

## **NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

### **Purpose of the Report**

1. To provide a summary of the new National Planning Policy Framework (NPPF) as set out by Government and to inform Members of the implications of the new Framework for the Councils.

### **Information and Advice**

#### **Introduction**

2. The National Planning Policy Framework (NPPF) is a key part of the Government's reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth.
3. The NPPF has 3 fundamental objectives, to give power to communities to shape the places they live in; to support growth; and protect the environment.
4. The NPPF emphasises the Plan-led system; this highlights the importance of having an up-to-date Local Plan in place as soon as possible, including the Waste Local Plan. The Framework also retains the presumption in favour of Sustainable Development which was in the draft, but clarifies what that means; effectively it is the Framework itself in its entirety, and by extension the policies of any Local Plan (or LDF) prepared in conformity with it will fulfil the definition of Sustainable Development.
5. The Framework states that Local Planning Authorities (LPAs) should seek positive opportunities to meet the objectively assessed development needs of their areas, It also reinforces the duty to co-operate expressed in the Localism Act. This Committee is a very good example of that duty in practice, as is joint working across the City and districts surrounding it (and including the County Council) which committed to aligned preparation of their Local Development Frameworks.
6. A detailed summary of the NPPF is provided at Appendix 1.
7. The NPPF replaces all Planning Policy Statements/Guidance, including Minerals Planning Guidance (but excepting PPS10, see below). The NPPF is accompanied by two additional documents; 'Planning Policy for Traveller Sites' (Appendix 2) and a 'Technical Guide' which covers Flood Risk and Minerals planning in greater detail. It should be noted that a range of government documents, mainly circulars that relate directly or indirectly to planning, have not been replaced by the NPPF.

## **Implications for the Councils**

8. The Councils have responsibilities for:
  - Minerals and Waste planning functions
  - Plan Making
  - Education
  - Transport
  - Historic and Natural Environment
  - Flood prevention
  - Housing and Employment
9. The County Council also has a strategic interest in terms of impacts on and from adjoining areas such as Derbyshire and South Yorkshire. This is also an important part in the Duty to Cooperate role. Both councils also have property interests.

## **Minerals**

10. The national minerals policy situation has changed relatively little with the advent of the new planning framework. Much of the substantive policy content of previous policy: Minerals Planning Statement 1: Planning and Minerals, has been transferred over into the NPPF in technical guidance. Safeguarding resources and protecting human and the environment still key, including noise, dust and restoration.

## **Plan Making**

11. The Nottingham City Local Plan was adopted in November 2005 so full weight, even if there is a limited degree of conflict with the NPPF, will be given to the Plan until the 27th March 2013, under the NPPF transitional arrangements. Following this 12 month period, due weight will be given to relevant policies in the Local Plan according to their degree of consistency with the NPPF.
12. The NPPF states that plans should be kept up-to-date and be based on joint working and cooperation to address key issues. The City Council is required to ensure that the new Local Plan, including the Core Strategy accord with the NPPF; this now includes being positively prepared and meet objectively assessed needs. The emerging Aligned Core Strategy is in general conformity with the NPPF. The emerging Aligned Core Strategies' compliance with the NPPF will be tested at an Examination in Public (EiP).
13. The provisions for plan-making apply also to district councils as LPAs and consequently the duty to co-operate will involve the City and County Councils in supporting the evidence base including the assessment of needs, infrastructure planning and guidance in areas in which they have a particular responsibility, interest or expertise, for example transport, the natural and historic environment, flooding and education, community facilities.

## **Waste**

14. The national waste policy situation is almost completely unchanged (NPPF does not include waste policies). Under EU law the Government must prepare a National Waste Management Plan National Plan, which is due for adoption in 2013, until this time Planning Policy Statement 10: “Planning for Sustainable Waste Management”, will remain in force.

## **Education**

15. The NPPF aims to ensure sufficient choice of school places to meet the needs of existing and new communities and thus provides strong policy support for new or expanded schools as well as improving facilities. It reinforces the (previous) requirement for meaningful and effective pre-application engagement to identify key issues at the earliest opportunity.

## **Transport**

16. The NPPF advocates development and transport solutions which help reduce greenhouse gas emissions and congestion. Non-car transport modes are provided supported. The NPPF also seeks to minimise conflict between traffic and cyclists. The Policy position is not substantively different to previous guidance in Planning Policy Guidance 13: Transport.
17. The NPPF makes it more difficult to refuse development proposals on transport grounds and states that car parking thresholds have been removed, but it does set out that LPAs can set their own thresholds if required.

## **Historic and Natural Environment**

18. The NPPF contains positive strategies for the conservation and enjoyment of the historic and natural environment. The level of protection in Planning Policy Statement 5: Planning for the Historic Environment has been maintained. It is important to have access to expertise on the ground, access to high quality local authority data and expertise on the historic environment and County Historic Environment Records Service (HERS) remains important.

## **Flood Prevention**

19. The Sequential approach remains within the NPPF and the document ‘Development and Flood Risk – A Practice Guide’, which accompanied Planning Policy Statement 25 Flood Risk, remains extant. Additional guidance is included in Technical Guidance to the National Planning Policy Framework. Overall, relatively little change is expected in treatment of flood risk as a planning issue.

## **Property Interests**

20. There is a risk of Local Green Space designations being sought on some Council land parcels, which if granted could severely limit their development potential.

### **Housing and Employment**

21. The NPPF states that 'market signalling' should be used as a criterion in Local Plans, when considering the release of employment land. The long-term protection of employment land should be avoided if land is unlikely to be brought forward for development.
22. The NPPF states that Strategic Housing Land Availability Assessments (SHLAA) must be maintained and updated annually and a housing trajectory must be produced. A five year land supply 5% housing buffer in the City must be maintained but windfalls can be included in the first five years. The City will set out its own approach to density to reflect its own circumstances. In terms of Brownfield land and development on it, LPAs may continue to consider the case for setting a locally appropriate target for the use of Brownfield land and there may be a case for including it within the new Local Plan.

### **Duty to Cooperate**

23. Public Bodies have a 'Duty to Cooperate' strategically plan across local boundaries. The Duty to Cooperate applies to Plan-making authorities, i.e. the County Council for Minerals & Waste and Nottingham City for the Aligned Core Strategy. Partners include district and borough councils in preparing their plans.
24. The County Council is already working closely with partners (which include district and borough Councils) to develop Infrastructure Delivery Plans, covering elements such as transport, utilities and broadband. The County Council is also assisting in the compilation and development of parts of various District and Borough Core Strategies' evidence base. Other partners include the Highways Agency, Environment Agency, utility providers & LEP

### **Conclusions**

25. Overall the thrust of planning policy has not changed significantly the NPPF seeks to support growth, protect the environment, plan sustainably, serve the 'public interest' and 'public amenity'.
26. The County's Minerals and Waste role remains.
27. County 'high level' strategic interests and 'duty to co-operate' will require contribution, especially on preparing evidence for district plan-making – but there are limits to this.

### **Other Options Considered**

28. This report considers all of the relevant issues in relation to the introduction of the new NPPF which have led to the comments, as set out below. Alternative options considered could have been to not implement the NPPF.

### **Reason for Recommendation**

29. To inform Members of the implications of the NPPF.

### **Statutory and Policy Implications**

30. This report has been compiled after consideration of implications in respect of finance, equal opportunities, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

### **RECOMMENDATION**

- 1) It is recommend that Members of the Committee discuss and note the above report.

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### **Background Papers**

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

### **Electoral Division(s) and Member(s) Affected**

All

## **Appendix 1 – Detailed Summary of the National Planning Policy Framework**

### **Introduction**

The framework does not contain specific waste policies; these will be published as part of the National Waste Management Plan for England. PPS10 remains in place until this time.

### **Sustainable Development**

3 dimensions to sustainable development; an economic role, a social role and an environmental role, these roles should not be taken in isolation, LPAs need to plan for local circumstances whilst making positive improvements to job creation, increasing biodiversity, improving design, improving the conditions of where people live, work, travel and take leisure and provide a wide choice of high quality homes.

NPPF using the Bruntland definition of sustainable development and refers to the 5 guiding principles of the UK Sustainable Development Strategy 'Securing the Future'.

### **Presumption in Favour of Development**

The default 'yes' of the draft NPPF has been removed. Provided a development accords with an up-to-date development plan it should be approved. For plan-making this presumption means that LPAs should seek positive opportunities to meet the development needs of their areas, which are flexible. Any adverse harm caused as a result of proposed development, should be mitigated against where possible.

For decision making this means that LPAs should approve without delay in accordance with the development plan, or where a development plan is absent grant planning permission unless any adverse impact cannot be mitigated against so that the policies in the NPPF restrict such development.

The implications for how communities engage in neighbourhood planning as a result of the presumption in favour of development mean that neighbourhoods should; develop plans that support strategic development needs as set out in Local Plans, support local development and identify opportunities to use Neighbourhood Development Orders (NDOs) to enable development that is consistent with neighbourhood plans.

### **Scope**

The NPPF covers the following areas:

- Achieving sustainable development
- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Supporting a prosperous rural economy
- Promoting sustainable transport
- Supporting high quality communications infrastructure
- Delivering a wide choice of high quality homes

- Requiring good design
- Promoting healthy communities
- Protecting Green Belt land
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment
- Facilitating the sustainable use of minerals

## **Core Planning Principles**

The NPPF contains 12 core planning principles stating planning should:

- Be plan led;
- Be creative in improving places where people live;
- Drive and support sustainable economic development;
- Seek and secure high quality design;
- Promote urban areas and protect the Green Belt, whilst supporting rural communities;
- Support the transition to a low carbon future, take account of flood risk and coastal change, encourage the reuse of existing resources, buildings and renewable sources of energy;
- Conserve and enhance the natural environment;
- Re-use Brownfield land, provided it is not of a high environmental quality;
- Promote mixed use development;
- Conserves heritage assets;
- Manage patterns for growth to promote the use of public transport;
- and improve health, social and cultural well being whilst delivering sufficient community and cultural facilities and services to meet local need.

## **Building a strong, competitive economy**

Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system. LPAs should:

- Set out a clear economic vision and strategy for their area;
- Set criteria for local inward investment to match the needs of the plan period;
- Support existing business sectors and where possible plan for changing economic circumstances;
- Plan positively for the location, promotion and expansion of clusters of knowledge driven sectors;
- Identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and
- Facilitate flexible working practices, such as live/work units.

LPAs should avoid the long-term protection of sites allocated for employment use where there is no reasonable prospect of the site being used for that purpose. Land allocations should be regularly reviewed.

## **Town Centres**

Planning policies should promote competitive town centre environments and LPAs should:

- Support their vitality and viability;
- Define a network and hierarchy of centres resilient to change and future economic changes;
- Define the extent of town centres and primary shopping frontages, with policies setting out permitted uses within them;
- Provide choice through competition;
- Retain, enhance and encourage new markets;
- Allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centre – using assessments, and consider the possibility of extending town centres to ensure an adequate supply of sites;
- Allocate edge of centre sites that are well connected to the town centre;
- Set policies for considering proposals outside the edge of town centres;
- Recognise the importance of residential development within town centres;
- Encourage economic development/activity in declining town centres.

The sequential test remains, in, edge of and out of centre hierarchy for development. Applicants must be flexible on format and scale of proposals.

The sequential approach does not apply to small scale rural offices or other small scale rural development.

Development outside a town centre, not in accordance with an up-to-date local plan will need to have an impact assessment. LPAs can set proportionate thresholds, if they do not; the default threshold is 2,500m<sup>2</sup>. The assessment must address, the impact on existing, committed and planned public and private investment in centres within a defined catchment area and the impact on the vitality and viability of the proposal on the town centre and wider area up to five years from the time the planning application is submitted, or 10 years if it is a major development and the potential impact will not be realised within 5 years.

## **Rural Economy**

Planning should support rural economic growth by, supporting growth and expansion of all types of business and rural enterprise, promoting agricultural diversity, tourism, and leisure development, and promoting the retention of local services and community facilities such as pubs and meeting places.

## **Sustainable Transport**

The NPPF aims to reduce the need to travel, reduce emissions, provide a choice of transport modes, use smarter technologies. Transport Assessments and Transport Statements will be required for all development generating significant amounts of movement.



Development should be refused where the residual cumulative impacts are severe.

Local parking standards should take account of accessibility, type, mixed and use of the development, availability of public transport. Car ownership levels and the overall need to reduce the use of high-emissions transport.

Local parking charges should not undermine the vitality of town centres and should be proportionate.

### **Communications Infrastructure**

LPAs should support the expansion of electronic communications networks, including broadband and telecommunications. The use of existing telecommunications masts should be encouraged. Where new sites are required equipment should be sympathetically designed.

The use of Article 4 directions should not be used to impose blanket bans on telecommunications infrastructure.

Applications for telecommunications development should be supported by evidence and should include, community consultation, issues of cumulative impacts and alternatives to the locations such as mast sharing.

### **Housing**

LPAs to identify key sites which are critical to the delivery of the housing strategy during the plan period, identify and update annually a supply of specific deliverable sites, to provide 5 years housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period). In areas of persistent under delivery the buffer should be increased to 20%. LPAs also need to identify sites for broad locations for growth for years 6-10 and where possible, years 11-15. Affordable and market housing to be identified via housing trajectories, policies for on-site, offsite provision or financial contribution should be set.

Housing density will be set by LPAs.

Windfall site allowances are permissible in the 5 year land supply based on compelling evidence, must be realistic and have regard to the SHLAA.

A wide choice and mix of housing should be planned for.

Empty dwellings should be bought back into use using CPO powers where necessary.

LPAs should set policies resisting inappropriate development in residential gardens.

In rural areas LPAs should be responsive to local need, making use of rural exceptions sites where possible.

New isolated dwellings in the countryside should be avoided unless they are for essential countryside workers, bring back into use a heritage asset, where a redundant building would be re-used to the benefit of the surrounding countryside, or is of exceptional innovative design.

## **Design**

Great importance is placed on the need to ensure that sustainable development is indivisible from good planning. LPAs should consider using design codes to deliver good design outcomes. LPAs should also have local design review arrangements in place to provide assessment and support the delivery of high quality design. Major projects should be referred for a national design review (Currently provided by Design Council Cade).

Advertisements should only be subject to control in the interests of amenity and public safety, taking account of the cumulative impacts.

Special protection may be afforded to Areas of Special Control Order, LPAs must consult local businesses prior to designating such areas.

## **Healthy Communities**

Planning policies should aim to provide opportunities between members of the community that do not usually interact, create safe and accessible environments and clear, legible areas of public open space.

LPAs should also deliver social, recreational and cultural facilities and services to meet community needs, planning policies and decisions should:

- Plan positively for shared spaces and local services;
- Guard against unnecessary loss of valued facilities and services ;
- Ensure established shops are retained for the benefit of the community; and
- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

LPAs to take a positive approach to enabling development to be brought forward under the Community Right to Build (CRBO).

LPAs should take a proactive, positive and collaborative approach to providing sufficient school places by:

- Giving great weight to the need to create, expand or alter schools; and
- Work with school promoters to identify and resolve key planning issues before applications are submitted.

Planning polices, for open spaces and sport and recreation, must be based on up-to-date assessments for new provision.

Existing open space, sports or recreational buildings and land, including playing fields, must not be built upon unless:

- An assessment identifies them to be surplus to requirements;
- The loss resulting would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; and
- The development is for alternative sports and recreational provision, the needs for which clearly outweighs the loss.

Planning policies should protect and enhance public rights of way.

Local Green Space designation should only be used:

- The green space is within reasonable proximity to the community it serves;
- The green space holds a particular local significance; and
- Where the green area concerned is local in character and is not an extensive tract of land.

## **Green Belt**

Green Belt policy is largely unchanged from PPG2. New development within the Green Belt now refers to 'buildings' rather than just 'dwellings'. The need to justify special circumstances for development within the Green Belt remains.

## **Climate Change, Flooding and Coastal Change**

LPAs, when determining planning applications should not require development to be justified in terms of need and if the impacts are not harmful to the environment, they should be permitted.

New development should be planned to take account of the longer term impacts of climate change. A sequential approach (if necessary the Exception test) to the location of development is advocated. The SFRA will provide the strategic basis for applying this test.

LPAs should reduce the risk of coastal change by implementing Coastal Change Management Areas.

## **Conserving and Enhancing the Natural Environment**

The planning system should contribute to enhancing the natural environment by:

- Protecting and enhancing valued landscapes, geological conservation interests and soils;
- Recognising the wider benefits of ecosystem services;
- Minimising the impact and providing net gains in biodiversity

Planning permission, which cannot be mitigated against, located in designated areas should be refused.

LPAs should plan for:

- Biodiversity at a landscape-scale across local authority boundaries;
- Identify and map components of ecological networks
- Promote preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of species populations, linked to national and local targets;
- Prevent harm to geological interests; and
- Where Nature Improvement Areas are identified in Local Plans authorities should specify type of acceptable development within them.

Planning policies and decisions should aim to:

- Avoid the detrimental impact of noise on health and quality of life;
- Mitigate and reduce to a minimum adverse impacts, including through the use of conditions;
- Recognise some development causes noise and not unreasonably restrict such development where appropriate; and
- Identify and protect areas of tranquillity

Planning policy should sustain compliance with and contribute towards EU limits values or national objectives for pollutants, taking into account Air Quality Management Areas and the cumulative impact of air quality from individual sites in local areas.

The reduction of the impact of light pollution through good design should be encouraged.

### **Conserving and Enhancing the Historic Environment**

LPAs should set out in Local Plans a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets at most risk through neglect, decay or other threats. They should take account of:

- Sustaining and enhancing such assets and bringing them back into use;
- The wider social, cultural, economic and environmental benefits they bring;
- The desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of place.

Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled ancient monuments should be subject to policies for designated heritage assets.

LPA should make information about the significance of the historic environment gathered as part of plan-making or development management, publicly available. Developers are also required to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and make this publicly available.

## **Minerals**

Minerals guidance is contained within the main document as well as the technical document and has replaced the existing Minerals Policy Guidance notes and Minerals Planning Statements.

The guidance is very clear about the role minerals play in supporting sustainable economic growth and the importance of providing a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs.

However it also makes it clear that plans should set out criteria to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment and human health. The technical annex contains more detailed guidance on the proximity of mineral workings to communities, dust and noise emissions and restoration & aftercare of mineral sites.

Safeguarding minerals remains important and plans should define safeguarding areas and adopt appropriate policies to stop minerals being sterilised by non-mineral development.

MPAs should prepare annual Local Aggregate Assessments either individually or jointly with other mineral planning authorities. These should be based on a rolling average of 10 years sales data and other relevant local information including secondary and recycled aggregate production.

Local Aggregate assessments should take account of National and sub national guidelines as well as any advice from the (regional) Aggregate Working Party.

Landbank levels should continue to be maintained: 7 years for sand and gravel, 10 years for crushed rock, 10 years silica sand and 25 years for brick clay.

Plans should indicate where coal extraction and the disposal of colliery spoil may be acceptable.

Presumption against coal development remains in place, however it now includes 'national benefits' along with local and community benefits which clearly outweigh the likely impacts to justify the grant of planning permission.

## **Plan Making**

### **Local Plans**

Local Plans must be produced by each LPA. Additional development plan documents should only be used where clearly justified. SPDs only used to help applicants make successful applications or aid infrastructure delivery, and not to add unnecessarily to the financial burden of the developer.

Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential.

LPAs should set strategic priorities to deliver:

- Homes and jobs;
- Retail, leisure and other commercial development;
- The provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management and the provision of minerals and energy (including heat);
- The provision of health, security, community and cultural infrastructure and other local facilities; and
- Climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

Local Plans should:

- plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of the NPPF;
- be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date;
- be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations;
- indicate broad locations for strategic development on a key diagram and land-use designations on a proposals map;
- allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate;
- identify areas where it may be necessary to limit freedom to change the uses of buildings, and support such restrictions with a clear explanation;
- identify land where development would be inappropriate, for instance because of its environmental or historic significance; and
- contain a clear strategy for enhancing the natural, built and historic environment, and supporting Nature Improvement Areas where they have been identified.

Overall, in terms of plan making LPAs are expected to provide up-to-date robust evidence bases to support their plans, these includes things such as a SHLAA, and IDP, these documents must be put together with the involvement of relevant external bodies such as Natural England and the MOD.

Public Bodies have a 'Duty to Cooperate' and strategically plan across local boundaries.

Local Plans will be examined by an independent Inspector to consider if the plan is sound namely that the plan is; positively prepared, justified, effective and consistent with national planning policy.

Neighbourhood plans can be produced by parishes and neighbourhood forums. Such plans must confirm with the areas Local Plan and can set policies to determine

decisions locally and grant planning permission through NDO and CRBO for development complying with these orders.

## **Decision Taking**

LPAs should approach decision-taking in a positive way to foster the delivery of sustainable development. Pre-application advice and front loading is essential to improve efficiency and effectiveness.

Where an NDO has been made a planning application is not required for development that is within the terms of the order. This also applies to CRBO.

LDOs should be used to tailor the relaxation of planning controls to fit with local circumstances.

The use of Article 4 Directions should be limited to situations where it is necessary to protect local amenity or the wellbeing of an area.

Obligations should only be sought where they are necessary, directly related to the development and are fairly and reasonably related in scale and kind to the development.

LPAs should consider publishing a local enforcement plan to manage enforcement proactively. This would set out how they would monitor the implementation of planning permission, investigate alleged cases of unauthorised development and take action where it is appropriate to do so

## **Appendix 2 - Planning Policy for Traveller Sites**

### **Introduction**

The Government aims to ensure fair and equal treatment for travellers, that facilitates their way of life and respects the interests of settled communities.

The Governments aims to achieve this are:

- LPAs should make their own assessment of need for the purposes of planning;
- LPAs work collaboratively in developing strategies to meet need through site identification over a reasonable timescale;
- Protect the Green Belt from inappropriate development;
- Promote private traveller site provision, though recognise that not all travellers can provide their own sites;
- Reduce the number of unauthorised development and encampments and make enforcement more effective;
- Increase site level supplies in appropriate locations with planning permission;
- Reduce tensions between settled and travelling communities;
- Make provision for travellers to have access to education, health, welfare and employment infrastructure; and
- LPAs to have due regard to the protection of local amenity and the local environment.

### **Policy A - Using Evidence**

LPAs need to assemble an evidence base that supports their planning approach. LPAs must engage with settled and travelling communities cooperate with travellers and their representatives, other LAs and relevant interest groups in preparing and maintaining an up-to-date understanding of the likely permanent and transit accommodation needs within their areas during their plan period and the evidence base must be robust to inform planning decisions.

### **Policy B - Plan Making**

LPAs must set pitch targets for gypsies and travellers and plot targets for travelling show people, both must address likely permanent and transit site accommodation needs.

In local plans LPAs must:

- Identify and update annually, a 5 years supply of deliverable sites;
- Identify a supply of specific developable sites or board locations for years 6-10 and where possible years 11-15;
- Consider cross boundary plans; and
- Relate number of pitches/plots to local circumstances and protect local amenity and environment.



Criteria should be set to guide land supply allocations where there is an identified need. Where no need is identified, criteria-based policies should be included to deal with decisions on a case by case basis.

Traveller sites should be sustainable economically, socially and environmentally, such as not locating sites in the flood plain.

### **Policy C – Sites in Rural Areas and the Countryside**

LPAs should ensure that the scale of sites do not dominate the nearest settled community.

### **Policy D – Rural Exception Sites**

If there is a lack of affordable land to meet need, LPAs should consider allocating and releasing sites solely for affordable traveller sites. Such policies should be in perpetuity and should seek to address the needs of the local community by accommodating households who are either current residents or have family or employment connections.

### **Policy E – Traveller Sites in the Green Belt**

Traveller sites in the Green Belt are classed as inappropriate development, special circumstances will need to be presented if planning permission were to be acceptable.

Green Belt boundaries can be altered but the land would then need to be allocated as a traveller sites.

### **Policy F – Mixed Planning Use Traveller Sites**

LPAs should consider sites suitable for mixed residential and business uses having regard to safety and amenity, where possible. Consideration needs to be given to the storage and space of equipment. Mixed use sites are not permitted on rural exception sites.

### **Policy G – Major Development Projects**

LPAs must work with the travelling community to identify sites or a site suitable for relocation of the community if a major development proposal requires the permanent or temporary relocation of a traveller site. LPAs are entitled to expect the applicant to identify and provide an alternative site, providing the development on the original site is authorised.

### **Policy H – Determining Planning Applications for Traveller Sites**

When determining applications LPAs must consider, amongst other relevant matters:

- The existing level of local provision and need for sites;
- The availability (or lack) of alternatives accommodation ;

- Other personal circumstances ;
- That the locally specific criteria used to guide site allocation where there is no identified need for pitches/plots should be used to assess applications on unallocated sites; and
- They should determine applications for sites from any travellers and not just those with local connections.

Traveller site development in open countryside should be strictly controlled and should not place undue pressure on existing infrastructure.

Weight should be attached to the use of Brownfield land, sites that would positively enhance the environment, promotion of healthy lifestyles. Sites should not be enclosed with too much hard landscaping, high walls or fences.

Planning obligation use such as limiting which part of a site maybe used for business operation in order to minimise noise are encouraged.