

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

---

**REPORT TO:** New Communities Portfolio Holder 20 May 2010

**AUTHOR/S:** Executive Director (Operational Services) / Corporate Manager (Planning and New Communities)

---

### **ST EDMUNDSBURY BOROUGH COUNCIL LOCAL DEVELOPMENT FRAMEWORK: DEVELOPMENT MANAGEMENT POLICIES SUBMISSION DRAFT, AND RURAL SITE ALLOCATIONS PREFERRED OPTIONS**

#### **Purpose**

1. The purpose of this report is to agree the response to St Edmundsbury Borough Council (SEBC) on their Local Development Framework documents.

#### **Recommendations and Reasons**

2. That New Communities Portfolio Holder agree the one representation be made to St Edmundsbury Borough Council's Development Management Policies Draft Submission document as follows:

#### **Support Policy HH9 Sites for Gypsies, Travellers and Travelling Showpeople.**

The Council supports the inclusion of Policy HH9 Sites for Gypsies, Travellers and Travelling Showpeople. This criteria-based policy is consistent with Government guidance and will allow sites to come forward, where they meet the criteria, to meet local needs. It may also help address the provision of sites in the period to 2011, which might otherwise not be met by solely relying on allocations in the Rural Site Allocations DPD and Area Action Plans for Bury St Edmunds and Haverhill, which are in early stages of production.

3. The Council has previously made representations to SEBC on their approach to planning for Gypsy and Travellers, for failing to address the provision of sites or the requirements set out in the East of England Plan (Policies H3 and H4). SEBC have subsequently included Policy HH9, a criteria-based policy for the consideration of sites for Gypsies, Travellers and Travelling Showpeople, in the Development Management Policies document, which addresses some of these concerns.

#### **Background**

4. St Edmundsbury Borough Council (SEBC) is currently undertaking an eight-week consultation between 12 April to 10 June 2010 on its Development Management Policies Draft Submission Document and Rural Site Allocations Preferred Options.
5. The New Communities Portfolio Holder previously considered a report on the SEBC Core Strategy Draft Submission Document, Development Management Preferred Options and Site Allocations Issues and Options in October 2009. This resolved to respond to SEBC on their Core Strategy DPD, but no comments were submitted on the Development Management Policies or Site Allocations documents.

6. The Core Strategy has subsequently been submitted and the Examination by an Independent Planning Inspector is currently underway. SEBC are now consulting on the next stage of the other two documents.

- **Development Management Policies Draft Submission Document**

7. The Development Management Policies document sets out the development control policies against which proposals for development will be considered. It contains policies on many issues including affordable housing, climate change and nature conservation. Many of these policies are 'saved' Local Plan policies which have been rolled forward, some with minor amendments. SEBC is currently consulting on the final draft of the document before submitting it to the Secretary of State for Examination by an independent Planning Inspector.

- **Rural Site Allocations Preferred Options**

8. The Rural Site Allocations Preferred Options document sets out SEBC's preferred options for site allocations in the six key service centres and the 12 local service centres identified in the Core Strategy Document. It reviews the existing Housing Settlement boundaries for all villages and also proposes to designate the general employment areas and operational use areas outside Bury St Edmunds and Haverhill. SEBC is currently seeking views on these proposals.
9. SEBC previously asked developers and landowners to submit details of sites that they considered appropriate for development to meet the needs of the borough to 2031. The Council has consulted on 153 sites in November 2008, and 74 sites additional sites in August 2009. None of the rural sites consulted upon would impact on South Cambridgeshire.
10. SEBC is currently seeking suggestions for Gypsy and Traveller sites as part of the Rural Site Allocations document consultation. A working group is also identifying preferred locations. SEBC intends to consult on sites in a separate document in Summer 2010. The sites identified by the working group and as a result of the current consultation will be allocated in the Rural Site Allocations Draft Submission document, due for publication in Autumn 2010. Any sites suggested in the towns of Bury St Edmunds and Haverhill will be considered separately through the Area Action Plans for these towns.

### **Issues for South Cambridgeshire**

11. The report considered by the New Communities Portfolio Holder on 1 October 2009 outlined a number of issues arising in the consultation documents, primarily pertaining to Gypsy and Travellers, which was only addressed in the Core Strategy Submission Draft document. At this time SEBC did not address the provision of sites, referring instead to sites being identified through the Area Action Plans and Site Allocations DPD. It also failed to fully address the requirements set out in the East of England Plan (Policies H3 and H4). As a result, the Council made a representation objecting to the Core Strategy Policy CS6 Gypsy and Travellers Accommodation.
12. SEBC, as part of the Core Strategy Examination process, have subsequently consulted on proposed changes to Policy CS6. These changes address most of the Council's concerns.
13. The Development Management Policies document now includes a criteria-based policy against which proposals for sites for Gypsies, Travellers and Travelling

Showpeople will be considered: Policy HH9 – Sites for Gypsies, Travellers and Travelling Show People. The criteria in Policy HH9 are consistent with Government guidance. Inclusion of this new policy would allow unallocated sites to come forward if they met the policy criteria, thus allowing the timely delivery of sites instead of relying solely on the allocation of sites in the Rural Site Allocations DPD and Area Action Plans for Bury St Edmunds and Haverhill. The Rural Site Allocations DPD is in the early stages of production and the Area Action Plans have not yet begun, therefore relying on these plans would delay sites coming forward to meet local needs, particularly in the period to 2011. As a result the Council would support the inclusion of a criteria-based policy.

### **Proposed Response to St Edmundsbury Borough Council**

14. The Council did not make any representations on the Development Management Preferred Options or Site Allocations Issues and Options documents. With the exception of the Gypsy and Traveller policy, there are no further issues for South Cambridgeshire District Council raised in the current consultation documents.
15. As a result, it is suggested the Council make the following representations to the St Edmundsbury Development Management Policies Draft Submission Document:

#### **Support Policy HH9 Sites for Gypsies, Travellers and Travelling Showpeople**

The Council supports the inclusion of Policy HH9 Sites for Gypsies, Travellers and Travelling Showpeople. This criteria-based policy is consistent with Government guidance and will allow sites to come forward, where they meet the criteria, to meet local needs. It may also help address the provision of sites in the period to 2011, which might otherwise not be met by solely relying on allocations in the Rural Site Allocations DPD and Area Action Plans for Bury St Edmunds and Haverhill, which are in early stages of production.

### **Implications**

16.	Financial	None
	Legal	None
	Staffing	Within existing resources
	Risk Management	None
	Equal Opportunities	None
	Climate Change	None

### **Consultations**

17. None

### **Effect on Strategic Aims**

18. The St Edmundsbury Borough Council Local Development Framework documents have potential to impact on the residents of South Cambridgeshire, particularly close to the district boundary. As a consultee the Council has the opportunity to review and comment on the proposals and help to maintain the quality of environment for our community living close to St Edmundsbury borough. The current consultation documents should not have adverse impact on South Cambridgeshire residents or the Council's Strategic Aims.

## **Conclusions / Summary**

19. St Edmundsbury Borough Council (SEBC) is currently undertaking an eight-week consultation between 12 April to 10 June 2010 on its Development Management Policies Draft Submission Document and Rural Site Allocations Preferred Options. The Council has previously made representations to SEBC on their approach to Gypsy and Traveller provision, particularly in the Core Strategy DPD. A new policy has been included in the Development Management Policies document and this addresses the Council's previous concerns. It is proposed that the Council support the inclusion of new Policy HH9 Sites for Gypsies, Travellers and Travelling Showpeople in the Development Management Policies DPD.

**Background Papers:** the following background papers were used in the preparation of this report:

- St Edmundsbury Borough Council's Development Management Policies Draft Submission documents April 2010
- St Edmundsbury Borough Council's Rural Site Allocations Preferred Options documents April 2010
- St Edmundsbury Borough Council's Core Strategy Draft Submission Document August 2009
- St Edmundsbury Borough Council's Development Management Preferred Options August 2009
- St Edmundsbury Borough Council's Site Allocation Issues and Options August 2009
- New Communities Portfolio Holder Decision January 2009
- Growth and Sustainable Communities Portfolio Holder Decision May 2008
- St Edmundsbury Borough Council's Core Strategy Preferred Options Report November 2008
- St Edmundsbury Borough Council's Strategic Sites Issues & Options Report November 2008
- St Edmundsbury Borough Council's Core Strategy Issues & Options Report March 2008

**Contact Officer:** Claire Spencer – Senior Planning Policy Officer  
Telephone: (01954) 713418