

APPENDIX 1: Summary of Key Issues Arising from Consultation

Summary of key issues raised relating to each site

GT.1 Parcel 7100, Woollard Lane, Whitchurch

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

GT.2 Old Colliery Buildings, Stanton Wick

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

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

GT.4 Former Radstock Infant School Canteen

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

GT.6 Station Road, Newbridge

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

GT.8 Lower Bristol Road, Twerton

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

GT.14 Land near Ellsbridge House, Keynsham

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

Responses from Statutory Consultees

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

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX 2B: SITE MAPS

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

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

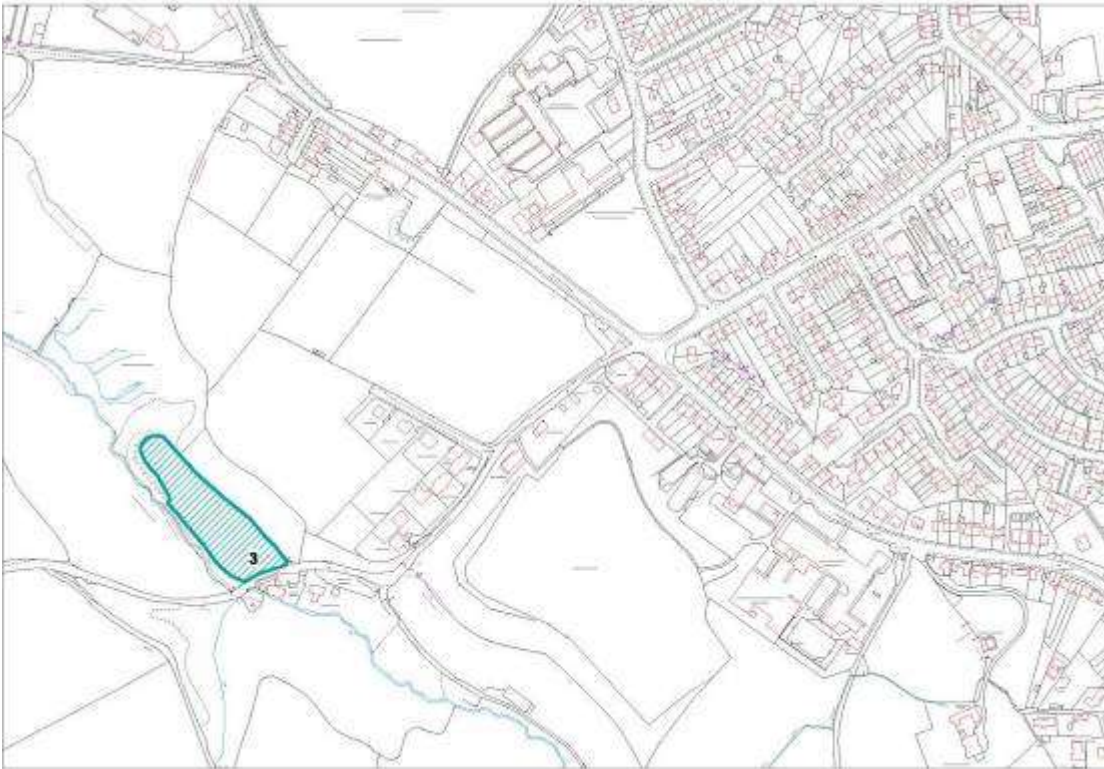


2. Auto centre, Rush Hill, Bath

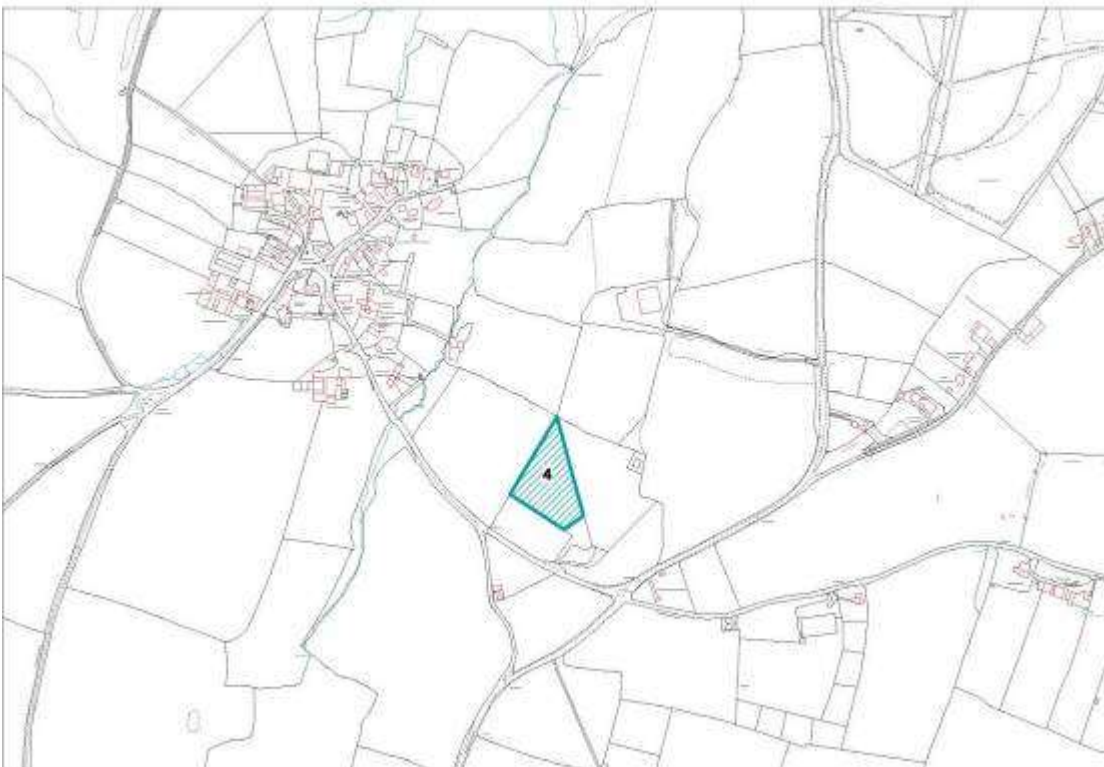


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3. Bath Express Removals, Padleigh Hill

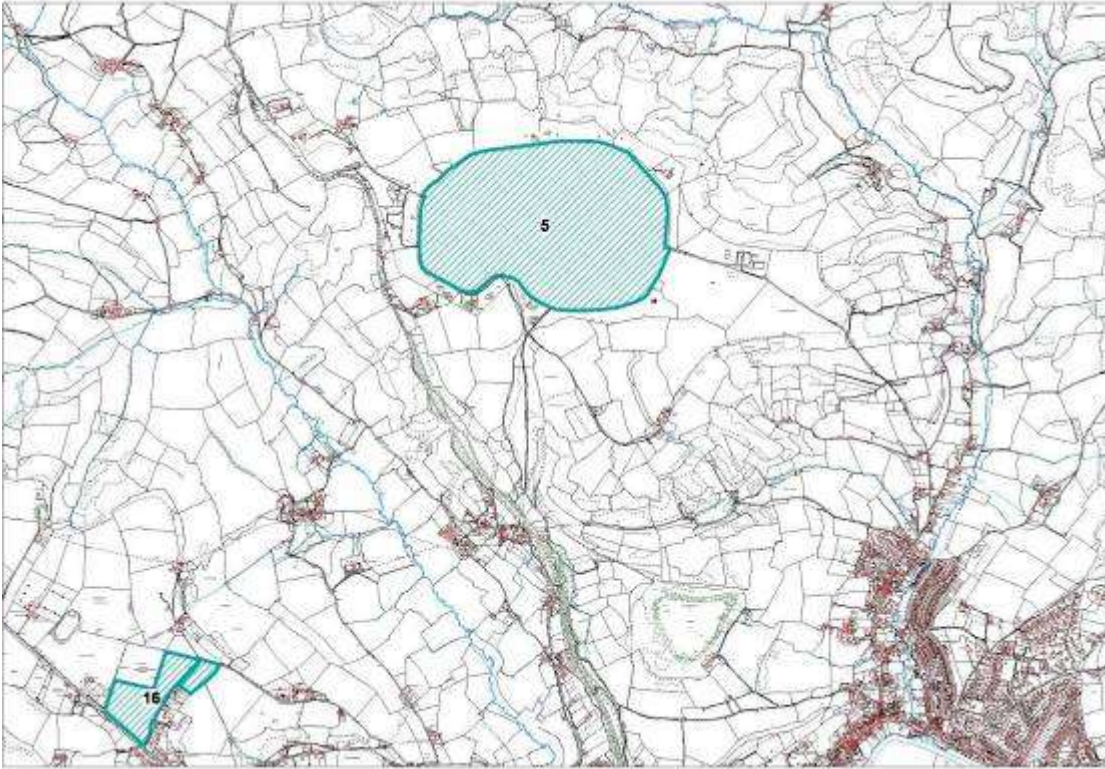


4. Charlton Lane, Queen Charlton, BS31 2SQ



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5. Charmy Down Military Airfield

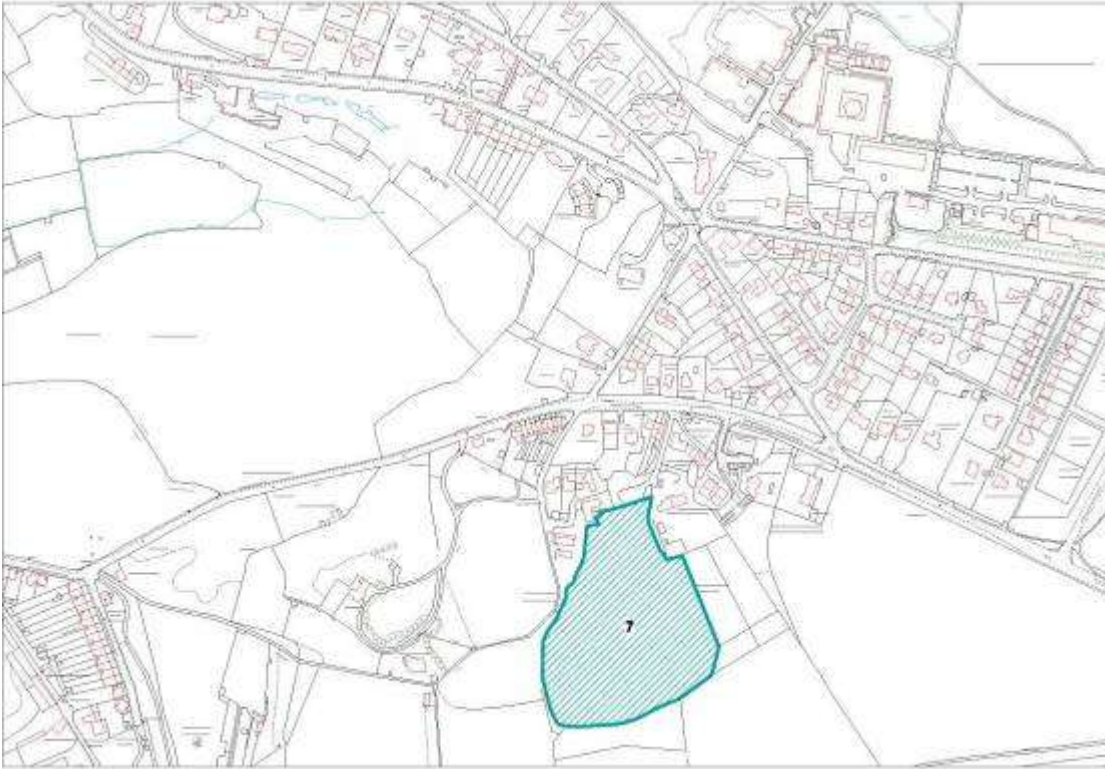


6. Clandown FC Playing Field, Radstock



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7. Claverton Caravan Park (Quarry Rock Gardens)



8. Crossways Caravan Site, A367/Fosseway, Dunkerton

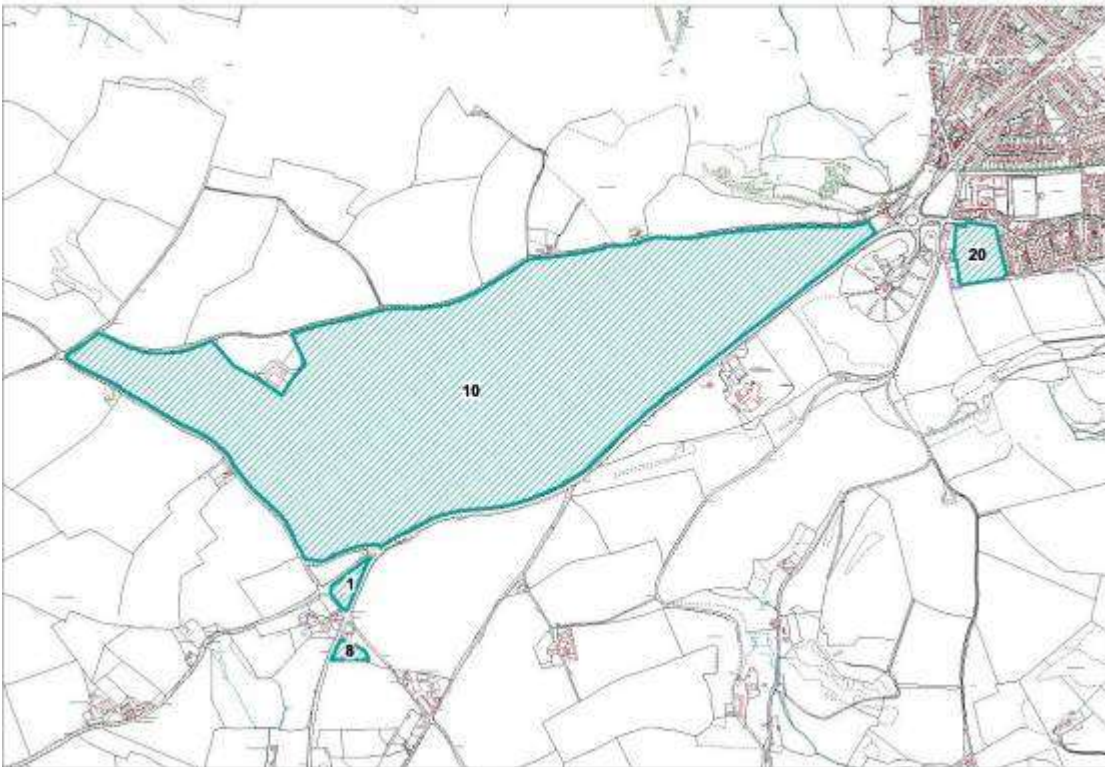


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9. Land at the entrance to Ralph Allen Drive (Bath Honda)

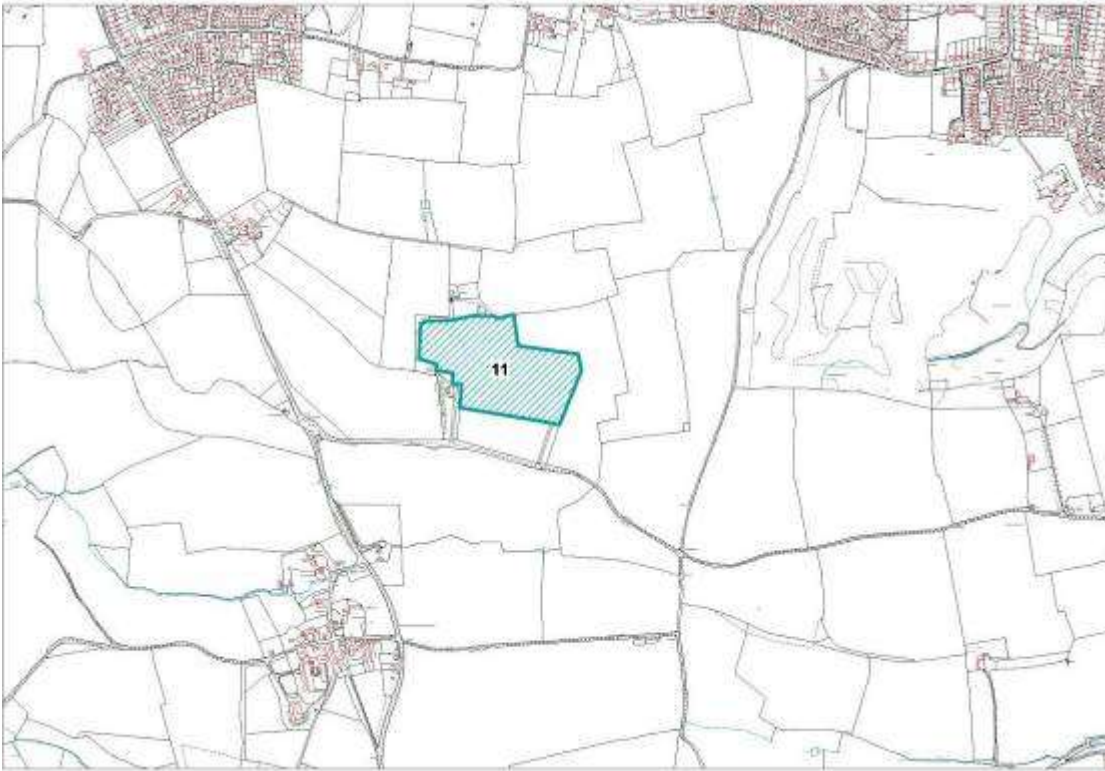


10. Field at Kilkenny Lane, off Old Fosse Road, Bath

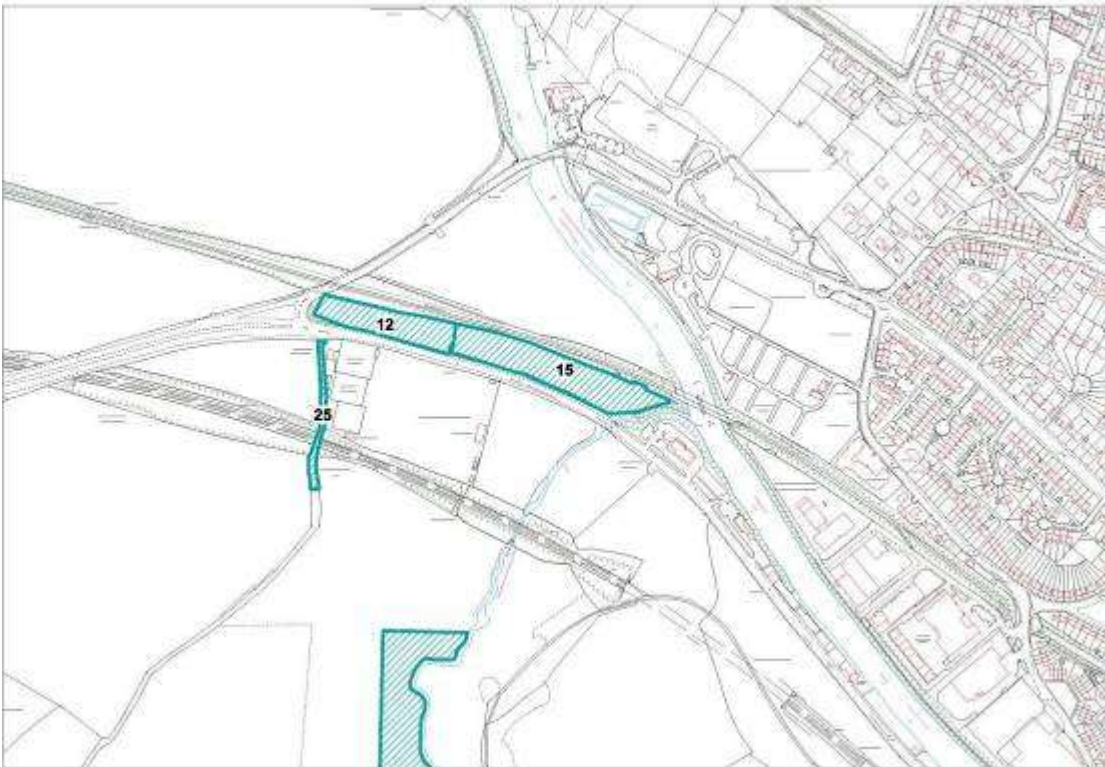


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11. Former MoD Depot near Burnett

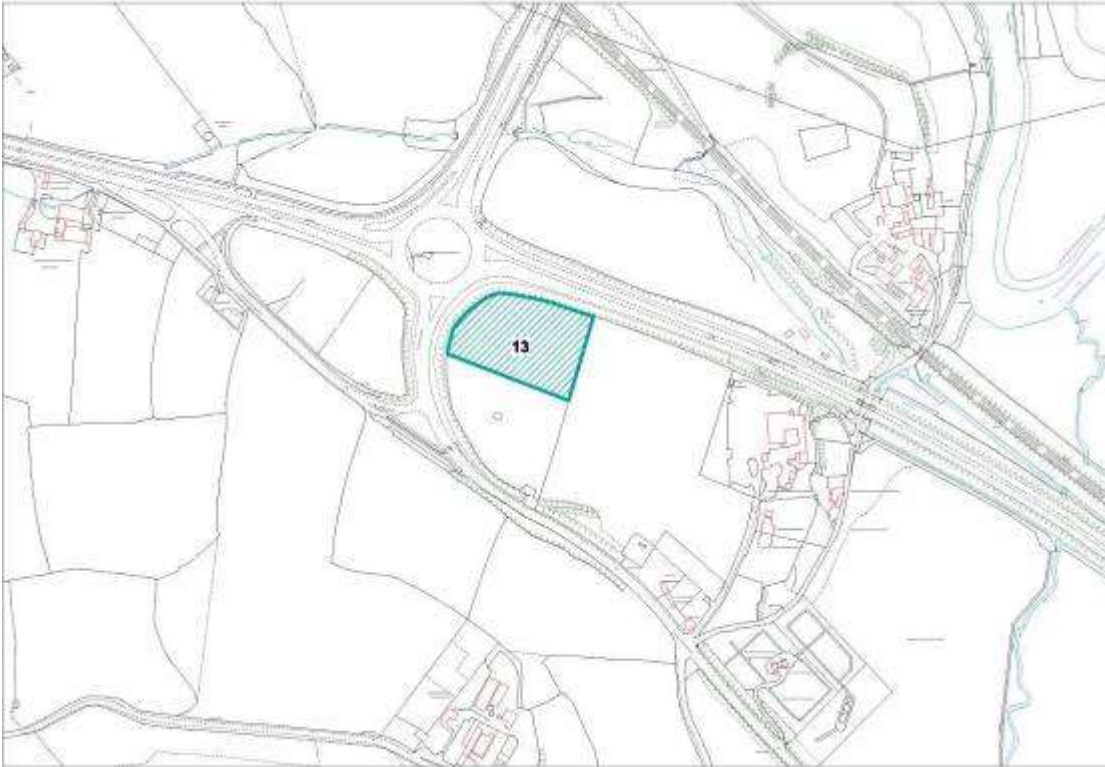


12. Kellaways, Lower Bristol Road

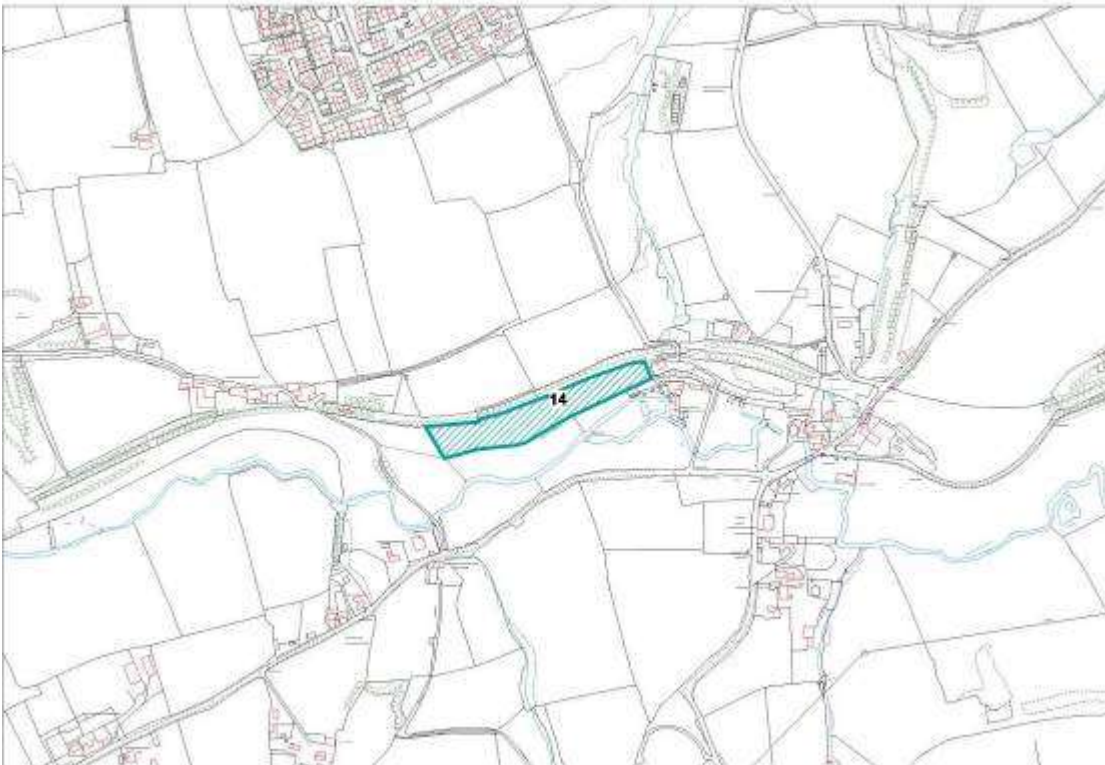


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13. Land at Hicks Gate Roundabout

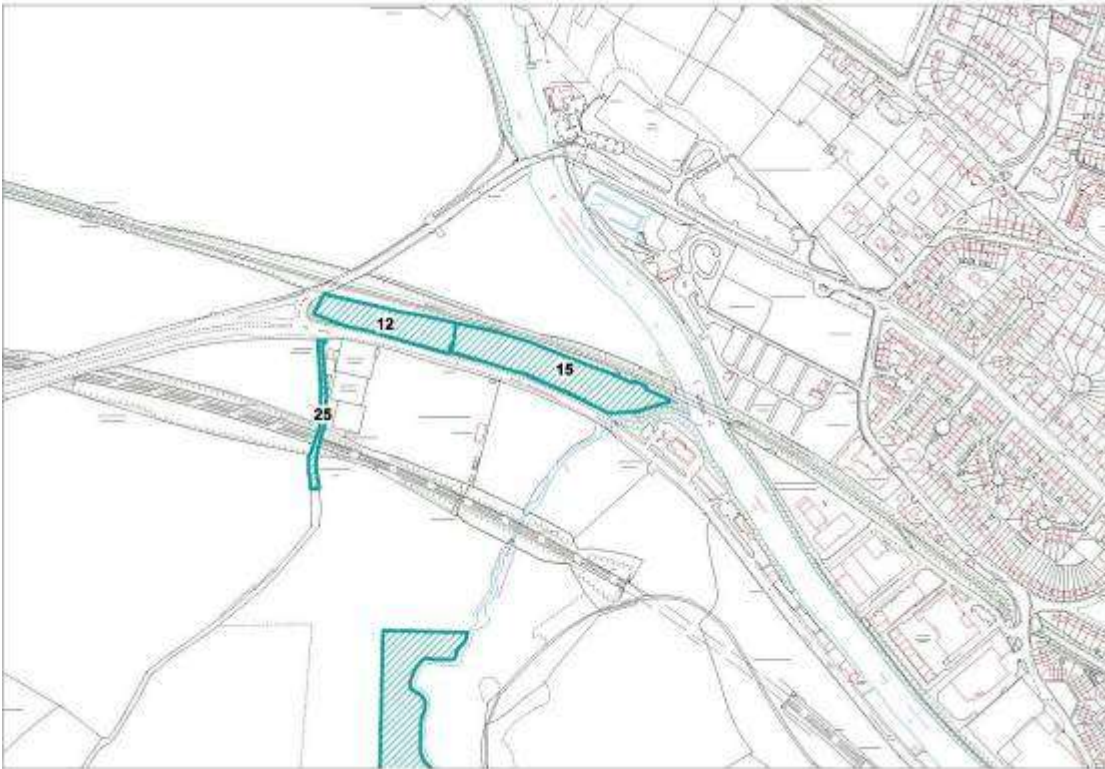


14. Land near Mill Lane, Radford

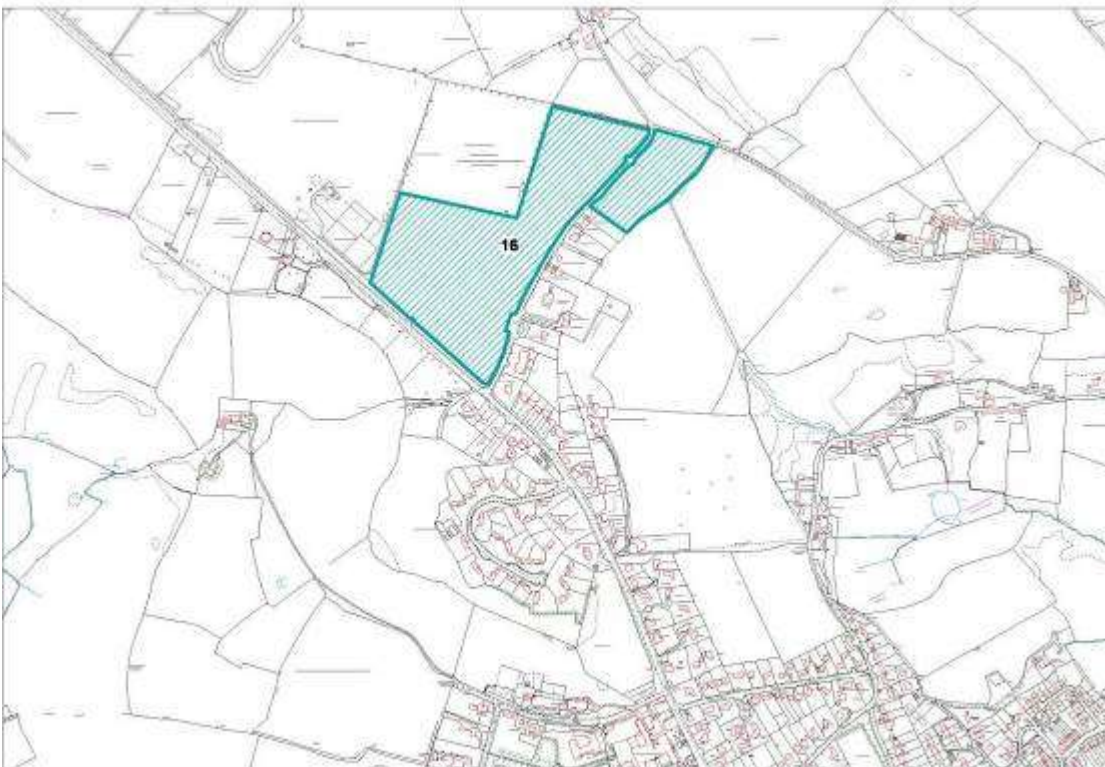


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15. Lower Bristol Road, commercial premises

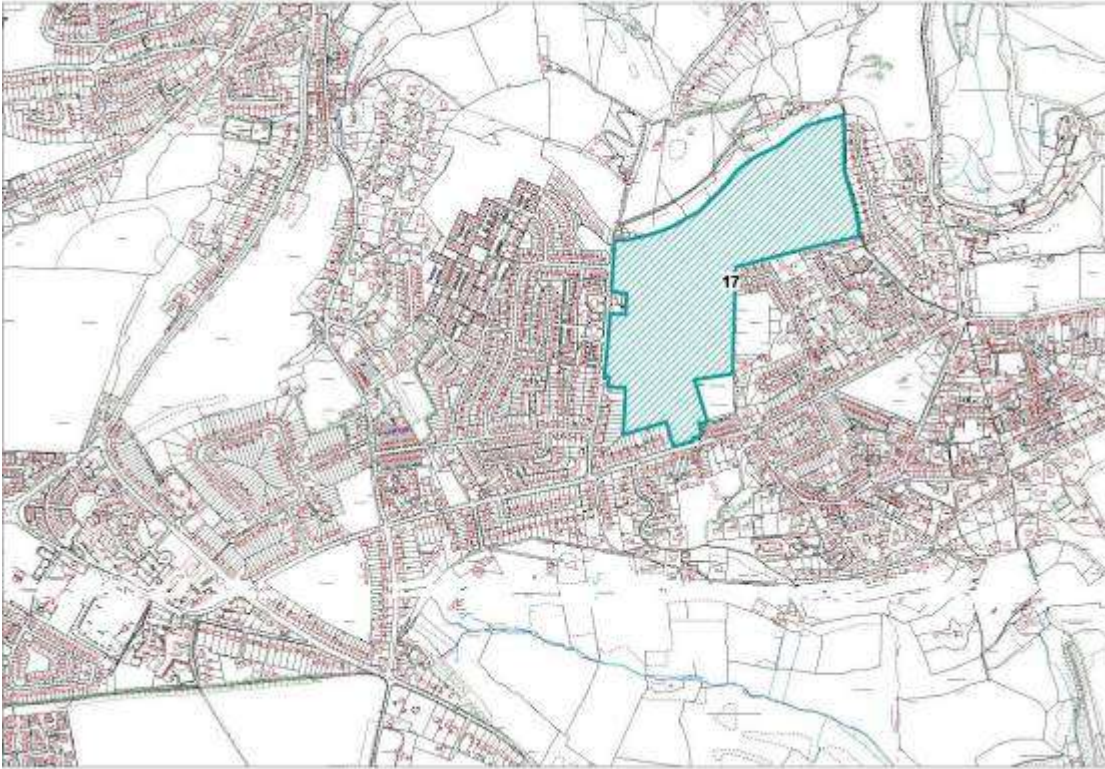


16. MoD Ensleigh

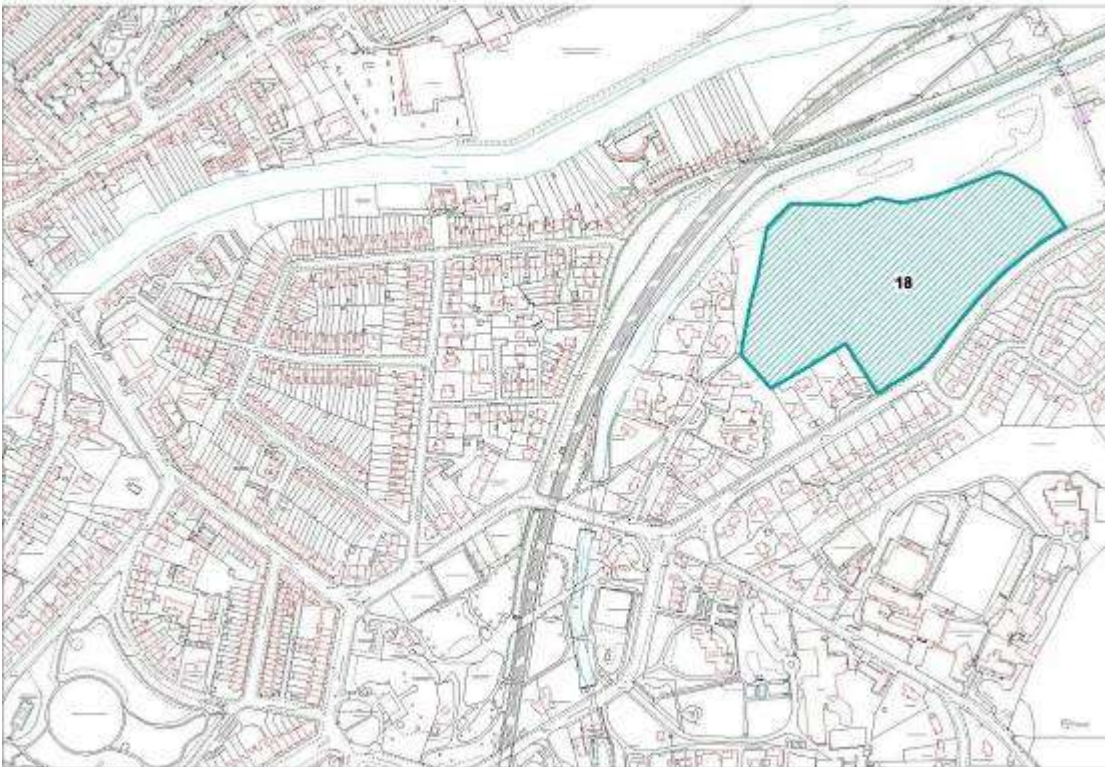


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17. MoD Foxhill

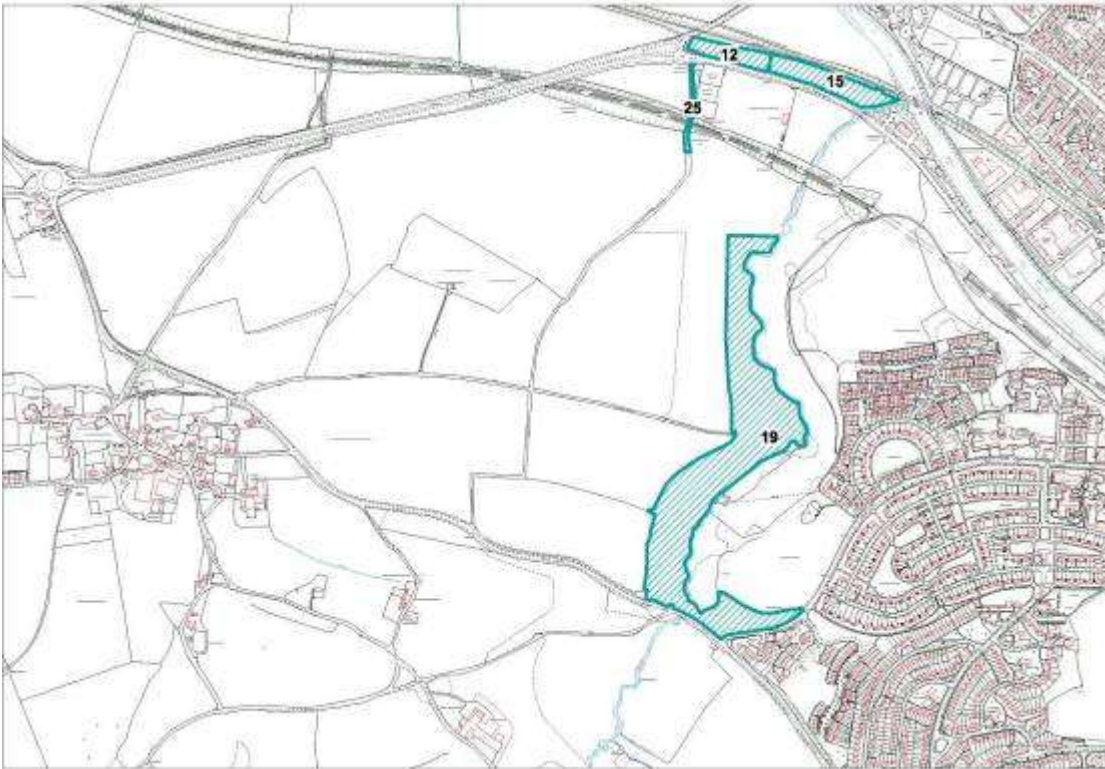


18. MoD Warminster Road

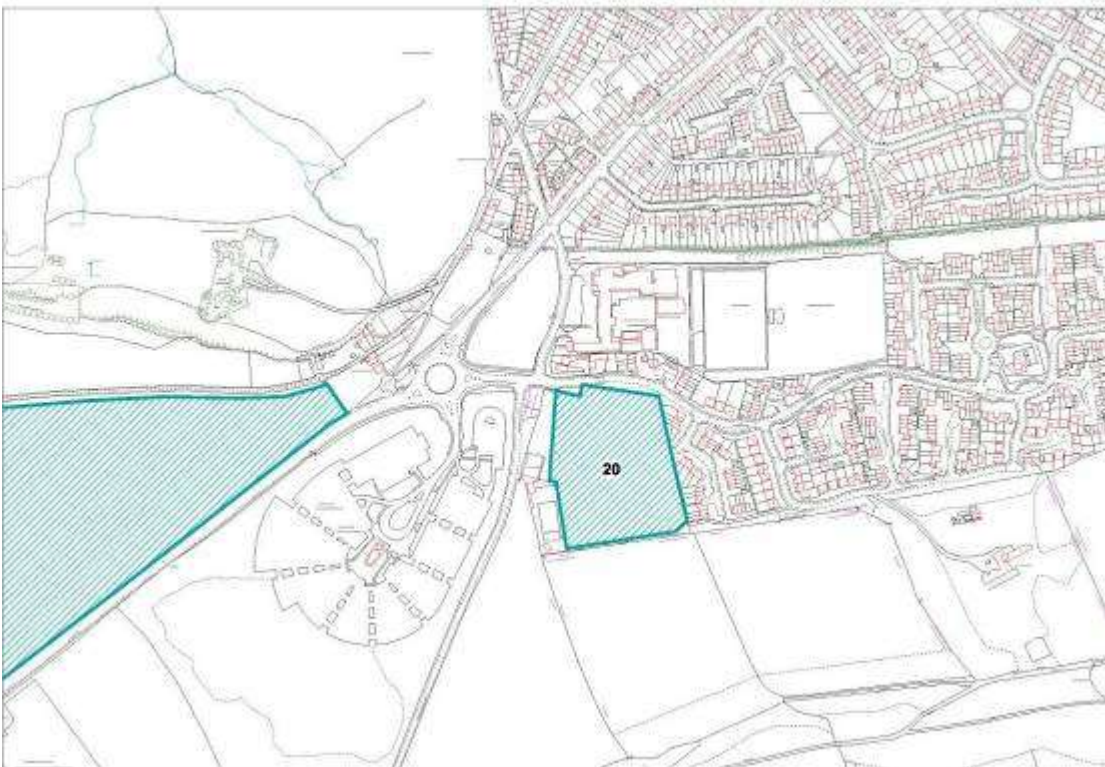


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19. Newton Mill caravan park

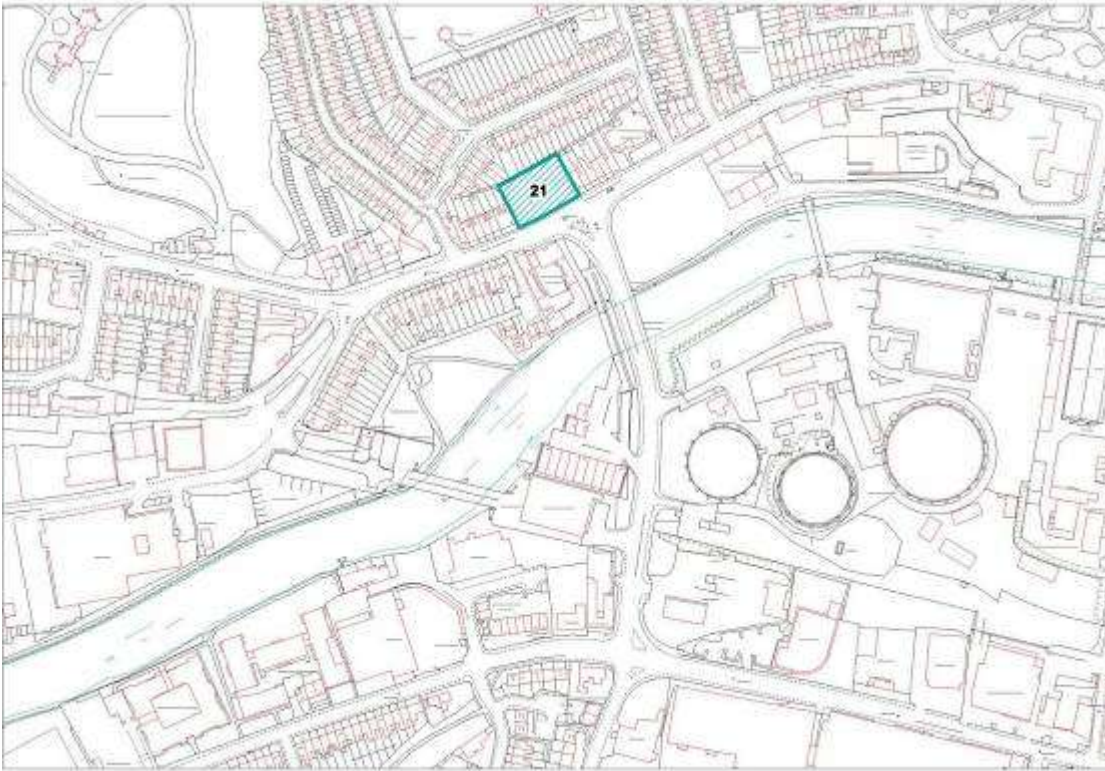


20. Odd Down AFC

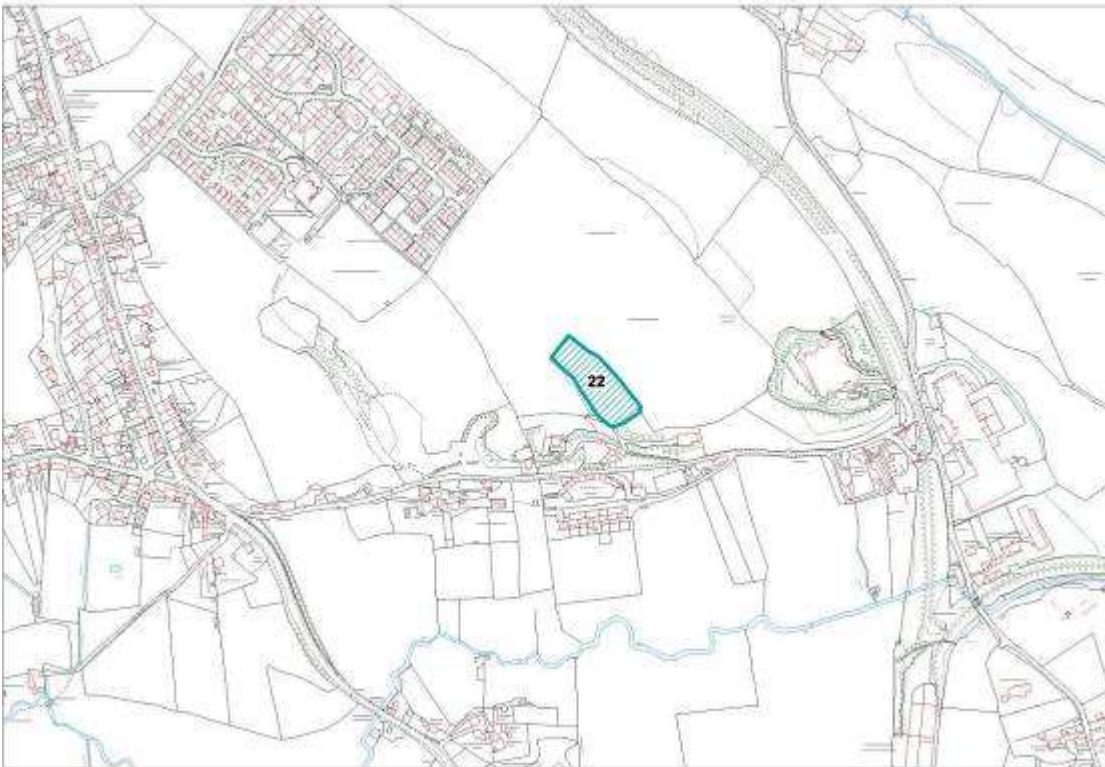


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21. Former petrol station, Augusta Place

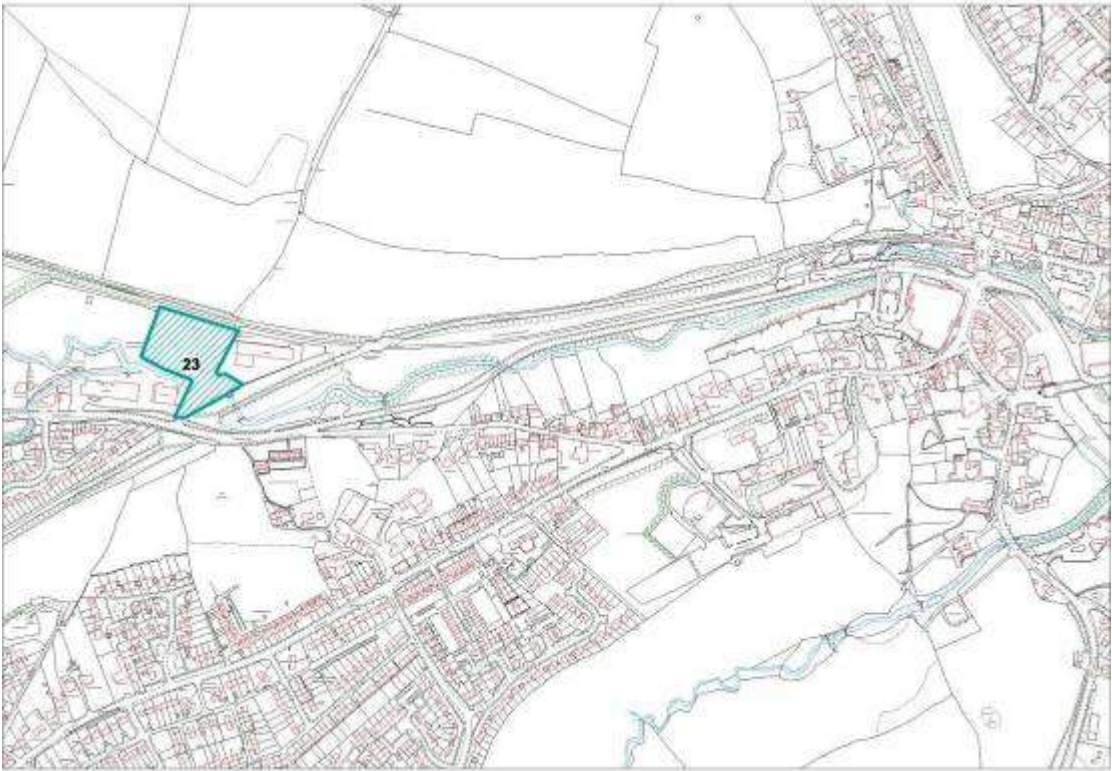


22. Quarry Garage, Eastcourt Road, Temple Cloud, Bristol, BS39 5BU

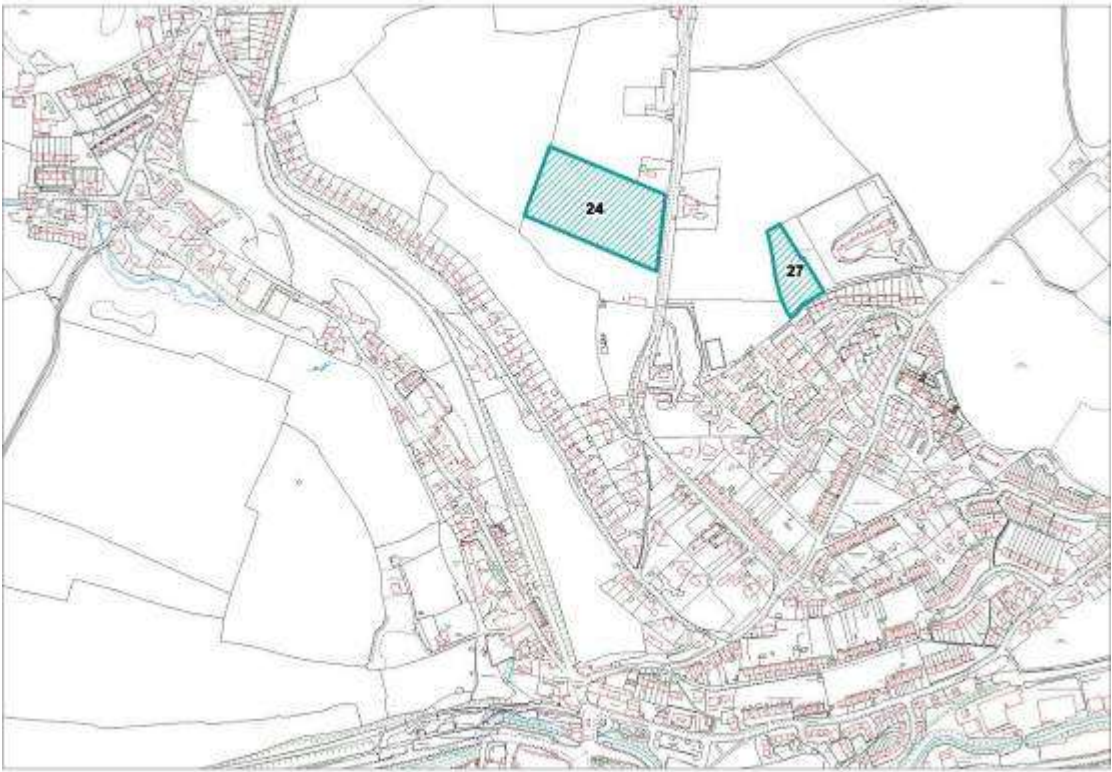


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23. Radstock Road, Midsomer Norton - site with council buildings

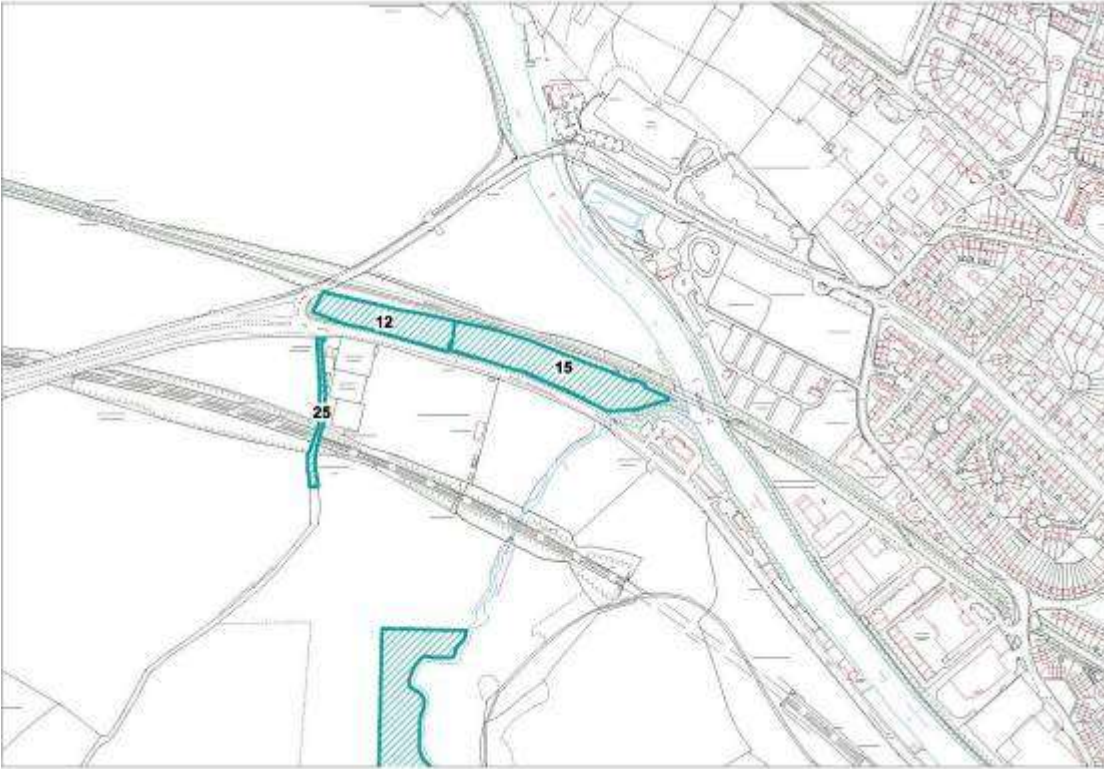


24. Roundhill playing field, Radstock

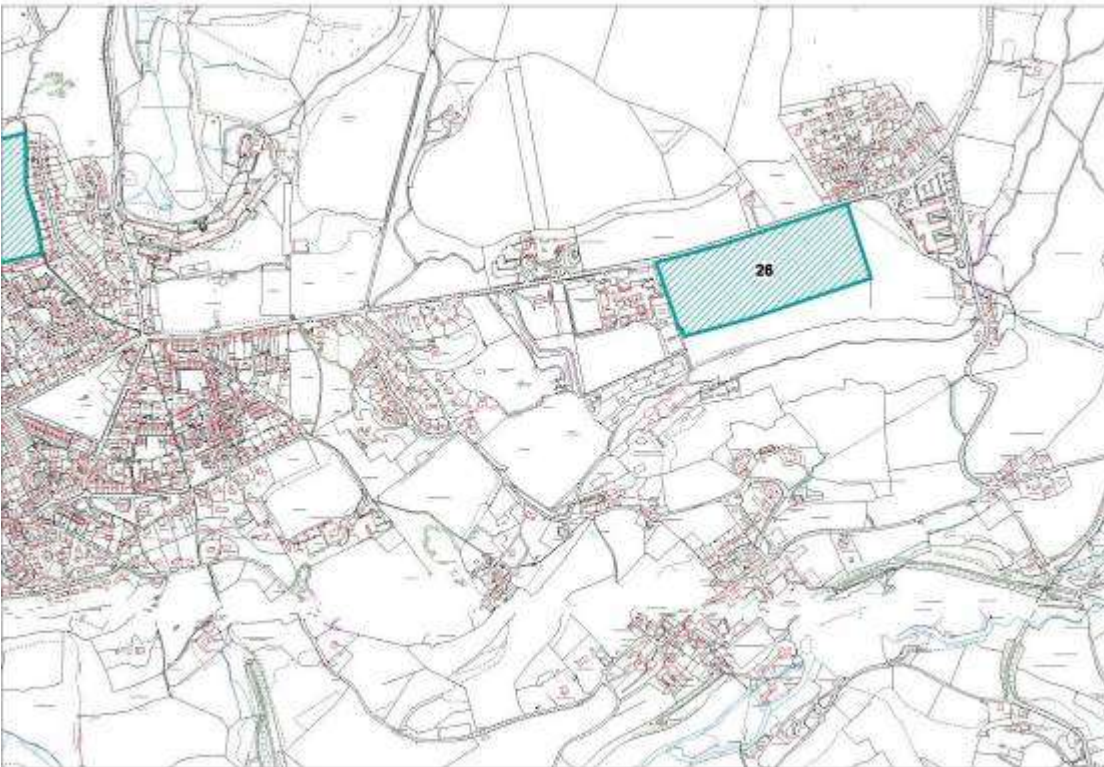


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25. Stoney Lane, Bath

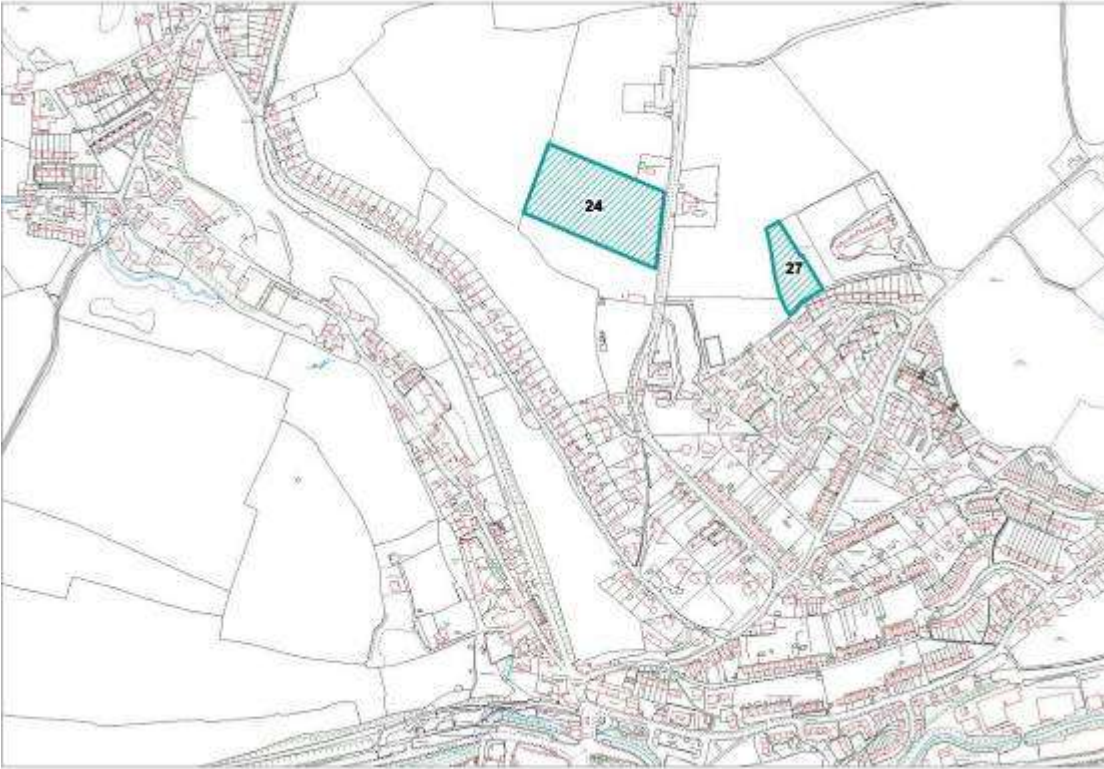


26. Sulis Club, University Bath



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27. Trinity Allotments, Radstock



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APPENDIX 3: DRAFT REVISED SITE SELECTION CRITERIA

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

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

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

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

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

APPENDIX 4: UPDATE FOLLOWING SCRUTINY PANEL MEETING 23 AUGUST 2012

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

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

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