

Draft policy approach to take forward

Note: Some proposed draft policies relate specifically to the approach to selection of sites to be allocated for Gypsies and Travellers and will not need to be included in the draft DPD itself. Some draft policies may also be able to be merged in the draft DPD. Others duplicate policies in the Development Control Policies DPD and a cross reference to that plan may be sufficient and more appropriate in some case.

#	Subtitle wording	Proposed Policy wording	Actions
GT1B	Need for Sites	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.	
GT2		New Gypsy and Traveller pitches will be proportionately distributed throughout the district. Concentration of sites will be avoided.	Ensure a clear definition of 'proportionately' is provided in the GTDPD.
GT3	Identifying Sites	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).
GT4C	Relationship to Settlements	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.	
GT5	Flood Risk	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.	
GT6	Highway Access	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	

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		service to a local area centre is or can be made available.	
GT7	Site Safety	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.	
GT8	Basic Infrastructure	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.	
GT9	Ground Stability	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.	
GT10	Drainage	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.	
GT11	Hazardous Installations and Contaminated Land	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	

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		Agreements.	
GT12	Protection of Mineral Workings	Gypsy and Traveller pitches will not be permitted if located in the vicinity of mineral safeguarding areas.	
GT13/14	Sustainability of the Location	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.
GT15C	Access to Local Amenities	Sites for Gypsy and Traveller pitches will be located within 1000m (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.
GT16A	Access to Public Transport: Distance	Sites for Gypsy and Traveller pitches will be located within 400m and no more than 1000m (via a safe walking route) of a transport node providing a frequent service to the nearest local centre or town wherever possible.	
GT17A	Access to Public Transport: Frequency	Sites for Gypsy and Traveller pitches will be located close to a transport node providing a half hourly service or better to the nearest local centre or town wherever possible.	
GT18	Re-use of Brownfield Sites	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
GT19	Major New Developments	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.
GT21	Green Belt	In exceptional circumstances, after all alternatives	Ensure the wording of GTDPD policy relating to the

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		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.	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'.
GT24	Internationally and Nationally Recognised Designations	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.
GT25	Conservation Areas	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.	
GT26	Locally Recognised Designations	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

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			relating to consistency with the emerging Minerals and Waste LDF: Waste Safeguarding Areas, Sustainable Transport Protection Zones.
GT27	Impact on the Nearest Settlement	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'.
GT28	Local Character and Appearance	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.
GT29	Impact on Local Amenity	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.
GT30	Size of Sites	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.
GT33	Provision for Business Uses	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	Ensure further clarification is provided in the relevant GTDPD policy as to what would constitute a 'significant impact'.

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		requirements for the disposal of waste.	
GT34	Provision for Stables	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.	
GT35	Traditional Gypsy Settlement Areas	Sites must respect the scale of, and not dominate the nearest settled community. They must also avoid placing undue pressure on the local infrastructure.	
GT37	Play Areas	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.	
GT38ABC	Site Availability	Need to agree policy wording	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.
GT39/40	Site Ownership and Management	Need to agree policy wording	It is recommended that a combination of option GT39 and option GT40 be taken forward
GT42	Affordable Accommodation	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.	
GT44A	Transit Sites	In addition to providing permanent Gypsy and Traveller sites SCDC will, in cooperation with neighbouring authorities, investigate the provision	Consideration should be given to the provision of transit-only pitches within authorised sites.

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		of transit sites within the County.	
GT45A	Temporary Special Event Sites	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.	
GT46	Methodology	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.
GT47	Potential Sites	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.	
GT48	Regenerating Existing Sites	SCDC will support and encourage programmes and initiatives to regenerate SCDC managed Gypsy and Traveller sites, if they remain following this GTDPD	
GT49	Education Programmes	The Council will continue to promote education programmes in local schools and initiatives in the wider community to increase awareness of the issues and needs of the Gypsy and Traveller community whilst resources are available.	
New			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.
New			Greater preference is to be given to 'key' amenities such as food shop, postal facilities, pharmacy, primary

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