

## 5 RECOMMENDED POLICY CRITERIA

- 5.1 Criteria were developed as part of the study methodology to identify potential accommodation sites, as discussed in Section 3.1 of this report. This section recommends criteria for criteria based policy for consideration by the Partner Authorities reflecting the site selection criteria.
- 5.2 Significant to the identification of criteria for policy use in the assessment of applications for sites are the recommendations and guidelines contained within the ODPM Circular 01/2006 '*Planning for Gypsy and Traveller Caravan Sites*'. Policy should also reflect the sequential test outlined in Circular 1/2006.
- 5.3 In addition to constraints, criteria must also set minimum quality standards and legislative requirements. Policy must be "*fair, reasonable, realistic and effective*" and "*the more criteria there are, the more restrictive they are*" (ODPM Circular).
- 5.4 The following policy is recommended for consideration:

Planning permission will be granted provided that the following criteria/requirements are clearly satisfied:

### Alternative Sites

- Evidence should be provided of a sequential site selection and reasons should be given of why there are no suitable sites in an area preferred by the local authority. Sites identified in development plan documents should first be considered followed by urban areas / areas for proposed development, then previously developed (i.e. brownfield) land, then windfall sites.
- Evidence of no suitable sites must be provided before Green Belt locations will be considered
- Alterations to the Green Belt boundary can only be made in exceptional circumstances. Proof of need must be provided.

### Access

- The site should have safe and convenient access to the primary road network with proximity to the major road network
- The site should provide for vehicular access from the public highway, as well as for parking, turning and servicing on site, and road safety for occupants and visitors

### Site Conditions

- The site should not be located in an area at high risk of flooding, including functional floodplains
- The site should not be located on significantly contaminated land and avoid air, noise and odour pollution. However, consideration will be given to sites adjoining motorways, power lines, landfill sites or railways, as for conventional housing
- The site should be capable of receiving the supply of essential services including water, sewerage, drainage and water disposal

### Accessibility of Services

- Locations in or near existing settlements with access to local services, e.g. schools, doctors, shops, should be considered first
- There should be convenient access to public transport

### Neighbouring Uses

- Site size should be considered in context: undue burden on the local infrastructure should be avoided and the site should be compatible with the scale of the local settlement
- The potential for noise and other disturbance from the movement of vehicles to and from the site, the stationing of vehicles on the site, and on-site business activities should be minimised
- Landscaping and planting with appropriate trees and shrubs should be implemented where necessary in order for the site to blend into the surroundings, have structure and privacy, and to maintain visual amenity. However, the site should not be enclosed with too much hard landscaping
- The site should not obstruct a Public Right-of-Way

### Protected Areas

- The site should not be within the Green Belt unless it is on previously developed land or a rural exceptions site under the terms of PPG3
- The site should not be within the Chilterns AONB unless it is on previously developed land and unobtrusively located
- The site should avoid any other 'Protected Areas': Conservation Areas, SSSIs, SAMs, RIGs, Wildlife Sites, Protected Trees or Woodland and Registered Parks and Gardens
- The site should avoid any archaeological or historic site

### Future Use

- The site should allow for future expansion and improvements if considered appropriate