypsy and Traveller pitches may be located both outside and or within settlement frameworks if the site can meet the requirements of Circular 01/2006 with regard to site location and those of Gypsies / Travellers.

Approach taken in Issues and Options 2:

Option GT4 C is reflected in the site search criteria, which includes land within or outside development frameworks.

The issue is addressed by draft policy GT1.

OPTION GT5: FLOOD RISK

Summary of options consulted on:

One option for the Flood Risk was consulted on:

Option GT5: Flood Risk – Proposed Approach – no pitches in areas liable to flooding or where it would give rise to flooding elsewhere, unless it can be mitigated.

Summary of results of community involvement:

Option GT5:

1 objection

17 supports

2 comments

There is general support for this option as it is consistent with the approach taken for conventional residential development.

Summary of Initial Sustainability Appraisal of Options:

Environmental:

The option has negligible effects for many of the environmental objectives. However, strong positive effects are likely to limit or reduce vulnerability to the effects of climate change, as this will minimise risk from flooding.

Social:

Reducing flood risk will help to make a contribution towards reducing impacts on health and mortality rates in the district.

Economic:

Economic disadvantage within some members of the Gypsy and Traveller groups has been identified as an issue. This may make schemes with mitigation required as part of section 106 agreements less attractive affecting investment in this part of the community in private sites.

Cumulative, synergistic and indirect impacts:

The options would have positive cumulative impacts for Gypsy and Travellers needs and safety requirements of sites.

Summary of council's response:

PPS25: Development and Flood Risk advocates a sequential approach to testing new allocations, whereby Flood Zone 1 may be considered. If there are no reasonable sites available, Zone 2 may be considered, applying the Exception Test if required. Zone 3 is not appropriate for caravans and mobile homes for permanent residential use as they are highly vulnerable.

Option GT5 is taken forward whereby the council would not permit Gypsy / Traveller pitches on sites that are liable to flooding or where the development would likely give rise to flooding elsewhere, unless it is demonstrated that these effects can be overcome by appropriate alleviation and mitigation measures secured by planning conditions or section 106 Agreements.

Council's approach following Issues and Options 1:

Gypsy and Traveller pitches will not be permitted where the site is liable to flooding or where the development would likely give rise to flooding elsewhere, unless it is demonstrated that these effects can be overcome by appropriate alleviation and mitigation measures secured by planning conditions or section 106 agreements.

Approach taken in Issues and Options 2:

Option GT5 is reflected in the site search criteria, with flood risk addressed by site selection criterion Tier 1 '3d'.

The policies in the Development Control Policies DPD regarding flooding, which make reference to national guidance in PPS25: Development and Flood Risk, should be read in conjunction with planning policies in the GTDPD. A cross reference is provided in the supporting text of draft policy GT1.

OPTION GT6: HIGHWAY ACCESS

Summary of options consulted on:

One option for Highway Access was consulted on:

Option GT6: Highway Access – Proposed Approach – no sites where the site access is unsafe or inadequate, or where there is no safe pedestrian route to a local centre.

Summary of results of community involvement:

Option GT6:

1 objection	14 supports	7 comments
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There is general support for this option as it is consistent with the approach taken for conventional residential development.

Summary of Initial Sustainability Appraisal of Options:

Environmental:

The option seeks to ensure that sites will only be located where access is safe and there is a safe pedestrian route to the nearest local centre. This may help to reduce the number of local trips made by private vehicle and as a result reduce emissions of pollutants.

Social:

The option will help to contribute towards improving health in the district. Safe pedestrian access will provide the opportunity for site dwellers to walk rather than drive to local centres. Safe site access will reduce the potential for vehicle accidents at junctions with the highway.

Economic:

Some minor effects towards the economic objectives have been noted. Accessibility to potential employment by means other than the car will promote working close to living accommodation. The measures may also contribute towards supporting local centres and the districts shopping hierarchy.

Cumulative, synergistic and indirect impacts:

The options would have positive cumulative impacts for Gypsy and Travellers needs and safety requirements of sites.

Summary of council's response:

Safe pedestrian or cycle access should be provided to the nearest local area centre, or where one does not exist then it should be feasible to provide such a link. If the site is located on a lightly trafficked road where vehicles and pedestrians can safely

make use of the same roadway, this may be sufficient. The Highways Agency and Cambridgeshire County Council will be consulted during the site identification stage to assess the suitability of site access and the impact additional Gypsy / Traveller pitches might have on road network.

Option GT6 is taken forward whereby the Council would not permit Gypsy / Traveller pitches where the site access is deemed unsafe or inadequate, or where no safe pedestrian route to a local area centre or to a public transport node with service to a local area centre is or can be made available.

Council's approach following Issues and Options 1:

Gypsy and Traveller pitches would not be permitted where the site access is deemed unsafe or inadequate, or where no safe pedestrian route to a local area centre or to a public transport node with service to a local area centre is or can be made available.

Approach taken in Issues and Options 2:

Option GT6 is reflected in the site search criteria, with highway access and safety issues addressed by site selection criteria Tier 2 '1a – 1e'.

The issue is addressed by draft policies GT1 and GT2.

OPTION GT7: SITE SAFETY

Summary of options consulted on:

One option for the Site Safety was consulted on:

Option GT7: Site Safety – Proposed Approach – sites would not ideally be located in the vicinity of dangerous roads, railway lines, water bodies or power lines.

Summary of results of community involvement:

Option GT7:

0 objection

15 supports

7 comments

There is overall support for the proposed approach as it is consistent with that taken for conventional housing and it meets the requirements of Circular 01/2006.

Summary of initial Sustainability Appraisal of options:

Environmental:

The option seeks to locate sites away from dangerous roads, railway lines, water bodies or power lines. The appraisal has identified some the possibility of minimising pollution impacts on water bodies but potential increased air pollution by locating sites away from main roads, and therefore increasing trip length.

Social:

The option will provide benefits for the health and safety of both the Gypsy and Traveller and wider population. This will arise from minimising risk and minimising exposure to noise.

Economic:

The option is unlikely to have a significant effect on the economic objectives.

Cumulative, synergistic and indirect impacts:

The options would have positive cumulative impacts for Gypsy and Travellers needs and safety requirements of sites.

Summary of council's response:

Option GT7 is taken forward whereby sites for Gypsy / Traveller pitches would not ideally be located in the vicinity of any dangerous roads, railway lines, water bodies or power lines, or other areas where there are potential air quality or noise issues which would impact on the health, safety and living conditions of residents. However these locations will be considered in the same way as for conventional housing if they are suggested and can be mitigated.

Council's approach following Issues and Options 1:

Sites for Gypsy and Traveller pitches will not be located in the vicinity of any dangerous roads, railway lines, water bodies or power lines, unless it can be demonstrated that there would be no unacceptable adverse impact or appropriate mitigation can be provided.

Approach taken in Issues and Options 2:

Option GT7 is reflected in the site search criteria, with site safety addressed by site selection criterion Tier 1 '3d'.

The issue is addressed by draft policies GT1 and GT2.

OPTION GT8: BASIC INFRASTRUCTURE

Summary of options consulted on:

One option for Basic Infrastructure was consulted on:

Option GT8: Basic Infrastructure – Proposed Approach – no pitches unless necessary infrastructure such as water, sewage disposal, and electricity are readily available.

Summary of results of community involvement:

Option GT8:

3 objections

13 supports

6 comments

There is general support for this option since the basic infrastructure needs of the Gypsy / Traveller community (water, sewage disposal, electricity) is the same as conventional housing.

Summary of initial Sustainability Appraisal of options:

Environmental:

Gypsy and Traveller communities are generally self-reliant and options to provide more sustainable sources of basic infrastructure may appeal and could be incorporated into later stages of the DPD. For example the option provides opportunity to integrate biomass and rainwater harvesting into the sites design.

Social:

The option will create access for Gypsy and Traveller groups to services in the form of essential infrastructure. This will promote permanence of location, which in turn will help improve the quality of housing, promoting sites for residence and reducing the number of Gypsy and Travellers considered as homeless.

Economic:

Promoting sites with infrastructure sufficient to support a population will provide greater option for more long-term residency on site. The effect of this is to provide greater opportunities for long term and varied employment.

Cumulative, synergistic and indirect impacts:

The options would have positive cumulative impacts for Gypsy and Travellers needs and safety requirements of sites.

Summary of council's response:

The proposed approach meets the requirements of Circular 01/2006 that Gypsies / Travellers are given equal access to housing and services as the settled community.

Option GT8 is taken forward whereby Gypsy / Traveller pitches would only be allocated or granted planning permission in areas where the provision of necessary infrastructure such as water, sewage disposal, and electricity are readily available and financially feasible.

Council's approach following Issues and Options 1:

Gypsy and Traveller pitches will only be allocated or granted planning permission in areas where the provision of necessary infrastructure such as water, sewage disposal, and electricity are readily available and financially feasible.

Approach taken in Issues and Options 2:

Option GT8 is reflected in the site search criteria, with basic infrastructure addressed by site selection criteria Tier 2 '2a and 2b'.

The issue is addressed by draft policy GT2.

OPTION GT9: GROUND STABILITY

Summary of options consulted on:

One option for Ground Stability was consulted on:

Option GT9: Ground Stability – Proposed Approach – no pitches on land found to be unstable, unless the risk of can be damage overcome.

Summary of results of community involvement:

Option GT9:

0 objection

12 supports

4 comments

There is overall support for this option as it is consistent with the approach taken for conventional residential development.

Summary of initial Sustainability Appraisal of options:

Environmental:

The option promotes the selection of sites that have stable ground and through section 106 agreements may help promote remediation of damaged land. This will help promote greater re-use of brownfield land and promote efficiency in land use. The option will also ensure that impacts from subsidence will be minimised as these increase under the effects of climatic change.

Social:

The option will help ensure that pitches are appropriate and promote the reduction in the population living in unfit housing. The option will also promote safety for residents of such sites.

Economic:

Economic disadvantage within some members of the Gypsy and Traveller groups has been identified as an issue. This may make schemes with mitigation required as part of section 106 agreements less attractive affecting investment in this part of the community.

Cumulative, synergistic and indirect impacts:

The options would have positive cumulative impacts for Gypsy and Travellers needs and safety requirements of sites.

Summary of council's response:

Option GT9 is taken forward whereby Gypsy / Traveller pitches would not be permitted on land found to be unstable, unless it can be demonstrated that the land is physically capable of accommodating development and that the risk of damage to the

proposed development or adjoining land or buildings can be overcome by appropriate alleviation and mitigation measures secured by planning conditions or section 106 Agreements. The cost and implementation of such proposals will be the responsibility of the applicant / developer.

Council's approach following Issues and Options 1:

Gypsy and Traveller pitches will not be permitted on land found to be unstable, unless it can be demonstrated that the land is physically capable of accommodating development and that the risk of damage to the proposed development or adjoining land or buildings can be overcome by appropriate alleviation and mitigation measures secured by planning conditions or section 106 agreements.

Approach taken in Issues and Options 2:

Option GT9 is reflected in the site search criteria, with ground stability addressed by site selection criterion Tier 1 '3d'.

The issue is addressed by draft policy GT1.

OPTION GT10: DRAINAGE

Summary of options consulted on:

One option for Drainage was consulted on:

Option GT10: Drainage – Proposed Approach – no pitches in areas of poor drainage unless it can be overcome.

Summary of results of community involvement:

Option GT10:

2 objections

12 supports

2 comments

There is general support for this option as it is consistent with the approach taken for conventional residential development.

Summary of initial Sustainability Appraisal of options:

Environmental:

The option should promote greater efficiency in land use, help protect groundwater resources and also reduce the likelihood of flooding. The incorporation of Sustainable Drainage System (SUDs) into the option will promote greater sustainability.

Social:

The option will help ensure that pitches are appropriate and promote the reduction in the population living in unfit housing. The result will also reduce vulnerability to flooding during extreme events and therefore reduce risks of health and issues and death.

Economic:

Economic disadvantage within some members of the Gypsy and Traveller groups has been identified as an issue. This may make schemes with mitigation required as part of section 106 agreements less attractive affecting investment in this part of the community.

Cumulative, synergistic and indirect impacts:

The options would have positive cumulative impacts for Gypsy and Travellers needs and safety requirements of sites.

Summary of council's response:

Option GT10 is taken forward whereby Gypsy / Traveller pitches would not be permitted in areas of poor drainage unless it can be demonstrated that these issues can be addressed through an appropriate drainage system secured through planning conditions or section 106 Agreements. The council supports all forms of sustainable development and will therefore encourage the implementation of sustainable drainage systems.

Council's approach following Issues and Options 1:

Gypsy and Traveller pitches will not be permitted in areas of poor drainage unless it can be demonstrated that these issues can be addressed through an appropriate drainage system secured through planning conditions or section 106 agreements. Where practical the development should be served by sustainable drainage systems.

Approach taken in Issues and Options 2:

Option GT10 is reflected in the site search criteria, with drainage issues addressed by site selection criterion Tier 1 '3d'.

The issue is addressed by draft policy GT1.

OPTION GT11: HAZARDOUS INSTALLATIONS AND CONTAMINATED LAND

Summary of options consulted on:

One option for Hazardous Installations and Contaminated Land was consulted on:

Option GT11: Hazardous Installations and Contaminated Land – Proposed Approach – no sites in the vicinity of a hazardous installation, contaminated land or water unless it can be demonstrated to be safe.

Summary of results of community involvement:

Option GT11:

0 objection

12 supports

2 comments

There is general support for this option as it is consistent with the approach taken for conventional residential development.

Summary of initial Sustainability Appraisal of options:

Environmental:

The option will help promote the remediation of damaged or contaminated land where possible, which will provide greater efficiency in land use. Although the option will not reduce emissions of pollutants it will reduce the likelihood of disturbance of contaminates that may then pollutant other soils or water bodies.

Social:

By reducing exposure to soil contaminates, there are identified health benefits. The option will also promote decent pitches for Gypsies and Travellers to use.

Economic:

Economic disadvantage within some members of the Gypsy and Traveller groups has been identified as an issue. This may make schemes with mitigation required as part of section 106 agreements less attractive affecting investment in this part of the community.

Cumulative, synergistic and indirect impacts:

The options would have positive cumulative impacts for Gypsy and Travellers needs and safety requirements of sites.

Summary of council's response:

In the interests of health and safety, Gypsy / Traveller pitches should be located away from hazardous installations and contaminated land.

Option GT11 is taken forward whereby the Council will not permit Gypsy / Traveller

pitches if located in the vicinity of a hazardous installation or in areas of contaminated land or water unless it can be demonstrated that these issues can be addressed through appropriate mitigation measures secured by planning conditions or section 106 Agreements.

Council's approach following Issues and Options 1:

Gypsy and Traveller pitches will not be permitted if located in the vicinity of a hazardous installation or in areas of contaminated land or water unless it can be demonstrated that these issues can be addressed through appropriate mitigation measures secured by planning conditions or section 106 agreements.

Approach taken in Issues and Options 2:

Option GT11 is reflected in the site search criteria, with hazardous installations and contaminated land addressed by site selection criterion Tier 1 '3d'.

The issue is addressed by draft policies GT1 and GT2.

OPTION GT12: PROTECTION OF MINERAL WORKINGS

Summary of options consulted on:

One option for the Protection of Mineral Workings was consulted on:

Option GT12: Protection of Mineral Workings – Proposed Approach – no sites in the vicinity of mineral resources so as to safeguard future demand.

Summary of results of community involvement:

Option GT12:

0 objection

8 supports

4 comments

There is overall support for the proposed approach as it is consistent with that taken for conventional housing and meets the requirements of the emerging RSS.

Summary of initial Sustainability Appraisal of options:

Environmental:

The result of implementing this option will be to avoid foreclosure on future options for land use, in this case mineral extraction. This can be considered to promote efficient land use.

Social:

The option is unlikely to have a significant effect on the economic objectives.

Economic:

The assessment has identified a minor positive correlation with SA objective 7.1. Although the option will not promote business development, it will ensure that it does not discourage any future activities as a result of foreclosure.

Cumulative, synergistic and indirect impacts:

The options would have positive cumulative impacts for Gypsy and Travellers needs and safety requirements of sites.

Summary of council's response:

The emerging Cambridgeshire and Peterborough Minerals and Waste LDF identifies a number of safeguarding areas, including: Mineral Safeguarding Areas, Mineral Consultation Areas, Waste Safeguarding Areas, Sustainable Transport Protection Zones. These areas should be safeguarded from all forms of development, including Gypsy / Traveller sites.

Option GT12 is taken forward whereby Gypsy / Traveller pitches would not be permitted if located in the vicinity of mineral safeguarding areas so as to provide for future demand.

Council's approach following Issues and Options 1:

Gypsy and Traveller pitches will not be permitted if located in the vicinity of mineral safeguarding areas.

Approach taken in Issues and Options 2:

Option GT12 is reflected in the site search criteria, with the protection of mineral workings addressed by site selection criterion Tier 1 '3c'.

Cambridgeshire and Peterborough Minerals and Waste LDF will form part of the development plan and policies would apply to any site proposals.

OPTIONS GT13 AND GT14: SUSTAINABILITY OF THE LOCATION

Summary of options consulted on:

Three options for Sustainability of the Location were consulted on:

Option GT13 A: Sustainability of the Location – sites would be located outside but near to local centres, towns or villages with access to a range of services.

Option GT13 B: Sustainability of the Location – sites would be located within local centres, towns or villages with access to a range of services.

Option GT14: Sustainability of the Location – Rejected Option – sites would be located away from settled communities.

Summary of results of community involvement:

Option GT13 A:

6 objections	13 supports	7 comments
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Option GT13 B:

11 objections	1 support	4 comments
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Option GT14:

3 objections	8 supports	2 comments
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There was more support for option GT13 A over GT13 B because of a perception that Gypsy / Traveller pitches within settlements could lead to additional conflict between both communities. Several representations recommended a combination of both option GT13 A and GT13 B as it would allow for the most flexible approach to finding suitable sites, which is advocated by Circular 01/2006.

Summary of initial Sustainability Appraisal of options:

Environmental:

Options that stipulate site location outside of settled areas, would potentially impact on undeveloped land and return adverse environmental impacts. The re-use of brownfield land is considered an advantage.

Social:

Options that stipulate site location within or near to larger settled communities return positive impacts in terms of accessibility to services and employment opportunities. Options that result in site locations outside of such areas and at larger distances from public transport nodes do not return positive impacts for social objectives, for example redressing inequalities based on age and physical ability.

Economic:

Greater accessibility to larger settlements both in proximity and by public transport will return positive impacts for economic objectives, as this will increase access to employment.

Cumulative, synergistic and indirect impacts:

The cumulative impacts of options that provide for sites in rural locations and of options where there is a greater distance to public transport services and a lower frequency of service will result in adverse impacts for social and economic objectives. Options where sites could be located close to or within settled areas and close to frequent public transport links will return positive impacts across social and economic objectives.

Summary of council's response:

Circular 01/2006 requires SCDC to 'create and support sustainable, respectful and inclusive communities where Gypsy and Travellers have fair access to suitable accommodation, education, health and welfare provision.' Rejected option GT14 for remote locations would be inconsistent with the objectives set out in PPS7: Sustainable Development in Rural Areas, which promotes 'focusing most development in, or next to, existing towns and villages.' As a result option GT14 is not taken forward.

Option GT13 A provides the best access to services whilst allowing a degree of separation between both communities. The Gypsy / Traveller community have expressed a preference for living in small groups close to local communities, but not within them. This arrangement could avoid conflict / confrontation and allow for smoother integration of both communities.

A combination of options GT13 A and GT13 B are taken forward whereby Gypsy / Traveller pitches would ideally be located in sustainable locations within or adjoining settlements with access to a range of services. This allows the council the maximum level of flexibility in its search for suitable sites, reflecting this requirement in Circular 01/2006.

Council's approach following Issues and Options 1:

Gypsy and Traveller pitches will be located in sustainable locations within or adjoining settlements with access to a range of services wherever possible.

It is recommended that both options GT13A and GT13B be taken forward. Ensure the wording of GTDPD policy relating to sustainability of location include both GT13A and GT13B, whereby "Gypsy and Traveller pitches would ideally be located in sustainable locations within or adjoining settlements with access to a range of services." This allows the council the maximum level of flexibility in its search for suitable sites, reflecting this requirement in Circular 01/2006.

Approach taken in Issues and Options 2:

Options GT13 A and GT13 B are reflected in the site search criteria, with sustainability of the location addressed by site selection criteria Tier 1 '1a to 1c'.

The issue is addressed by draft policy GT1.

OPTIONS GT15 A-C: ACCESS TO LOCAL AMENITIES

Summary of options consulted on:

Four options for Access to Local Amenities were consulted on:

Option GT15 A: Access to Local Amenities – sites should be within 1,000m of Cambridge, Northstowe or a Rural Centre.

Option GT15 B: Access to Local Amenities – sites should be within 1,000m of Cambridge, Northstowe, a Rural Centre or a Minor Rural Centre.

Option GT15 C: Access to Local Amenities – sites should be within 1,000m of Cambridge, Northstowe, a Rural Centre, a Minor Rural Centre or a better-served Group Village.

Option GT15 D: Access to Local Amenities – sites should be within 1,000m of Cambridge, Northstowe, a Rural Centre, a Minor Rural Centre or any village.

Summary of results of community involvement:

Option GT15 A:

13 objections	9 supports	5 comments
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Option GT15 B:

12 objections	2 supports	1 comment
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Option GT15 C:

9 objections	8 supports	2 comments
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Option GT15 D:

9 objections	5 supports	6 comments
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There are mixed views on options GT15 A-C, with many advocating that new Gypsy / Traveller pitches should be concentrated where a larger number of services are likely to be provided (Cambridge or Northstowe or a Rural Centre), while others believe a more flexible approach should be taken such as option GT15 C.

Some supporters of option GT15 B questioned the availability of a range of services in Rural Centres and Minor Rural Centres. Several objectors questioned the inclusion of Northstowe in the proposed options.

Summary of initial Sustainability Appraisal of options:

Environmental:

Options that stipulate site location outside of settled areas, would potentially impact on undeveloped land and return adverse environmental impacts. The re-use of brownfield land is considered an advantage.

Social:

Options that stipulate site location within or near to larger settled communities return positive impacts in terms of accessibility to services and employment opportunities. Options that result in site locations outside of such areas and at larger distances from public transport nodes do not return positive impacts for social objectives, for example redressing inequalities based on age and physical ability.

Economic:

Greater accessibility to larger settlements both in proximity and by public transport will return positive impacts for economic objectives, as this will increase access to employment.

Cumulative, synergistic and indirect impacts:

The cumulative impacts of options that provide for sites in rural locations and of options where there is a greater distance to public transport services and a lower frequency of service will result in adverse impacts for social and economic objectives. Options where sites could be located close to or within settled areas and close to frequent public transport links will return positive impacts across social and economic objectives.

Summary of council's response:

Options GT15 A and GT15 B are overly restrictive in terms of the settlement hierarchy identified in the Core Strategy and would be contrary to Circular 01/2006 requiring consideration of rural and semi-rural locations.

Option GT15 C allows for the greatest flexibility in the search for suitable sites and best meets the needs of Circular 01/2006 by allowing sites to be considered both within and outside settlement frameworks in a variety of locations, including rural and semi-rural locations, where it can be reasonably assumed access to a range of services / amenities is available. The approach is also consistent with the sequential and hierarchical structure adopted in the Structure Plan and Core Strategy, starting with the Cambridge fringe then Northstowe, Rural Centres, Minor Rural Centres, Group and finally Infill villages. It can be assumed that there is not likely to be a range and number of amenities available in Infill villages and therefore option GT15 D is not taken forward.

Circular 01/2006 requires SCDC to consider all areas of the district for potential Gypsy / Traveller pitches, including major development and redevelopment schemes. The introduction of Gypsy / Traveller pitches at the development stage of a major

new development would allow for sites to be 'designed' into the development so as to minimise any potential impacts on the settled community and provide the Gypsy / Traveller community with an attractive site with convenient access to local services / facilities.

The approach in option GT15C is taken forward whereby sites for Gypsy / Traveller pitches would ideally be located within 1,000m (via a safe walking or cycle route) of a centre in Cambridge, Northstowe, a Rural Centre, a Minor Rural Centre or a better-served Group Village as defined in the Core Strategy.

Council's approach following Issues and Options 1:

Sites for Gypsy and Traveller pitches will be located within 1,000m (via a safe walking route) of a centre in Cambridge or Northstowe or a Rural Centre or a Minor Rural Centre or a better-served Group Village as defined in the Core Strategy wherever possible.

Ensure that the wording of the GTDPD policy relating to access to local amenities makes reference to walking and / or cycling routes.

Approach taken in Issues and Options 2:

Option GT15 C is reflected in the site search criteria, with access to local amenities addressed by site selection criterion Tier 1 '1c'. The key amenities test utilised in tier 1 highlights the better-served group villages.

The issue is addressed by draft policy GT1.

OPTIONS GT16 A-B: ACCESS TO PUBLIC TRANSPORT DISTANCE

Summary of options consulted on:

Two options for Access to Public Transport Distance were consulted on:

Option GT16 A: Access to Public Transport: Distance – sites will ideally be within 1,000m of a transport node with frequent service to the nearest local centre or town.

Option GT16 B: Access to Public Transport: Distance – sites will ideally be within 400m of a transport node with frequent service to the nearest local centre or town.

Summary of results of community involvement:

Option GT16 A:

4 objections

9 supports

3 comments

Option GT16 B:

5 objections

7 supports

3 comments

There is general support for both options on public transport distance (options GT16 A and GT16 B).

Summary of initial Sustainability Appraisal of options:

Environmental:

The comparative assessment indicates that a 1,000m walk to a transport node will be less attractive than a 400m walk and therefore the result will be increased emissions of air pollutants, which in turn could affect the integrity of designated sites although this is unknown in the assessment.

Social:

The distance may promote health through exercise and through accessibility to health services amongst other facilities. But this is expected to be less in option 16 A than option 16 B as the number of people walking is expected to be lower and there may be a perception of services being located too far away to travel. The greater distance is also disadvantageous to elderly and disabled members of the population.

Economic:

Will provide some opportunity to travel to work, and to educational establishments by public transport although this will be less for option 16 A than for option 16 B.

Cumulative, synergistic and indirect impacts:

Options where sites could be located close to or within settled areas and close to frequent public transport links will return positive impacts across social and economic objectives.

Summary of council's response:

SCDC is committed to promoting sustainable forms of transport. By allowing sites for Gypsy / Traveller pitches within safe access to frequent public transport will ideally encourage Gypsy / Travellers to make use of this service and reduce their reliance on private vehicles.

Given the degree of flexibility advocated in Circular 01/2006, it would be unreasonable to restrict new sites to within 400m of a transport node providing frequent service to the nearest local centre or town. A distance of 1,000m would allow for greater flexibility in finding suitable sites, whilst still consistent with the guidance set by the Building Research Establishment (BRE) for sustainable residential development and reflecting the principles of PPG13: Transport.

Given the level of support for both options, this can be reflected in the council's three-tier approach to site assessment / selection. When assessing access to public transport, sites should ideally be within 400m, but a site within 1,000m of a transport node would be acceptable.

Option GT16 A is taken forward whereby to encourage sustainable forms of development within the district, sites for Gypsy / Traveller pitches would ideally be located within 400m and no more than 1,000m (via a safe walking or cycle route) of a transport node providing a frequent service to the nearest local centre or town.

Council's approach following Issues and Options 1:

Sites for Gypsy and Traveller pitches will be located within 400m and no more than 1,000m (via a safe walking route) of a transport node providing a frequent service to the nearest local centre or town wherever possible.

Approach taken in Issues and Options 2:

Option GT16 A is reflected in the site search criteria, with access to public transport distance is addressed by site selection criterion Tier 2 '1d'.

The issue is addressed by draft policy GT1.

OPTIONS GT17 A-B: ACCESS TO PUBLIC TRANSPORT FREQUENCY

Summary of options consulted on:

Two options for Access to Public Transport Frequency were consulted on:

Option GT17 A: Access to Public Transport: Frequency – sites will ideally be close to a transport node providing an hourly service to the nearest local centre or town.

Option GT17 B: Access to Public Transport: Frequency – sites will ideally be close to a transport node providing a half hourly service to the nearest local centre or town.

Summary of results of community involvement:

Option GT17 A:

4 objections

5 supports

4 comments

Option GT17 B:

3 objections

9 supports

4 comments

There is General support for both options on public transport frequency (options GT17 A and GT17 B).

Summary of initial Sustainability Appraisal of options:

Environmental:

The comparative assessment indicates that locating near an hour frequency of public transport will be less attractive than a ½ hour frequency and therefore the result will be increased emissions of air pollutants, which in turn may affect the integrity of designated sites although this is unknown in the assessment.

Social:

The frequency is enough to promote health through accessibility to health services amongst other facilities. But this is expected to be less for option 17 A than option 17 B, as the perception may be that services are too hard to reach.

Economic:

The option will provide some opportunity to travel to work, and to educational establishments by public transport although this will be less for option 17 A than for option 17 B.

Cumulative, synergistic and indirect impacts:

Options where sites could be located close to or within settled areas and close to frequent public transport links will return positive impacts across social and economic objectives.

Summary of council's response:

Given the requirement of Circular 01/2006 to consider rural and semi-rural locations, where the frequency of bus services is expected to be less, option GT17 B requiring a half-hourly service could result in an overly restrictive policy if taken forward. Option GT17 A allows for greater flexibility in considering a wider range of sites.

Option GT17 A is taken forward whereby to encourage sustainable forms of development within the district, sites for Gypsy / Traveller pitches would ideally be located to a transport node providing hourly service or better to the nearest local centre or town.

Council's approach following Issues and Options 1:

Sites for Gypsy and Traveller pitches will be located close to a transport node providing an hourly service or better to the nearest local centre or town wherever possible.

Approach taken in Issues and Options 2:

Option GT17 A is reflected in the site search criteria, with access to public transport frequency addressed by site selection criterion Tier 2 '1e'.

The issue is addressed by draft policy GT1.

OPTION GT18: RE-USE OF BROWNFIELD SITES

Summary of options consulted on:

One option for the Re-use of Brownfield Sites was consulted on:

Option GT18: Re-use of Brownfield Sites – Proposed Approach – encourage, where suitable, the use of brownfield sites.

Summary of results of community involvement:

Option GT18:

1 objection

12 supports

7 comments

There is general support for option GT18 as it is consistent with the approach used for conventional residential development.

Summary of initial Sustainability Appraisal of options:

Environmental:

The option will encourage new development of previously developed land and fulfil Objective 1.1. Landscape and townscape effects may result, although this is dependant on location and on mitigation included in the development proposal. Some loss of brownfield biodiversity may also result from this location although precisely the value cannot be stated at this stage.

Social:

Indirect effects on the social objectives are minimal but proximity to services and facilities is assumed with the majority of brownfield sites.

Economic:

The assumption of previously developed sites having greater accessibility than others will have further indirect effects of increasing the potential for employment based trips to be made by public transport, accessibility to education a training based on physical proximity and providing support for existing centres.

Cumulative, synergistic and indirect impacts:

The cumulative impacts of options that provide for sites in rural locations and of options where there is a greater distance to public transport services and a lower frequency of service will result in adverse impacts for social and economic objectives. Options where sites could be located close to or within settled areas and close to frequent public transport links will return positive impacts across social and economic objectives.

Summary of council's response:

Brownfield sites will only be suitable options for development if they are in sustainable locations. When considering previously developed sites, care should be taken to investigate whether any new wildlife habitats might have been created on sites.

Option GT18 is taken forward whereby the council will encourage, where suitable, the use of brownfield sites for siting of Gypsy / Traveller pitches.

Council's approach following Issues and Options 1:

The council will encourage, where suitable and in sustainable locations, the use of brownfield sites for siting of Gypsy and Traveller pitches.

Clarify that brownfield sites will only be suitable options for development if they are in sustainable locations.

Approach taken in Issues and Options 2:

Option GT18 is reflected in the site search criteria, with the re-use of brownfield sites addressed by site selection criterion Tier 1 '3b'.

OPTIONS GT19 AND GT20: MAJOR NEW DEVELOPMENTS

Summary of options consulted on:

Two options for Major New Developments were consulted on:

Option GT19: Major New Developments – Proposed Approach – sites will be considered on all major new developments.

Option GT20: Major New Developments – Rejected Option – sites will not be provided at any major developments.

Summary of results of community involvement:

Option GT19:

8 objections	15 supports	2 comments
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Option GT20:

1 objection	6 supports	4 comments
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There is general support for the proposed approach, which is consistent with the provision of meeting identified housing needs as part of major new development schemes. Some objectors question the need to provide preferential treatment to Gypsy / Travellers. Those in support of the proposed approach acknowledge the advantage of 'designing-in' Gypsy / Traveller pitches in to new major developments, as it could avoid conflict with an existing settled population.

Summary of initial Sustainability Appraisal of options:

Environmental:

Consideration of Gypsy and Traveller sites at new developments could ensure that sustainable construction methods are employed on such sites together with the integration of renewable energy and water conservation methods.

Social:

Consideration of provision of Gypsy and Traveller pitches at all major developments would potentially ensure that pitches at such developments would have access to local services and amenities.

Economic:

Consideration of provision of Gypsy and Traveller pitches at all major developments would potentially ensure proximity to public transport in turn accessibility to employment and education by means other than the car.

Cumulative, synergistic and indirect impacts:

Not Applicable.

Summary of council's response:

The Development Control Policies DPD identifies that the needs of particular groups must be met, including Travellers. The adopted Core Strategy and Development Control Policies DPDs require provision for affordable housing in all new major development projects. It is therefore important to ensure that there is provision to meet the needs of the Gypsy / Traveller community, a group that the housing legislation recognises as an ethnic group who are entitled to the same access to housing as the settled population. Not providing sites for Gypsy / Travellers would be contrary to the council's Race Equality Scheme.

The introduction of Gypsy / Traveller pitches at the development stage of a major new development allows for sites to be 'designed' into the development. This can help to minimise any potential impacts on the settled community and provide the Gypsy / Traveller community with an attractive site with convenient access to local services / facilities.

Informal consultation exercises were undertaken in 2006 with the Gypsy / Traveller community and other key stakeholders, including Parish Councillors. The outcome of these consultation exercises was interest for an option where Gypsy / Traveller sites would be identified at the outset of major new developments, which could avoid the conflict that often arises where a site is introduced into an area where a settled community already exists.

SCDC is required by Circular 01/2006 to consider all areas of the district that could reasonably accommodate a site for Gypsy / Traveller pitches. Therefore, the policy must allow for flexibility to consider potential sites as part of major new development, which would only be allowed where they perform well against sustainability criteria outlined in the council's proposed three-tier approach.

Option GT19 is taken forward whereby the provision of Gypsy / Traveller pitches will be considered at all major developments.

Council's approach following Issues and Options 1:

The provision of Gypsy/Traveller pitches will be considered at all major new developments.

Ensure the relevant GTDPD policy provides further clarification as to what would constitute a 'major' new development.

Approach taken in Issues and Options 2:

Option GT19 has been taken forward whereby the site selection process has considered options within each of the major development locations.

The Issues and Options 2 report also outlines a potential criteria for inclusion within a policy in the GTDPD to guide the location and design of sites within the major development locations (see Section 13).

OPTIONS GT21, GT22 AND GT23: PROTECTION OF THE GREEN BELT

Summary of options consulted on:

Three options for the Protection of the Green Belt were consulted on:

Option GT21: Green Belt – Proposed Approach – in very exceptional circumstances sites could be proposed in the Green Belt.

Option GT22: Green Belt – Alternative Option – generally not permitted in the Green Belt.

Option GT23: Green Belt – Rejected Option – sites would be acceptable in the Green Belt.

Summary of results of community involvement:

Option GT21:

17 objections	10 supports	3 comments
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Option GT22:

6 objections	13 supports	4 comments
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Option GT23:

4 objections	7 supports	1 comment
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There is significant support for the protection of the Green Belt against all forms of development. However, some representations acknowledged the importance of considering the Green Belt for suitable sites for Gypsy / Traveller pitches in very extreme circumstances.

Summary of initial Sustainability Appraisal of options:

Environmental:

Options providing for site location within the Green Belt return adverse impacts on environmental objectives, particularly for landscape and biodiversity. Although the Green Belt designation is not a determinate of quality it is within this area that the majority of designated biodiversity sites are located. Landscape will be affected by potential impact on openness. Options stipulating that designated sites and Green Belt areas would not normally be permitted for development return positive environmental impacts.

Social:

Options providing for development in the Green Belt may ensure that requirements for pitch allocations are met. Accessibility to services will be reduced in rural locations and the gypsy and traveller community may be isolated in such areas.

Economic:

The protection of designated sites will have a positive impact on economic objectives to a degree through the protection of tourist attractions, including wildlife areas.

Cumulative, synergistic and indirect impacts:

Although some of the impacts of Green Belt land could be mitigated through protection of designated sites, it remains that landscape and undeveloped land will be impacted. These impacts will need to be reconciled with those of site allocations and the capacity for the region to provide for these.

Summary of council's response:

The council remains committed to the principle that development in the Green Belt is not appropriate. However, Circular 01/2006 requires SCDC to consider allowing Gypsy / Traveller pitches within the Green Belt in very exceptional circumstances where all reasonable alternatives have been fully exhausted. If options GT22 and GT23 are taken forward they would be contrary to this guidance.

Option GT21 is taken forward where in very exceptional circumstances, sites options could be proposed in the Green Belt and allocated for Gypsy / Traveller pitches if they conform to suitability and sustainability criteria, in particular where they are located close to Cambridge, Northstowe or a Rural Centre.

Council's approach following Issues and Options 1:

In exceptional circumstances, after all alternatives have been fully exhausted, sites in the Green Belt may be allocated for Gypsy and Traveller pitches if they conform to suitability and sustainability criteria, in particular where they are located close to Cambridge, Northstowe or a Rural Centre.

Ensure the wording of GTDPD policy relating to the Green Belt makes reference to additional text from Circular 01/2006: "after all alternatives have been fully exhausted."

Ensure that the final policy amplifies what would constitute 'very exceptional circumstances'.

Approach taken in Issues and Options 2:

Option GT21 is reflected in the site search criteria, with the protection of the Green Belt addressed by site selection criterion Tier 1 '3a'.

The issue is addressed by draft policy GT1.

The Issues and Options 2 report also outlines further options relating to the treatment of the Green Belt for sites options proposed within the Green Belt (see Section 10).

OPTION GT24: NATIONALLY RECOGNISED DESIGNATIONS

Summary of options consulted on:

One option for Nationally Recognised Designations was consulted on:

Option GT24: Nationally Recognised Designations – Proposed Approach – no pitches where they would have an adverse effect on areas and features of nationally recognised designations.

Summary of results of community involvement:

Option GT24:

3 objections

13 supports

7 comments

There is overall support for the proposed approach as it consistent to that used for conventional residential development.

Summary of initial Sustainability Appraisal of options:

Environmental:

The option will help to ensure that sites designated for their nature conservation interest will not be affected by site provision for Gypsy and Travellers. This will also help conserve species and avoid issues of fragmentation, and help achieve BAP targets. Similarly the option will help conserve historically designated areas and help maintain and enhance distinctive landscape and townscape environments.

Social:

The option is unlikely to have a significant effect on the social objectives.

Economic:

The assessment has identified that the option may help towards encouraging tourism by protecting features of interest within the district.

Cumulative, synergistic and indirect impacts:

The cumulative impact of these options would return positive impacts across environmental and social objectives.

Summary of council's response:

The aim of option GT24 is to propose an approach whereby areas of the district which are protected by nationally or internationally recognised designations will normally not be suitable for Gypsy / Traveller pitches, which reflects the principles set out in PPS7: Sustainable Development in Rural Areas. The approach is consistent with that used by SCDC for conventional housing outlined in the Development Control Policies DPD.

Option GT24 is taken forward where Gypsy / Traveller pitches would normally not be permitted where they would have an adverse affect or lead to the loss of important areas and features of internationally or nationally recognised designations.

Council's approach following Issues and Options 1:

Gypsy and Traveller pitches will not be permitted where they would lead to the loss of important areas and features the subject of internationally / nationally recognised designations, unless it is demonstrated that there would be no adverse impact.

Ensure policy heading refers to Internationally and nationally recognised designations.

Ensure that relevant GTDPD policies make reference to Circular 06/2005: Biodiversity and Geological Conservation and sites of international importance classified under EC Directives (Special Protection Areas: SPAs and Special Areas of Conservation: SACs) or those listed under conventions (e.g. Ramsar sites).

Consider addition of the text "unless it is demonstrated that there is no adverse impact...." to the GTDPD policy.

Approach taken in Issues and Options 2:

Option GT24 is reflected in the site search criteria, with nationally recognised designations addressed by site selection criterion Tier 1 '3c'.

The issue is addressed by draft policy GT1.

The policies in the Development Control Policies DPD should be read in conjunction with planning policies in the GTDPD. A cross reference is provided in the supporting text of draft policy GT1 to various relevant policies in the Development Control Policies DPD.

OPTION GT25: IMPACT ON CONSERVATION AREAS

Summary of options consulted on:

One option for the Impact on Conservation Areas was consulted on:

Option GT25: Conservation Areas – Proposed Approach – Conservation Areas should be avoided, unless they would preserve or enhance the character or appearance of the area or its setting.

Summary of results of community involvement:

Option GT25:

9 objections

10 supports

4 comments

There is support for option GT25 as it is consistent with national planning policy where other forms of development are permitted within Conservation Areas where they can show they would preserve or enhance the character or appearance of the Conservation Area or its setting. Ideally Gypsy / Traveller sites should not be allowed in Conservation Areas, however the same tests that would apply to other developments in Conservation Areas should apply. Some objectors question how a Gypsy / Traveller site can enhance the character of a Conservation Area.

Summary of initial Sustainability Appraisal of options:

Environmental:

The option will help to protect Conservation Areas as areas of historic interest. It will help conserve landscape and townscape character and will help promote better design and innovation if sites are to be located adjacent to Conservation Areas.

Social:

The option is unlikely to have a significant effect on the social objectives.

Economic:

The assessment has identified that the option may help towards encouraging and supporting tourism by protecting features of interest within the district.

Cumulative, synergistic and indirect impacts:

The cumulative impact of these options would return positive impacts across environmental and social objectives.

Summary of council's response:

Circular 01/2006 and PPG15: Planning and the Historic Environment do not rule out development in areas within or adjoining Conservation Areas provided the development does not have an adverse impact on the objectives of the designation.

Option GT25 is taken forward whereby Conservation Areas are to be avoided if at all possible. However, the council could consider site options for Gypsy / Traveller pitches within or adjoining a Conservation Area if they were in a suitable and sustainable location, and where they can show that the development would preserve or enhance the character or appearance of the Conservation Area or its setting.

Council's approach following Issues and Options 1:

Gypsy and Traveller pitches will not normally be permitted in Conservation Areas. Proposals for Gypsy and Traveller pitches within or adjoining a Conservation Area may exceptionally be permitted if they are in a suitable and sustainable location, and if they can demonstrate that the development would preserve or enhance the character or appearance of the Conservation Area or its setting.

Approach taken in Issues & Options 2:

Option GT25 is reflected in the site search criteria, with the impact on Conservation Areas addressed by site selection criterion Tier 1 '3c'.

The issue is addressed by draft policy GT1.

The policies in the Development Control Policies DPD should be read in conjunction with planning policies in the GTDPD. A cross reference is provided in the supporting text of draft policy GT1 to Policy CH/5 in the Development Control Policies DPD.

OPTION GT26: LOCALLY RECOGNISED DESIGNATIONS

Summary of options consulted on:

One option for the Locally Recognised Designations was consulted on:

Option GT26: Locally Recognised Designations – Proposed Approach – no pitches where they would have an adverse effect on areas or features of locally recognised designations.

Summary of results of community involvement:

Option GT26:

1 objection	13 supports	6 comments
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There is overall support for the proposed approach as it is consistent with that taken for conventional residential development.

Summary of initial Sustainability Appraisal of options:

Environmental:

The option will help to ensure that local sites designated for their nature conservation and landscape interest will not be affected by site provision for Gypsy and Travellers. This will also help conserve species and avoid issues of fragmentation. The option seeks to protect landscape character. The assessment also identifies some benefits from protection against land, air and water pollution and helping to reduce flood risk.

Social:

The option is unlikely to have a significant effect on the social objectives.

Economic:

The assessment has identified that the option may help towards encouraging and supporting tourism by protecting features of interest within the district.

Cumulative, synergistic and indirect impacts:

The cumulative impact of these options would return positive impacts across environmental and social objectives.

Summary of council's response:

Circular 01/2006 advises that 'Local landscape and local nature conservation designations should not be used in themselves to refuse planning permission for Gypsy and Traveller sites.' It is therefore not reasonable to rule out development in a locally recognised designation area if there is no harmful impact.

Option GT26 is taken forward whereby Gypsy / Traveller pitches would normally not

be permitted where they would have an adverse affect or lead to the loss of important areas and features of locally recognised designations.

Council's approach following Issues and Options 1:

Gypsy and Traveller pitches will not be permitted unless it is demonstrated that there would be no harmful impact on, or loss of, important areas and features of locally recognised designations

Consider the use of more positive approach "Gypsy and Traveller pitches would normally not be permitted unless it is demonstrated that there would be no harmful impact or lead to the loss of important areas and features of locally recognised designations."

Ensure the relevant GTDPD policy makes specific reference to public footpaths and bridleways.

To reflect recommendation in representation 19333 relating to consistency with the emerging Minerals and Waste LDF: Waste Safeguarding Areas, Sustainable Transport Protection Zones.

Approach taken in Issues and Options 2:

Option GT26 is reflected in the site search criteria, with locally recognised designations addressed by site selection criterion Tier 1 '3c'.

The issue of public rights of way is addressed by draft policy GT1.

The policies in the Development Control Policies DPD should be read in conjunction with planning policies in the GTDPD. A cross reference is provided in the supporting text of draft policy GT1 to various relevant policies in the Development Control Policies DPD.

OPTION GT27: LOCAL, SOCIAL AND PHYSICAL INFRASTRUCTURE

Summary of options consulted on:

One option for the Impact on Local Social and Physical Infrastructure was consulted on:

Option GT27: Impact on the Nearest Settlement – Proposed Approach – sites will respect the scale of the nearest settlement and not put pressure on local physical and social infrastructure.

Summary of results of community involvement:

Option GT27:

0 objection

18 supports

3 comments

There is overall support for the proposed approach.

Summary of initial Sustainability Appraisal of options:

Environmental:

The option states that sites will not place undue pressures on local infrastructure, therefore limiting potential impacts on energy and water consumption and the ability to collect, process and recycle waste. By ensuring that the scale of development will be respectful it is expected that landscape and townscape character can be maintained and that this will promote sites that are attractive and promote innovative design.

Social:

By ensuring minimised pressures on social infrastructure the option should promote accessibility by sustainable transport and ensure accessibility to services

Economic:

The option is unlikely to have a significant effect on the economic objectives.

Cumulative, synergistic and indirect impacts:

The cumulative impact of these options would return positive impacts across environmental and social objectives.

Summary of council's response:

The council would consider the nearest settlement as the settled area closest to the proposed site - this could range from a town to a grouping of houses. The proposed approach would not allow any Gypsy / Traveller pitches in areas that would dominate the nearest settlement or place undue stresses on local physical and social infrastructure including schools and health services. It is important to give consideration to the scale of the nearest settled community and the impact new pitches might have on that community. This approach reflects the requirements of Circular 01/2006 and is consistent with the approach for conventional housing outlined in the emerging Development Control Policies DPD.

Option GT27 is taken forward where sites for Gypsy / Traveller pitches would respect the scale of the nearest settlement and not dominate it. Planning permission for Gypsy / Traveller pitches would not be granted where it results in undue pressures on local physical and social infrastructure.

Council's approach following Issues and Options 1:

Sites for Gypsy and Traveller pitches must respect the scale of the nearest settlement. Planning permission for Gypsy and Traveller pitches will not be granted where it would result in undue pressures on local physical and social infrastructure.

Ensure the relevant policy of the GTDPD clarify what constitutes 'nearest settlement'.

Approach taken in Issues and Options 2:

Option GT27 is reflected in the site search criteria, with local social and physical infrastructure addressed by site selection criterion Tier 2 '3d'.

The issue is addressed by draft policy GT1.

OPTION GT28: IMPACT ON CHARACTER AND APPEARANCE OF THE LOCALITY

Summary of options consulted on:

One option for the Impact on Character and Appearance of the Locality was consulted on:

Option GT28: Local Character and Appearance – Proposed Approach – no sites where it results in significant adverse impact on character / appearance of locality.

Summary of results of community involvement:

Option GT28:

4 objections

14 supports

2 comments

There is general support for the proposed approach as it is consistent with that taken for conventional housing.

Some representations raise concerns that landscaping will not address all the issues, and that any landscaping needs to be sensitive to the area. This is a particular problem due to the flat landscape of South Cambs.

Summary of initial Sustainability Appraisal of options:

Environmental:

The option will help to minimise impacts on designated landscape and heritage features. Mitigation will help protect landscape and townscape character and promote innovation and high standards in the design of sites and screening.

Social:

Reducing visible negative impacts that are perceived with Gypsy and Traveller sites is likely to help towards improving relationships between social groups

Economic:

Including sensitive screening of sites will limiting visual effects and as such will not damage aesthetic assets that are attractive to tourism.

Cumulative, synergistic and indirect impacts:

The cumulative impact of these options would return positive impacts across environmental and social objectives.

Summary of council's response:

The proposed approach in option GT28 is consistent with that used for conventional housing proposed in the Development Control Policies DPD and meets the requirements of the Core Strategy and Circular 01/2006. Although the council will seek to minimise any adverse impact on the local character and appearance of a locality, the proposed approach will not rule out rural and semi rural locations for Gypsy / Traveller sites as stipulated by Circular 01/2006.

Option GT28 is taken forward where sites for Gypsy / Traveller pitches would only be permitted where it would not result in any unacceptable adverse impact on the character and appearance of the locality. Pitches would be sensitively screened and enclosed, where appropriate, using indigenous species appropriate to the local character and setting.

Council's approach following Issues and Options 1:

Sites for Gypsy and Traveller pitches will only be permitted where it would not result in any unacceptable adverse impact on the character and appearance of the locality. Pitches would be sensitively screened and enclosed where appropriate.

Ensure reference is made in the relevant GTDPD policy to the use of landscaping which makes use of indigenous species and is consistent with the local character and setting.

Approach taken in Issues and Options 2:

Option GT28 is reflected in the site search criteria, with the impact on character and appearance of the locality is addressed by site selection criterion Tier 3 '1e'.

The issue is addressed by draft policy GT1.

OPTION GT29: IMPACT ON LOCAL AMENITY

Summary of options consulted on:

One option for the Impact on Local Amenity was consulted on:

Option GT29: Impact on Local Amenity – Proposed Approach – sites should respect neighbouring uses & locate where local services / infrastructure can meet the needs.

Summary of results of community involvement:

Option GT29:

3 objections

14 supports

5 comments

Several objectors raised concerns over the use of “respect for” as it is not clear and could lead to an ambiguous policy.

Some representations suggested the combination of option GT29 and option GT27 as both are closely related to the impact Gypsy / Traveller pitches will have on local services / infrastructure.

Summary of initial Sustainability Appraisal of options:

Environmental:

The option is likely to provide protection for landscape character and heritage areas of value, for areas of biodiversity value and possibly agriculturally important site. It is also likely to provide satisfaction with neighbourhoods, but perhaps only for existing permanent populations and not for Gypsy and Traveller communities. The option may also highlight noise effects (such as from animals) if this is deemed affect neighbours and front-load potential mitigation such as acoustic screening.

Social:

The option permits development only where respect for neighbouring uses and avoid placing undue pressure on the settled community. The potential for a straining of relations between social groups is possible as to the interpretation of “respect” and “pressure” and therefore may have impacts on the ability of the DPD to provide housing to meet the needs of Gypsies and Travellers. The option is, however, likely to promote local groups to seek to have greater influence in the decision making process as a result.

Economic:

Some benefits for business have been identified if amenity of businesses is to be a consideration.

Cumulative, synergistic and indirect impacts:

The cumulative impact of these options could result in a lack of provision for Gypsy and Traveller sites, should the wording be interpreted widely.

Summary of council's response:

Although the wording "show respect for neighbouring uses" is consistent with Circular 01/2006, the relevant policy of the GTDPD should not make reference to this terminology as it could lead to an ambiguous policy.

Council's approach following Issues and Options 1:

Sites for Gypsy and Traveller pitches will only be permitted where they can avoid any unacceptable adverse or detrimental impact on neighbouring uses and where local services/ infrastructure has the ability to meet their needs.

Ensure relevant GTDPD policy removes reference to "respect for neighbouring uses" in favour of "avoid any unacceptable adverse or detrimental impact on neighbouring uses".

Consider the combination of options GT27 and GT28 as they closely relate to impact on nearest settlement.

Approach taken in Issues and Options 2:

Option GT29 is reflected in the site search criteria, with the impact on local amenity addressed by site selection criteria Tier 3 '1c' and '1d'.

The issue is addressed by draft policy GT1.

OPTIONS GT30, GT31 AND GT32: SIZE OF SITES

Summary of options consulted on:

Three options for the Size of Sites were consulted on:

Option GT30: Size of Sites – Proposed Option – new sites should generally be no more than 15 pitches.

Option GT31: Size of Sites – Alternative Option – all sites considered regardless of size.

Option GT32: Size of Sites – Rejected Option - sites would not be permitted over 15 pitches.

Summary of results of community involvement:

Option GT30:

10 objections	15 supports	6 comments
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Option GT31:

11 objections	4 supports	3 comments
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Option GT32:

1 objection	8 supports	2 comments
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Representations express concerns over not setting a maximum number of pitches permitted for each site. Some suggest not more than 15 pitches, others suggest a lower limit, and others believe all applications should be considered. A few representations have suggested that the size of a site if limited to 15 should combine permanently occupied pitches with transit pitches, thereby allowing flexibility for the size of extended families and the natural coming and goings of Travellers.

A suggestion that a small number of larger sites may be preferable than a large number of smaller sites, since this would limit the number of access points on to the local highway network and enable mitigation / sustainable transport measures to be implemented more effectively.

Summary of initial Sustainability Appraisal of options:

Environmental:

These options generally return unknown impacts on environmental objectives such as consumption of resources. However, smaller sites with lower levels of pitches will increase use of transport since networks of family groups may be split between pitches. Sites that do not take into account local infrastructure will not return positive impacts.

Social:

Smaller sites are generally a preferred factor in site provision, however smaller sites may not provide for the full requirements of pitch allocations in the region. In addition small sites that are isolated would not be suitable as the success of sites may depend on the ability for social networks to be maintained. Options providing for business use on site and play areas return positive social impacts. Affordable housing, provided by housing association management would ensure social objectives are met. The impacts of allocating a proportion of affordable pitches are unknown as it is not clear what proportion would be used and whether this is adequate to provide for need.

Economic:

Provision for business use on site will return positive economic impacts including an increase in skills.

Cumulative, synergistic and indirect impacts:

A restriction on number of pitches and on business use on site will have an overall negative impact on social objectives.

Summary of council's response:

Setting limits on the size of sites would be contrary to Circular 01/2006 which does not consider it appropriate to set a maximum size for a site, but suggests that cases should be considered in context, and in relation to the local infrastructure and population size and density. It is therefore reasonable to conclude option GT32 would be unsound as it would result in an overly restrictive policy and should remain rejected.

Although option GT31 is the most consistent with Circular 01/2006 guidance, option GT30 is taken forward due to the significant level of public objection to having no guidelines set on what would be an optimum site size.

The council believes an appropriate size of sites should be no more than 15 pitches. At consultation exercises in 2006 there was particular interest for small Gypsy-owned sites of between 5 and 10 pitches. As Circular 01/2006 does not consider it appropriate to set a maximum size for a site, SCDC must allow for flexibility in its GTDPD policy relating to the size of sites and not be overly prescriptive. It is believed that option GT30 offers an acceptable compromise that is consistent with Circular 01/2006.

It is therefore proposed to use a similar approach to that in the Core Strategy where conventional housing provision is set according to the sequence of development locations and the classification of the settlement, as indicated below. This will help identify an appropriate number of Gypsy / Traveller pitches for each settlement category. The number of pitches on a site should have regard to the average family size, services and facilities available locally and the overall need identified in the district. Although some of this has been addressed in option GT15, it is reasonable

to go further and apply this to the GTDPD policy relating to the size of sites. The following provides an indication of the numbers of pitches which should not normally be exceeded.

- Cambridge: Residential development and redevelopment without limit. Proposed Gypsy / Traveller accommodation of up to 15 pitches per site.
- Northstowe: New town of up to 10,000 dwellings. Proposed Gypsy / Traveller accommodation of up to 15 pitches per site.
- Rural Centres: Residential development and redevelopment without limit. Proposed Gypsy / Traveller accommodation of up to 15 pitches per site
- Minor Rural Centres: Residential development and redevelopment up to an indicative maximum scheme size of 30 dwellings. Proposed Gypsy / Traveller accommodation of up to 15 pitches per site.
- Group Villages: Residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings. Proposed Gypsy / Traveller accommodation of up to 8 pitches per site.

Any proposal for new pitches within a locality will be evaluated against any potential impacts on local physical and social infrastructure. The scale of the nearest settlement will also be a consideration, which will avoid the concentration of sites. This has been addressed in options GT27, GT28 and GT29. This will determine the number of pitches suitable for that locality.

Option GT30 is taken forward whereby new sites allocated for Gypsy / Traveller pitches will be considered in relation to the settlement hierarchy, consistent with the approach used in the Core Strategy for conventional housing. However all planning applications would be considered on their own merits regardless of site size.

Council's approach following Issues and Options 1:

New sites allocated for Gypsy and Traveller pitches should generally be for no more than 15 pitches. However all planning applications will be considered on their own merits regardless of site size and having regard to the sustainability of the location.

Consider the use of a similar approach to that identified in the Core Strategy for conventional housing whereby an appropriate number of pitches is identified for each category of settlement using the sequence for development. It would be reasonable to apply a consistent approach to both conventional housing and Gypsy / Traveller accommodation.

Approach taken in Issues and Options 2:

The size of sites is addressed by draft policy GT1.

Table 2 in the Issues and Options 2 Report outlines the site options for consultation and the number of pitches that could be provided on each site.

OPTION GT33: PROVISION FOR BUSINESS USES

Summary of options consulted on:

One option for Provision for Business Uses was consulted on:

Option GT33: Provision for Business Uses – Proposed Approach – business uses allowed where appropriate to the location and if no significant impact on neighbouring properties or land uses.

Summary of results of community involvement:

Option GT33:

4 objections

13 supports

3 comments

There is general support for the use of Gypsy / Traveller sites for businesses uses, provided all safety and amenity considerations are complied with, along with environmental regulations.

Summary of initial Sustainability Appraisal of options:

Environmental:

These options generally return unknown impacts on environmental objectives such as consumption of resources. However, smaller sites with lower levels of pitches will increase use of transport since networks of family groups may be split between pitches. Sites that do not take into account local infrastructure will not return positive impacts.

Social:

Smaller sites are generally a preferred factor in site provision, however smaller sites may not provide for the full requirements of pitch allocations in the region. In addition small sites that are isolated would not be suitable as the success of sites may depend on the ability for social networks to be maintained. Options providing for business use on site and play areas return positive social impacts.

Economic:

Provision for business use on site will return positive economic impacts including an increase in skills.

Cumulative, synergistic and indirect impacts:

A restriction on number of pitches and on business use on site will have an overall negative impact on social objectives.

Summary of council's response:

Circular 01/2006 promotes sites as suitable for mixed residential and business uses.

The council would identify a significant impact as one where an adverse effect would result from the proposed development on neighbouring properties and / or land uses. However, it is not the function of the planning system to interfere with or inhibit competition between users of or investors in land. The council is committed to treating everyone fairly and justly and this is core to its Race Equality Scheme, which can be found on <http://www.scambs.gov.uk/CouncilAndDemocracy/Equality/>.

Option GT33 is taken forward where business uses on Gypsy / Traveller sites would be permitted if appropriate for their location and where they would not result in a significant impact on neighbouring properties or land uses. These uses would be subject to EA regulations and requirements for disposal of waste. The policy wording will reflect the different needs of Travelling Showpeople.

Council's approach following Issues and Options 1:

Business uses on Gypsy and Traveller sites will only be permitted if appropriate for their location and where they would not result in a significant impact on neighbouring properties or land uses. These uses would be subject to EA regulations and requirements for the disposal of waste.

Ensure further clarification is provided in the relevant GTDPD policy as to what would constitute a 'significant impact'.

Approach taken in Issues and Options 2:

Provision for business uses is addressed by draft policy GT1 in recognising the specific needs of Travelling Showpeople for the storage, maintenance and testing of large items of mobile equipment. According to Government Guidance on Designing Gypsy and Traveller sites, pitches are predominantly residential uses. Employment uses would need to be considered on their merits and taking account of compatibility with a residential environment.

OPTION GT34: PROVISION FOR STABLES

Summary of options consulted on:

One option for Provision for Stables was consulted on:

Option GT34: Provision for Stables – Proposed Approach – stables to be considered if an identified need and where no harmful impact on the site or surrounding area.

Summary of results of community involvement:

Option GT34:

1 objection	13 supports	0 comment
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There is general support for option GT34 provided any stables provided on site are of an appropriate scale, have no impact on surroundings and cannot be later converted to dwellings.

A suggestion is made that stabling should be limited to the provision of facilities to meet the personal needs of horse owners living within the site, and not used to support any other personal or business activity, including riding schools or horse riding services.

Summary of initial Sustainability Appraisal of options:

Environmental:

Stables are likely to produce pollution in the form of noise and related to waste generation. The option states that stables will not be permitted if they would have any harmful impact on nearby residents or adjoining land users. The result of the assessment is therefore unknown, as stables potentially may not be permitted in any areas under these criteria, as some pollution will be inevitable. An increase in waste is also considered inevitable.

Social:

Stabling facilities can be considered to be an essential part of community infrastructure and will help meet their needs.

Economic:

The option is unlikely to have a significant effect on the economic objectives.

Cumulative, synergistic and indirect impacts:

A restriction on number of pitches and on business use on site will have an overall negative impact on social objectives.

Summary of council's response:

Option GT34 reflects the requirement of Circular 01/2006 that SCDC must, where possible, identify in the GTDPD Gypsy / Traveller sites that are suitable for mixed residential and business uses, having regard to the safety and amenity of the occupants and neighbouring residents. As a result the occupants of sites may require stables to house horses, whether for personal or business use.

It would not be possible to restrict the use of stables to purely private uses as this would be contrary to Circular 01/2006. However, if stables are to be provided, they will be small scale to meet the identified need on the site. Any proposal for change of use would require planning permission to convert them. This approach is consistent with that taken for conventional development.

Option GT34 is taken forward whereby planning permission for stables on a Gypsy / Traveller site would be considered if there is an identified need for the use and where it does not result in any significant harmful impact on the site or surrounding area.

Council's approach following Issues and Options 1:

Planning permission for stables on a Gypsy and Traveller site would be considered if there is an identified need for this use and where it does not result in any significant harmful impact on the site or surrounding area.

Approach taken in Issues and Options 2:

Provision for stables is addressed by draft policy GT1.

OPTIONS GT35 AND GT36: IMPACT ON TRADITIONAL GYPSY SETTLEMENT AREAS

Summary of options consulted on:

Two options for the Traditional Gypsy Settlement Areas were consulted on:

Option GT35: Impact on Traditional Gypsy Settlement Areas – Proposed Approach – sites should respect the scale of and not dominate the nearest settled community.

Option GT36: Impact on Traditional Gypsy Settlement Areas – Rejected Option – sites will be considered regardless of scale and pressure on local infrastructure.

Summary of results of community involvement:

Option GT35:

2 objections

13 supports

2 comments

Option GT36:

0 objection

7 supports

1 comment

There is general support for both options GT35 and GT36.

Summary of initial Sustainability Appraisal of options:

Environmental:

By looking to avoid dominating existing communities option GT35 will have a number of effects on the appearance of the district. Larger and more concentrated Gypsy and Traveller sites are perceived as having negative effects on landscape character and will affect the satisfaction of other members of the community with their neighbourhood. Option GT35 seeks to avoid this and also reduces the cumulative effect of potential sources of pollution, such as noise pollution from vehicles and business practices. Option GT36 may increase pollution, such as noise, by increasing the number of noise sources in a smaller locality.

Social:

Gypsy and Travellers may at times be subject to a perception of anti-social behaviour. Avoiding larger concentrations of Gypsy and Travellers that would overwhelm settlements is therefore likely to reduce the amount of potential nuisance and fear of crime that may be experienced by the permanent population. Concentrated groups may increase the fear of crime amongst the permanent population especially for larger transit sites.

Larger concentrations may however improve accessibility to certain needs and services. For example as outlined in the Scope of this SA this group has certain health needs and a concentration may help to ensure adequate facilities are made

available. However, grouping and concentration may overwhelm existing facilities to the detriment of both the settled and travelling communities. Larger concentrations are likely to worsen relationships between this population and other members of society as there may be some perception of nuisance.

Economic:

The option is unlikely to have a significant effect on the economic objectives.

Cumulative, synergistic and indirect impacts:

A restriction on number of pitches and on business use on site will have an overall negative impact on social objectives.

Summary of council's response:

Circular 01/2006 requires that the settlement pattern of the Gypsy / Traveller community be reflected in any policy document put forward by SCDC. Therefore, the preference of Gypsy / Traveller to be located close to relatives and friends cannot be ignored. However, this cannot be the only consideration when assessing a site as there are other sustainability criteria identified in Circular 01/2006 that must also be addressed.

Option GT36 is rejected because it would have the potential to place undue pressures on local physical and social infrastructure, which would be contrary to Circular 01/2006. The accumulated impact resulting from any concentration of sites on the edge of a settled community may also be undesirable.

Option GT35 is taken forward whereby sites in traditional Gypsy / Traveller settlement areas should respect the scale of, and not dominate the nearest settled community. They should also avoid placing undue pressure on the local infrastructure and help preserve their rural setting.

Council's approach following Issues and Options 1:

Sites must respect the scale of, and not dominate the nearest settled community. They must also avoid placing undue pressure on the local infrastructure.

Approach taken in Issues and Options 2:

Option GT35 is reflected in the site search criteria by site selection criteria Tier 2 '3a' to '3c'.

The issue is addressed by draft policy GT1.

OPTION GT37: PLAY AREAS

Summary of options consulted on:

One option for Play Areas was consulted on:

Option GT37: Play Areas – Proposed Approach – an area for children’s play should be available on sites.

Summary of results of community involvement:

Option GT37:

4 objections

9 supports

4 comments

There is general support for option GT37, however it was suggest that areas for play would need to be safeguarded through planning conditions so as to avoid the placing of additional pitches / caravans.

Summary of initial Sustainability Appraisal of options:

Environmental:

These options generally return unknown impacts on objectives such as consumption of resources. However, smaller sites with lower levels of pitches will increase use of transport since networks of family groups may be split between pitches. Sites that do not take into account local infrastructure will not return positive impacts.

Social:

Smaller sites are generally a preferred factor in site provision, however smaller sites may not provide for the full requirements of pitch allocations in the region. In addition small sites that are isolated would not be suitable as the success of sites may depend on the ability for socials networks to be maintained. Options providing for business use on site and play areas return positive social impacts.

Economic:

Provision for business use on site will return positive economic impacts including an increase in skills.

Cumulative, synergistic and indirect impacts:

A restriction on number of pitches and on business use on site will have an overall negative impact on social objectives.

Summary of council's response:

Gypsy / Traveller sites should have access to children's play facilities the same as any other residential development. It would be unreasonable to expect children to live on a site without play areas or without easy access via a safe walking route to the nearest community facilities. Consultation exercises with the Gypsy / Traveller community were conducted in 2006 and the response showed a desire for safer, more accessible areas for children to play. Option GT37 reflects the objectives of Circular 01/2006 and is consistent with the approach taken for conventional residential development.

Option GT37 is taken forward where an area for children to play in should be available on sites for Gypsy / Traveller pitches. Where appropriate, preference would be given to pitches within a reasonable and safe walking distance of local recreational facilities.

Council's approach following Issues and Options 1:

An area for children to play in should be available on sites for Gypsy and Traveller pitches. Where appropriate, preference would be given to pitches within a reasonable and safe walking distance of local recreational facilities.

Approach taken in Issues and Options 2:

Option GT37 is reflected in the site search criteria, with play areas addressed by site selection criteria Tier 3 '2a' to '2c'.

The issue is addressed by draft policy GT2.

The policies in the Development Control Policies DPD regarding open space should be read in conjunction with planning policies in the GTDPD. The council's Open Space in New Developments Supplementary Planning Document provides further guidance on the implementation of the open space policies. A cross reference is provided in the supporting text of draft policy GT2.

OPTIONS GT38A, GT38B AND GT38C: SITE AVAILABILITY

Summary of options consulted on:

Three options for Site Availability / Site Acquisition were consulted on:

Option GT38 A: Site Availability – private landowners could provide available and suitable land.

Option GT38 B: Site Availability – the council could consider exercising compulsory purchase powers.

Option GT38 C: Site Availability – council-owned land could used.

Summary of results of community involvement:

Option GT38 A:

3 objections	9 supports	5 comments
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Option GT38 B:

13 objections	4 supports	3 comments
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Option GT38 C:

2 objections	6 supports	5 comments
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There is some support for option GT38 B as a guarantee at securing sites. Options GT38 A and GT38 C are the more favoured options, however several representations suggest a combination of the three options is taken forward as it is necessary to consider all suitable sites which may come forward through private or public ownership. This approach would be consistent with Circular 01/2006.

Summary of initial Sustainability Appraisal of options:

Environmental:

The impacts of using council-owned land is likely to be adverse, due to most of the available land being open space and parkland. Sites owned by private landowners and housing associations will return positive impacts.

Social:

Making sites available to be owned by private landowners may encourage ownership by Gypsy and Travellers. This will provide benefits such as helping to reduce anti social behaviour, promote understanding amongst the wider community, fulfil needs and requirements and support health and educational requirements. Sites owned by housing associations will return positive impacts, in part as they will provide accommodation for lower income families. These options will help reduce the likelihood of unauthorised sites.

Economic:

Positive economic impacts will be returned for privately owned sites and those run by housing associations.

Cumulative, synergistic and indirect impacts:

If sites are placed only on council-owned and managed land it is considered that cumulative effects may occur. These options will neglect the benefits of ownership such as care and pride, and the freedom to create environments based on specific needs. Issues such as anti social behaviour could result. Council-owned and managed sites may be deemed insufficient to provide for family group needs and result in an increase in unauthorised sites.

Likewise if sites are solely owned and managed privately there are issues raised over the ability to provide for housing need for all members of the travelling population, particularly low income families.

Summary of council's response:

Deliverability of sites is a key element of the plan. In order for the plan to be found sound the council will need to demonstrate that there is a reasonable prospect that the site it identifies will be developed during the plan period (up to 2021). Compulsory purchase powers are very seldom used for securing residential accommodation and it would not be appropriate for them to be used specifically and in isolation for the Gypsy and Traveller community. Although the use of compulsory purchase powers is encouraged in Circular 01/2006 for the acquisition of appropriate sites, the use of these powers often results in undesirable consequences such as financial cost and community conflict. Therefore, other reasonable alternatives will be considered before the use of compulsory purchase powers. The council is currently financially unable to purchase land, however if sufficient funding is available from other sources then the use of these powers will be considered if problems finding sufficient sites for Gypsy / Traveller pitches arises.

SCDC is not a significant landowner and much of what is in its ownership are public amenity areas that are not suitable for Gypsy / Traveller pitches. As option GT38 C is not expected to yield suitable sites for consideration, the majority of sites for consideration are likely to come from private ownership (option GT38 A).

However, it is appropriate that all these options be considered, therefore a combination of options GT38 A, GT38 B and GT38 C are taken forward, together with the broader search sequence in Circular 01/2006, whereby:

- (1) council-owned land will be tested to see if it meets the agreed selection criteria;
- (2) public sector land-owners will be consulted to determine if they have available land;
- (3) private landowners will be encouraged to come forward with available and suitable land for Gypsy / Traveller pitches;
- (4) where problems finding sufficient available sites are encountered, the council will consider exercising their compulsory purchase powers to secure new sites

for Gypsy / Traveller pitches in appropriate locations.
This approach is consistent with Circular 01/2006, reflecting the sequential approach to finding sites:

- disposal of local authority land;
- use of unused and under used public sector land (vacant or under used local authority land may be appropriate);
- CPO acquisition of land; and lastly,
- co-operation with neighbouring authorities to provide more flexibility.

Council's approach following Issues and Options 1:

It is recommended that a combination of options GT38A, GT38B and GT38C are taken forward. Ensure the relevant GTDPD policy reflects the sequential search outlined in Circular 01/2006 where the following options will be considered: disposal of local authority land; use of unused and under used public sector land (vacant or under-used local authority land may be appropriate); CPO acquisition of land; and lastly, co-operation with neighbouring authorities to provide more flexibility.

Approach taken in Issues and Options 2:

Options GT38 A, GT38 B and GT38 C are reflected in the site search criteria, with site availability / site acquisition is addressed by site selection criteria Tier 3 '3a' to '3c'.

Section 5 of the Issues and Options 2 report also outlines the approach the council has taken in exploring potential sources of land.

OPTIONS GT39, GT40 AND GT41: SITE OWNERSHIP AND MANAGEMENT

Summary of options consulted on:

Three options for Site Ownership and Management were consulted on:

Option GT39: Site Ownership and Management – private landowners would sell land to the community to be managed privately.

Option GT40: Site Ownership and Management – housing associations would sell or rent the pitches to the community.

Option GT41: Site Ownership and Management – Rejected Option – the council would own and manage sites.

Summary of results of community involvement:

Option GT39:

6 objections	5 supports	3 comments
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Option GT40:

4 objections	6 supports	6 comments
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Option GT41:

4 objections	6 supports	1 comments
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There is some support for council-run sites. It was suggested that Gypsies and Travellers should continue to identify their own land (as they do now).

Summary of initial Sustainability Appraisal of options:

Environmental:

The impacts of using council-owned land is likely to be adverse, due to most of the available land being open space and parkland. Sites owned by private landowners and housing associations will return positive impacts.

Social:

Making sites available to be owned by private landowners may encourage ownership by Gypsy and Travellers. This will provide benefits such as helping to reduce anti social behaviour, promote understanding amongst the wider community, fulfil needs and requirements and support health and educational requirements. Sites owned by housing associations will return positive impacts, in part as they will provide accommodation for lower income families. These options will help reduce the likelihood of unauthorised sites.

Economic:

Positive economic impacts will be returned for privately owned sites and those run by housing associations.

Cumulative, synergistic and indirect impacts:

If sites are placed only on council-owned and managed land it is considered that cumulative effects may occur. These options will neglect the benefits of ownership such as care and pride, and the freedom to create environments based on specific needs. Issues such as anti social behaviour could result. Council-owned and managed sites may be deemed insufficient to provide for family group needs and result in an increase in unauthorised sites.

Likewise if sites are solely owned and managed privately there are issues raised over the ability to provide for housing need for all members of the travelling population, particularly low income families.

Summary of council's response:

Small family sites owned and managed by Gypsies / Travellers will be more effective at dealing with anti-social behaviour. A sense of pride and respect for sites is instilled when they are privately owned. It may be unrealistic to expect that the ownership and management of all sites identified in the GTDPD would be undertaken by housing associations. There will inevitably be a desire in the Gypsy / Traveller community for private ownership and management. To develop a policy on the basis of restricting private ownership and management would be contrary to Circular 01/2006.

Although there is some support for council-run sites, option GT41 remains rejected since the Council is financially unable to pay for and manage its own sites. Facilitating purchases by housing associations / partners is the only reasonable alternative.

A further option suggested might be to allow Gypsies and Travellers to continue to identify their own land. Options GT39, GT40 and GT41 relate more specifically to the sites that will be allocated by the GTDPD for Gypsy / Traveller pitches. However, even when the council has allocated the required number of pitches it is possible that additional sites are likely to come forward. The suitability of the land for Gypsy / Traveller pitches will be addressed through the normal planning application process, in conjunction with the criteria-based policies that will be included within the GTDPD.

A combination of options GT39 and GT40 are taken forward whereby the council would (1) identify suitable sites for Gypsy / Traveller pitches in the GTDPD in which private landowners would sell each site to members of this community where management would be undertaken privately and (2) Gypsy / Traveller sites will be released to private developers / Housing Associations in the same way as traditional housing sites where the developer / Housing Association would cover costs associated with basic infrastructure and then sell / rent individual pitches to Gypsies and Travellers.

Council's approach following Issues and Options 1:

It is recommended that a combination of option GT39 and option GT40 be taken forward.

Approach taken in Issues and Options 2:

A variety of site management mechanisms need to be explored, and the appropriate mechanism may be site specific issue. Section 11 of the Issues and Options 2 report identifies further options for consideration in relation to sites that may be proposed at the major development locations.

OPTIONS GT42 AND GT43: AFFORDABLE ACCOMMODATION

Summary of options consulted on:

Two options for Affordable Accommodation were consulted on:

Option GT42: Affordable Accommodation – Proposed Option – council will assist Housing Associations and partners to purchase and oversee a site.

Option GT43: Affordable Accommodation – Alternative Option – new private sites should have a proportion of affordable pitches.

Summary of results of community involvement:

Option GT42:

2 objections

6 supports

2 comments

Option GT43:

4 objections

2 supports

2 comments

There is general support for the proposed option in GT42.

Summary of initial Sustainability Appraisal of options:

Environmental:

The options will not impact on environmental objectives as they purely relate to provision of affordable pitches.

Social:

Affordable housing, provided by housing association management would ensure social objectives are met. The impacts of allocating a proportion of affordable pitches are unknown as it is not clear what proportion would be used and whether this is adequate to provide for need.

Economic:

The options assessment has not identified any significant economic effects.

Cumulative, synergistic and indirect impacts:

Not Applicable.

Summary of council's response:

Most private sites are family run and for the accommodation of an extended family. It may therefore be an unrealistic expectation that a portion of the pitches on each site be made affordable and rented to Gypsies / Travellers unable to purchase their own.

The use of housing associations or similar organisations could allow for a more effective approach to providing affordable housing to the Gypsy / Traveller community.

Housing Associations are involved in the development of conventional affordable housing and have successfully assisted those on low incomes and those with special needs to find suitable local accommodation within their financial means. It is reasonable to assume that a similar approach can be applied to the Gypsy / Traveller community. The council will consider whether it may be appropriate for a similar approach to that identified in the Core Strategy for conventional housing, whereby the appropriate number of pitches is identified for each category of settlement, can be applied to Gypsy / Travellers. The council is financially unable to buy and manage its own sites. Facilitating purchases by housing associations / partners is the only reasonable alternative.

Option GT42 is taken forward whereby the council will assist interested housing associations / partners to purchase and oversee a site(s) providing affordable accommodation to the Gypsy and Traveller community.

Council's approach following Issues and Options 1:

The council will assist interested housing associations / partners to purchase and oversee a site (or more than one site) providing affordable accommodation to the Gypsy and Traveller community.

Approach taken in Issues and Options 2:

Delivery mechanisms are still being explored. There are a variety of options available, including potential use of Government funding to deliver affordable sites to meet needs. The most appropriate approach may depend on site specific issues.

Affordable Accommodation is addressed by draft policy GT1.

OPTIONS GT44 A AND GT44 B: TRANSIT SITES

Summary of options consulted on:

Two options for Transit Sites were consulted on:

Option GT44 A: Transit Sites – investigate provision of transit sites in the county.

Option GT44 B: Transit Sites – SCDC should make no provision for transit sites.

Summary of results of community involvement:

Option GT44 A:

1 objection	9 supports	6 comments
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Option GT44 B:

7 objections	6 supports	2 comments
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There is general support for option GT44 A.

Summary of initial Sustainability Appraisal of options:

Environmental:

The provision of transit sites would reduce the need for unauthorised encampment and reduce adverse environmental impacts associated with this.

Social:

Provision of transit sites fulfils the needs of Gypsies and Travellers and returns positive social impacts.

Economic:

The options assessment has not identified any economic effects.

Cumulative, synergistic and indirect impacts:

The options assessment has not identified any economic effects.

Summary of council's response:

Gypsies and Travellers are by their very nature nomadic. Transit sites are necessary to maintain their way of life. The provision of such a site could reduce the occurrence of illegal encampments of Gypsies / Travellers passing through the district.

Option GT44 A is taken forward where SCDC will in cooperation with neighbouring authorities investigate the provision of transit sites within the region.

Council's approach following Issues and Options 1:

In addition to providing permanent Gypsy and Traveller sites SCDC will, in cooperation with neighbouring authorities, investigate the provision of transit sites within the Region.

Consideration should be given to the provision of transit-only pitches within authorised sites.

Approach taken in Issues and Options 2:

Option GT44 A is taken forward and will be addressed through a cross-boundary project and Section 8 of the Issues and Options 2 report identifies a site option for consideration.

The emerging East of England Plan policy regarding provision for Gypsy and Travellers requires a network of transit provision to be achieved across the region. This would have the benefit of facilitating a travelling lifestyle, and at the same time address the issue of unauthorised encampments. In Cambridgeshire and Peterborough, the policy would require 40 transit pitches to be delivered by 2011, focused on Fenland, Peterborough, Huntingdonshire, and one site accessible to Cambridge.

A cross-boundary project would need to be undertaken between all the local authorities in the county to consider how pitches should be located across the area. The site accessible to Cambridge could potentially be located in the district South Cambridgeshire. A site would need to meet most of the criteria used for testing site options for permanent residential sites, although there may be differences, as the sites would only be occupied on a short-term basis. Access to the major road network would be a significant benefit.

OPTIONS GT45 A AND GT45 B: TEMPORARY SPECIAL EVENTS SITES

Summary of options consulted on:

Two options for Temporary Special Events Sites were consulted on:

Option GT45 A: Temporary Special Events Sites – investigate the feasibility of establishing temporary sites.

Option GT45 B: Temporary Special Events Sites – SCDC should not investigate the feasibility of establishing temporary sites.

Summary of results of community involvement:

Option GT45 A:

0 objection	9 supports	3 comments
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Option GT45 B:

9 objections	5 supports	2 comments
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Currently there are no sites identified to accommodate the influx of additional Gypsies / Travellers who come to the district during special events. There is support for the establishment of such a site. There is concern that other areas would benefit from a site, particularly Cambridge City.

Summary of initial Sustainability Appraisal of options:

Environmental:

The provision of transit sites would reduce the need for unauthorised encampment and reduce adverse environmental impacts associated with this.

Social:

Provision of transit sites fulfils the needs of gypsies and travellers and returns positive social impacts.

Economic:

The options assessment has not identified any economic effects.

Cumulative, synergistic and indirect impacts:

The options assessment has not identified any economic effects.

Summary of council's response:

The lack of temporary special event site(s) within the district has led to increases in the number of illegal encampments within the district during these periods, which has resulted in conflict between the Gypsy / Traveller community and the settled community. The council recommends that in cooperation with neighbouring authorities it investigates the feasibility of establishing temporary site(s) during special events.

Option GT45 A is taken forward whereby SCDC would, in cooperation with neighbouring authorities, investigate the feasibility of establishing temporary Gypsy / Traveller sites during special events, such as the mid-summer fair.

Council's approach following Issues and Options 1:

SCDC would, in cooperation with neighbouring authorities, investigate the feasibility of establishing temporary Gypsy and Traveller sites during special events, such as the Mid-summer fair.

Approach taken in Issues and Options 2:

The issue can be considered further through the cross-boundary project to consider Transit provision.

OPTION GT46: METHODOLOGY

Summary of options consulted on:

One option for Methodology was consulted on:

Option GT46: Methodology – Proposed Approach – SCDC will use a three tier approach to develop a list of site options.

Summary of results of community involvement:

Option GT46:

3 objections	9 supports	4 comments
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There is general support for the preferred approach in GT46.

Summary of initial Sustainability Appraisal of options:

Environmental:

The three-tier approach to site selection returns positive environmental impacts. The consideration of unauthorised sites could potentially reduce use of undeveloped land.

Social:

These options return positive social impacts, including health status of the Traveller community and safety issues.

Economic:

The three-tier approach would ensure access to local services and facilities, including.

Cumulative, synergistic and indirect impacts:

The cumulative impact of these options would return positive impacts across environmental and social objectives.

Summary of council's response:

Option GT46 encompasses a holistic, robust strategy for identifying suitable sites for Gypsy / Traveller pitches. The criteria identified in the proposed approach reflect the requirement in Circular 01/2006 to consider the social, economic and environmental impacts of Gypsy / Traveller development.

SCDC is not a significant landowner and much of what is in its ownership are public amenity areas that are not suitable for Gypsy / Traveller pitches. Other sources must therefore be considered and a framework is required to assess the suitability of these sites for Gypsy / Traveller pitches.

The council believes sites must first be assessed in terms of their suitability and sustainability (or location aspects) before any details of costing can be ascertained (management and design aspects once a location has been determined). Detailed costings of site development is beyond the remit of the GTDPD, which is mainly concerned with setting a policy framework for meeting accommodation needs of the Gypsy / Traveller community up to 2021.

Option GT46 is taken forward where subject to selection of preferred options / approaches listed previously, SCDC will use this three-tier approach to develop a list of site options for consultation.

Council's approach following Issues and Options 1:

Subject to selection of the preferred options / approaches listed previously, SCDC will use the three-tier approach to develop a list of site options for consultation.

In addition to providing a safe and independent access, ensure that the capacity of the local highway network is considered within the selection criteria.

Approach taken in Issues and Options 2:

Option GT46 has informed the site selection process, whereby the council has adopted a three-tier approach to testing the suitability of site options.

Cambridgeshire County Council, the local highways authority, has been consulted on highways capacity issues.

OPTION GT47: POTENTIAL SITES

Summary of options consulted on:

One option for Existing Unauthorised Sites was consulted on:

Option GT47: Potential Sites – Proposed Approach – unauthorised sites that pass the three tier test may be proposed as authorised sites.

Summary of results of community involvement:

Option GT47:

3 objections	9 supports	2 comments
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There is general support for the preferred approach as outlined in option GT47 in providing for existing unauthorised sites to be proposed as allocated sites if they meet the tests of the 3-tier approach.

Summary of initial Sustainability Appraisal of options:

Environmental:

The three-tier approach to site selection returns positive environmental impacts. The consideration of unauthorised sites could potentially reduce the use of undeveloped land.

Social:

These options return positive social impacts, including health status of the traveller community and safety issues.

Economic:

The three-tier approach would ensure access to local services and facilities, including.

Cumulative, synergistic and indirect impacts:

The cumulative impact of these options would return positive impacts across environmental and social objectives.

Summary of council's response:

The council believes it to be fair and reasonable to assess all currently unauthorised sites using the proposed three-tier criteria-based approach, which is supported by Circular 01/2006. Any sites which pass the test would then need to apply for planning permission and be considered in the normal way.

Option GT47 is taken forward where, using the three-tier, criteria-based approach, currently unauthorised sites will be assessed as part of the site options process and if they meet the tests of the three-tier approach might be deemed as suitable and sustainable for Gypsy / Traveller pitches and therefore be proposed as allocated sites.

Council's approach following Issues and Options 1:

Using the three-tier, criteria-based approach, currently unauthorised sites will be assessed as part of the site options process and if they meet the tests of the 3-tier approach might be deemed as suitable and sustainable for Gypsy and Traveller pitches and therefore be proposed as allocated sites.

Approach taken in Issues and Options 2:

Option GT47 has informed the site selection process, whereby the council has applied a three-tier to existing unauthorised sites.

OPTION GT48: REGENERATING EXISTING SITES

Summary of options consulted on:

One option for Regenerating Existing Sites was consulted on:

Option GT48: Regenerating Existing Sites – Proposed Approach – SCDC will support and encourage the regeneration of remaining SCDC managed sites.

Summary of results of community involvement:

Option GT48:

1 objection	9 supports	5 comments
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There is general support for this approach.

Summary of initial Sustainability Appraisal of options:

Environmental:

Regeneration of existing sites will return positive environmental impacts for landscape and townscape character. Aside from this, few significant environmental effects have been noted.

Social:

These options will return positive social impacts. The options provide an opportunity to improve facilities on existing sites and promote understanding and education amongst the travelling and settled populations. The extent of these benefits will be dependent on the specific regeneration programme put in place.

Economic:

These options return positive economic benefits and will enable greater access to employment.

Cumulative, synergistic and indirect impacts:

The cumulative impacts of these options will result in positive impacts across environmental, social and economic objectives.

Summary of council's response:

The council wishes to improve the quality of life for all residents of the district and will continue to explore the feasibility of regenerating Gypsy / Traveller sites it owns / manages.

The regeneration of existing sites would help to improve standards of living and create a better sense of pride in sites. The refurbishment of existing sites could also reduce the need for additional new sites.

Option GT48 is not taken forward through the Gypsy and Traveller DPD, as it is not a land use planning matter. However, SCDC will support and encourage programmes and initiatives to regenerate SCDC managed Gypsy / Traveller sites at Whaddon and Blackwell, if they remain following this GTDPD, through the council's wider Gypsy and Traveller Strategy.

Council's approach following Issues and Options 1:

SCDC will support and encourage programmes and initiatives to regenerate SCDC managed Gypsy and Traveller sites at Whaddon and Blackwell if they remain in use following this GTDPD.

Approach taken in Issues and Options 2:

Option GT48 is not taken forward through the Gypsy and Traveller DPD, as it is not a land use planning matter, but will be addressed through the council's wider Gypsy and Traveller Community Strategy.

OPTION GT49: EDUCATION PROGRAMMES

Summary of options consulted on:

One option for Education Programmes was consulted on:

Option GT49: Education Programmes – Proposed Approach – promote educational programmes to increase awareness of the issues and needs of Gypsies / Travellers.

Summary of results of community involvement:

Option GT49:

1 objection	9 supports	5 comments
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There is general support for the proposed approach in GT49.

Summary of initial Sustainability Appraisal of options:

Environmental:

Regeneration of existing sites will return positive environmental impacts for landscape and townscape character. Aside from this, few significant environmental effects have been noted.

Social:

These options will return positive social impacts. The options provide an opportunity to improve facilities on existing sites and promote understanding and education amongst the travelling and settled populations. The extent of these benefits will be dependent on the specific regeneration programme put in place.

Economic:

These options return positive economic benefits and will enable greater access to employment.

Cumulative, synergistic and indirect impacts:

The cumulative impacts of these options will result in positive impacts across environmental, social and economic objectives.

Summary of council's response:

Promotion of education programmes and approaches that increase opportunities for understanding between the Traveller and settled communities, tackle discrimination and improve community cohesion should be given a high priority. This is about increasing social inclusion and building social capital - factors which underpin improving health and tackling inequalities. It is an objective that should be shared between partners in the statutory, community and voluntary sectors.

Government guidance and legislation requires the consideration of race relations. The health and cohesiveness of communities within the district is a priority for the council and therefore the council will continue to support initiatives / programmes that encourage greater levels of communication, cooperation and education between both the settled community and the Gypsy / Traveller community. It is only through increased dialogue between both communities that issues of discrimination, social inclusion, and equality can be tackled effectively.

Option GT49 is not taken forward through the Gypsy and Traveller DPD, as it is not a land use planning matter, but will be addressed through the council's wider Gypsy and Traveller Strategy.

Council's approach following Issues and Options 1:

Option should not be pursued through a policy in the DPD, but instead should be explored through the new Community Strategy.

Consider addition of a new option: Integration with the settled community. Circular 01/2006 suggests "the promotion of peaceful and integrated co-existence between the site and the local community" as an important sustainability consideration. This is addressed through option GT49, however a more detailed option policy could be included in the GTDPD to address issues of inclusion and integration.

Approach taken in Issues and Options 2:

Option GT49 is not taken forward through the Gypsy and Traveller DPD, as it is not a land use planning matter, but will be addressed through the council's wider Gypsy and Traveller Community Strategy.

The integration of pitches with the settled community is taken forward in part through option GT49, being addressed the wider Gypsy and Traveller Community Strategy. It is also addressed in draft policies GT1 and GT2.

QUESTION GTQ1

Question consulted on:

GTQ1: The Issues and Options stage of this GTDPD allows for potential sites to be put forward by representors. Are you aware of any sites / land within the district which might be suitable and available for Gypsy and Traveller pitches?

Summary of results of community involvement:

GTQ1:

1 Support

9 Comments

Proposed site

A representor offers a site for allocation in Chesterton Fen Road. The former agricultural land serves no useful purpose and is now derelict. The land was proposed for comprehensive development in the LDF but has little potential for other uses despite being in a sustainable location. It is also an area that is attractive to Gypsy / Travellers.

A representor comments that an audit of the larger pieces of land in SCDC ownership has already been done. However in the light of the apparent preference for smaller sites, the council did undertake to look at the smaller areas but there has been no report to date. Also the County Council has significant land holdings that do not appear to have been considered at all.

The County Council comments that it has no potential sites to put forward at this stage. Nevertheless, it welcomes the opportunity to be involved in the site selection process. It says it is prepared to respond constructively to any requests to consider, whether or not there is any County Council owned land that might be suitable, and whether or not the County Council might be prepared to dispose of county owned land to accommodate new pitches.

Summary of council's response:

Site to be tested.

Council's approach following Issues and Options 1:

None.

Approach taken in Issues and Options 2:

Proposed site

The site proposed at Chesterton Fen Road Milton has been subject to testing using the three tier assessment and rejected (site R14). The site lies within Flood Zone 3, which defines areas at high risk of flooding and not suitable for residential caravans. The site also lies within the Green Belt.

Consideration of public land

The council has tested land in its ownership against the assessment criteria but it is not suitable for Gypsy / Traveller pitches. The council has also consulted public bodies to determine if there is any land available for testing. In addition, land in the Ownership of Cambridgeshire County Council has been reviewed, and one site option identified. This review has been carried out by South Cambridgeshire District council, and the County council will be able to respond formally as to whether the land is available through the consultation.

The Issues and Options 2: Site Options and Policies consultation will provide a further opportunity for site options to be suggested.

QUESTION GTQ2

Question consulted on:

GTQ2: A number of issues have been discussed in this chapter relating to the site identification / location and management for Gypsy and Traveller pitches. Do you wish to raise any further issues that might not have been addressed?

Summary of results of community involvement:

GTQ2:

4 objections

3 supports

23 comments

A number of comments are covered by other options in the report and are not repeated here; such as the need for allocating additional pitches in the district, the impact pitches may have of a locality's infrastructure, and questions relating to the GTDPD process.

Integration with the settled community

Concern is raised about the integration of pitches with the settled community.

Key amenities

A suggestion is made that the definitions and weighting applied to the amenities within communities should be changed. The list should be split into two, the 'necessary' and the 'nice to have'.

Locational and other criteria

A comment was made that there should be a clear distinction between 'locational' criteria and other criteria that are applied once a site location has been selected.

Summary of council's response:

Integration with the settled community

Circular 01/2006 suggests 'the promotion of peaceful and integrated co-existence between the site and the local community' as an important sustainability consideration. This is partly addressed through option GT49.

Key amenities

Add a suitable criteria

Council's approach following Issues and Options 1:

Integration with the settled community

Consider addition of a new option: Integration with the settled community. Circular 01/2006 suggests "the promotion of peaceful and integrated co-existence between the site and the local community" as an important sustainability consideration. This is addressed through option GT49, however a more detailed option policy could be included in the GTDPD to address issues of inclusion and integration.

Key amenities

Greater preference is to be given to 'key' amenities such as food shop, postal facilities, pharmacy, primary school / secondary school, and medical centre. This can be reflected by varying scores in the proposed three-tier approach to site assessment. Response time from emergency services must also be considered. This can be reflected through the scoring in the three-tier matrix, where 'key' amenities are awarded a higher score than the 'nice to have' amenities.

Locational and other criteria

Ensure a clear distinction between 'locational' criteria and other criteria that are applied once a site location has been selected. The recommendation is already reflected in the three-tier approach to site assessment. Locational criteria guiding the identification of suitable sites (GT3 to GT29) are dealt with mainly in tier one and tier two. More detailed site design and management aspects reflected in options GT30-35, GT37, GT39-43, are dealt within tier three.

Approach taken in Issues and Options 2:

Integration with the settled community

This issue is taken forward in part through option GT49, being addressed the wider Gypsy and Traveller Strategy. It is also addressed in the draft policies GT1 and GT2.

Key amenities

This is addressed in the site search criteria Tier 1 '2a – 2c' and Tier 3 '2a', and in draft policy GT1. The key amenities test has been used in tier one to identify search areas around better served settlements with good access to important amenities that will assist in addressing health and education inequalities.

Response times of emergency services has been considered. The criteria requirement for sites located near to larger settlements means that sites would be located in areas that are already the focus of emergency services provision, rather than isolated rural locations.

Locational and other criteria

'Locational' criteria are addressed in draft Policy GT1 and 'other' criteria are addressed in draft Policy GT2.

QUESTION GTQ3

GTQ3: Are there any other clear options you feel have not been identified? Have any reasonable options not been identified or tested and if so why?

Summary of results of community involvement:

GTQ3:

1 objection

6 comments

Gypsy / Traveller pitches in neighbouring authorities

A suggestion is made that the council should consider authorised sites across the district boundary where they are located close to villages within South Cambs.

Illegal encampments

A concern is raised that there is a lack of mention of a "robust" strategy for illegal encampments and developments.

Question of actual need

A concern is raised over the lack of consultation about the need that is to be met.

Lack of consultation

A concern is raised that there has been a lack of consultation with the settled community.

Summary of council's response:

Gypsy / Traveller pitches in neighbouring authorities

This issue is taken into account in the site selection process, with site selection criteria Tier 2 '3a' addressing whether there are any other Gypsy / Traveller sites or pitches within 1,000m, regardless of whether they are situated within the district or in neighbouring authorities.

Illegal encampments

The council believes the issue of illegal encampments can be addressed in part through the authorisation of additional privately owned and managed sites to meet existing and expected demand identified in the RSS. More detailed issues of enforcement are beyond the scope of the GTDPD.

Question of actual need

The identification of need has been addressed through the preparation of the Cambridge Sub-Region Traveller Needs Survey and through the East of England Plan. Circular 01/2006 requires SCDC to provide sufficient sites to meet identified need across the district. The district is expected to grow by approximately 20,000 houses over the next 20 years. It would be unreasonable to ignore the increase in the Gypsy / Traveller population and their demand for additional accommodation that

is also expected. The council is committed to treating everyone fairly and justly and this is core to its Race Equality Scheme, which can be found on <http://www.scambs.gov.uk/CouncilAndDemocracy/Equality/>.

Lack of consultation

This Issues & Options report has been subject to a six week consultation period. A further consultation will be undertaken on the Issues & Options Report 2: Site Options and Policies. The draft GTDPD will also be subjected to six-weeks public consultation and scrutiny before the plan is submitted to the Secretary of State, at which time formal objections can be made and considered by an Independent Inspector at public examination who will then issue a report with binding changes to the plan. The level of consultation undertaken by SCDC exceeds the minimum requirements of government regulations.

Council’s approach following Issues and Options 1:

Ensure the impact of Gypsy/Traveller pitches on a locality takes account of any authorised sites that may be located in neighbouring authorities.

Approach taken in Issues and Options 2:

Gypsy / Traveller pitches in neighbouring authorities

Tier 2 ‘3a’ of the site selection process will also take account of any authorised sites that may be located in neighbouring authorities.

Illegal encampments

Sites will be allocated in the DPD in locations across the district to meet the requirements of the RSS.

Question of actual need

Sites will be allocated in the DPD in locations across the district to meet the requirements of the East of England Plan. In addition to being used in the site selection process, Policy GT1 criteria 1 addresses the circumstances where additional sites may be proposed and issues that would need to be addressed.

Lack of consultation

The introduction to the Issues and Options 2 report outlines a summary of past and current consultation undertaken in the preparation of the GTDPD.

I. DETAILED GLOSSARY AND ABBREVIATIONS

AAP	Area Action Plan	Provides statutory planning framework for an area of change.
	Affordable Housing	A wide variety of types and tenures of housing where the common feature is that it is subsidised in some way to make it affordable to those who cannot afford a home on the open market.
	Brownfield	Previously developed land (PDL), which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated with fixed surface infrastructure. The definition covers the curtilage of development.
	Cambridge Sub-Region Traveller Needs Survey	Carried out in 2006 to assess needs in the area. Area covered by the survey included: Cambridge City, East Cambs, Fenland, Forest Heath (Suffolk), Huntingdonshire, St. Edmundsbury (Suffolk) and South Cambs, with the addition of Peterborough (unitary district) and Kings Lynn & West Norfolk (Norfolk).
	Circular 01/2006	Updated Government guidance on the planning aspects of finding sites for Gypsies and Travellers and how local authorities and Gypsies and Travellers can work together to achieve that aim. This replaces Circular 01/94: Gypsy Sites and Planning.
	Circular 04/2007	Updated Government guidance on the planning aspects of finding sites for Travelling Showpeople. This replaces Circular 22/91: Travelling Showpeople.
	Core Strategy	Planning document within the LDF setting the vision for the entire District.
	County Wildlife Sites	Sites identified as being of particular local importance for nature conservation at county, rather than at national level. Illustrated on the LDF Proposals Map.
DPD	Development Plan Document	Statutory document having been through Independent Examination, which forms part of the LDF.
	Development Framework	Define where policies for the built-up areas of settlements give way to policies for the countryside. Illustrated on the LDF Proposals Map.
	Examination	Inquiry lead by an independent Planning Inspector into proposals for and objections to DPDs.
	Flood Risk Assessment	A formal consideration of flood risk at a particular site, or across a particular catchment. Required to be submitted to accompany planning applications for development sites that are at risk of flooding and could increase the flood risk to surrounding areas. The scope and content of the FRA

		can be found in the government's PPS25: Development and Flood Risk.
	Flood Zone 3	Land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%).
	Flood Zone 2	Land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% - 0.1%).
	Flood Zone 1	Land assessed as having a less than 1 in 1,000 annual probability of river flooding in any year (<0.1%).
	Group Villages	Group villages are defined in SCDC's Core Strategy within Policy ST/6. They have fewer services and facilities than Rural Centres or Minor Rural Centres, but have at least a primary school.
	Historic Parks and Gardens	Historic Parks and Gardens of national importance, they are included in English Heritage's Register of Parks and Gardens of Special Interest, and illustrated on the LDF Proposals Map.
	Important Countryside Frontages	Designated on the LDF Proposals Map where land with a strong countryside character penetrates or sweeps into a villages or separates two parts of the built-up area. Such land enhances the setting, character and appearance of the village by retaining the sense of connection between the village and its rural origins and surroundings.
	Infill Village	Infill villages are defined in SCDC's Core Strategy within Policy ST/7. Generally the smaller villages in the District, and have a poor range of services and facilities.
LDF	Local Development Framework	A 'folder' of planning documents containing DPDs, LDS, SPD etc.
LDS	Local Development Scheme	Sets out the DPDs to be produced over the next 3 years.
LHA	Local Highway Authority	A local authority with responsibility for the maintenance and drainage of highways maintainable at public expense. The highway authority sets standards for adoptable roads. Cambridgeshire County Council is the Local Highway Authority for South Cambridgeshire.
	Local Nature Reserve	Reserves with wildlife or geological features that are of special interests locally. Illustrated on the LDF Proposals Map.
	Minor Rural Centres	The following villages are defined as Minor Rural Centres in SCDC's Core Strategy: Bar Hill; Cottenham; Gamlingay; Linton; Melbourn; Papworth Everard; Waterbeach; Willingham.
	Mitigation	Ways and measures of reducing the effects of, for example, flooding, ground instability and poor drainage.

ODPM	Office of the Deputy Prime Minister	Office of the Deputy Prime Minister now known as the Department for Communities and Local Government.
PPG	Planning Policy Guidance	National planning policies are set out in Planning Policy Statements (PPS), which are gradually replacing Planning Policy Guidance Notes (PPG).
PPS	Planning Policy Statement	
	Proposals Map	A map showing the areas or sites to which Development Plan policies apply. It is part of the Local Development Framework. Includes Inset Maps, showing particular areas in more detail.
PVAA	Protected Village Amenity Area	Open land protected for its contribution to the character of the village.
	Ramsar Site	Internationally important wetland identified for conservation under the Ramsar convention (1971).
RSS	Regional Spatial Strategy	Planning guidance for the region (formally Regional Planning Guidance). In this region, known as the East of England Plan.
	Rural Centre	The villages in the district with the best range of services and facilities. The following villages are defined as Rural Centres in SCDC's Core Strategy: Cambourne, Fulbourn, Great Shelford and Stapleford, Histon and Impington and Sawston.
	Scheduled Monument	Features of archaeological or historic interest compiled by the Department of Culture, Media and Sport which are subject to the law intended to prevent them being damaged or destroyed.
	Section 106 Agreement	Planning agreements that secure contributions (in cash or in kind) to the infrastructure and services necessary to facilitate proposed developments.
SAC	Special Areas of Conservation	Designated under the EC Habitats Directive (92/43/EEC Conservation of Natural Habitats and of Wild Fauna and Flora), this designation aims to protect habitats or species of European importance.
SPA	Special Protection Area	Designated under the EC Birds Directive (79/409/EEC Conservation of Wild Birds), these are internationally important sites, being set up to establish a network of protected areas of birds.
SSSI	Site of Special Scientific Interest	Designated site of national importance to wildlife and/or geology.
SCI	Statement of Community Involvement	Shows how the wider community and stakeholders will be involved in the process of producing the LDF.

SEA	Strategic Environmental Assessment	Integration of environmental considerations into the preparation and adoption of plans, promoting sustainable development. Integrated with the sustainability appraisal process.
SA	Sustainability Appraisal	A formal systematic and iterative assessment of local development documents during their preparation which assesses the extent to which they encompass the aim of working towards 'sustainable development'
	Sustainable Drainage Systems	Sustainable drainage systems control surface water run off by mimicking natural drainage process through the use of surface water storage areas, flow limiting devices and the use of infiltration areas or soakaways etc.
	Sustainable Development	Development that meets the needs of the present, without compromising the ability of future generations to meet their own needs.
SPD	Supplementary Planning Document	Informal policy which has been the subject of public participation (the new name of SPG).
	Valued Area	Areas of special character, landscape, historical or ecological importance that may or may not be officially designated. These included Scheduled Ancient Monuments, Historic Landscapes, SSSIs, and other local designations such as Conservation Areas and PVAAs.

Abbreviations

BRE	Building Research Establishment
EA	Environment Agency
EEDA	East of England Development Agency
EERA	East of England Regional Assembly
GTDPD	Gypsy and Traveller Development Plan Document
LSP	Local Strategic Partnership
SCDC	South Cambridgeshire District Council

J. REFERENCE DOCUMENTS AND FURTHER INFORMATION

National

Circular 01/2006 – Planning for Gypsy and Traveller Caravan Sites (ODPM February 2006)

<http://www.communities.gov.uk/publications/planningandbuilding/circulargypsytraveller>

Circular 04/2007 – Planning for Travelling Showpeople (DCLG August 2007)

<http://www.communities.gov.uk/publications/planningandbuilding/circulartravellingshow>

Designing Gypsy and Traveller Sites – Good Practice Guide (CLG May 2008)

<http://www.communities.gov.uk/publications/housing/designinggypsiesites>

Model Standards 2008 for Caravan Sites in England (CLG April 2008)

<http://www.communities.gov.uk/publications/housing/modelstandardsparkhomes>

Draft Guidance on the Management of Gypsies and Traveller Sites – A Consultation Paper (CLG May 2007)

<http://www.communities.gov.uk/publications/housing/guidancemanagementgypsies>

The Road Ahead: Final Report of the Independent Task Group on Site Provision and Enforcement for Gypsies and Travellers (CLG December 2007)

<http://www.communities.gov.uk/publications/housing/Taskgroupreport>

Ecohomes 2006: The Environmental Rating for Homes – The Guidance (BRE April 2006)

http://www.breeam.org/filelibrary/EcoHomes_2006_Guidance_v1.2_-_April_2006.pdf

CLG National Caravan Count Information

<http://www.communities.gov.uk/housing/housingmanagementcare/gypsiesandtravellers/gypsyandtravellersitedataandstat/>

Regional

East of England Plan (published May 2008)

http://www.go-east.gov.uk/goeast/planning/regional_planning/

Accommodation for Gypsy and Travellers and Travelling Showpeople in the East of England: the Secretary of State's Proposed Changes to the Draft Revision to the Regional Spatial Strategy and Statement of Reasons (*including the draft policy*) (GO-EAST March 2009)

http://www.gos.gov.uk/goeast/planning/regional_planning/687221/

East of England Plan Single Issue Review: Planning for Gypsy and Traveller Accommodation – Background to the Review by East of England Regional Assembly

<http://www.eera.gov.uk/What-we-do/developing-regional-strategies/east-of-england-plan/planning-for-gypsy-and-traveller-accommodation-single-issue-review/>

Cambridge Sub-Region Travellers Needs Assessment (May 2006)
<http://www.cambridgeshire.gov.uk/community/travellers/research/>

Local

South Cambridgeshire Sustainable Community Strategy
<http://www.scambs.gov.uk/CommunityandLiving/LocalStrategicPartnership/default.htm>

South Cambridgeshire Core Strategy (adopted January 2007)
http://www.scambs.gov.uk/Environment/Planning/DistrictPlanning/LocalDevelopmentFramework/Core_Strategy_DPD.htm

South Cambridgeshire Development Control Policies Development Plan Document (DPD) (adopted July 2007)
http://www.scambs.gov.uk/Environment/Planning/DistrictPlanning/LocalDevelopmentFramework/Development_Control_Policies_DPD.htm

South Cambridgeshire Local Development Framework Proposals Map (published February 2008)
http://www.scambs.gov.uk/Environment/Planning/DistrictPlanning/Adopted_Proposals_Map.htm

South Cambridgeshire Local Development Framework Annual Monitoring Report
http://www.scambs.gov.uk/Environment/Planning/DistrictPlanning/LocalDevelopmentFramework/Annual_Monitoring_Report.htm

South Cambridgeshire District Council's Corporate Objectives and Priorities
<http://www.scambs.gov.uk/CouncilAndDemocracy/CorporateObjectivesandPriorities/default.htm>

South Cambridgeshire District Council Community Engagement Strategy
<http://www.scambs.gov.uk/CommunityandLiving/engagementStrategy.htm>

Gypsy and Traveller DPD Documents

South Cambs Gypsy and Traveller DPD Issues and Options Report 1 – General Approach
http://www.scambs.gov.uk/documents/retrieve.htm?pk_document=904967

Gypsy and Traveller DPD Sustainability Appraisal Documents

Sustainability Appraisal Scoping Report
http://www.scambs.gov.uk/documents/retrieve.htm?pk_document=3616

Sustainability Appraisal Scoping Report Gypsy and Traveller Addendum
http://www.scambs.gov.uk/documents/retrieve.htm?pk_document=904953

Sustainability Appraisal of the GTDPD Issues and Options Report 1: General Approach
http://www.scambs.gov.uk/documents/retrieve.htm?pk_document=904968

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