Redbridge Local Plan Soundness Checklist

(February 2017)

This note was prepared by AMEC and URS on behalf of the Planning Advisory Service. It aims to help local authorities prepare their plans in advance of an examination, taking into account the requirements of the National Planning Policy Framework. A separate checklist looks at legal compliance.

In summary – the key requirements of plan preparation are:

- Has the plan been positively prepared i.e. based on a strategy which seeks to meet objectively assessed requirements?
- Is the plan justified?
- Is it based on robust and credible evidence?
- Is it the most appropriate strategy when considered against the alternatives?
- Is the document effective?
- Is it deliverable?
- Is it flexible?
- Will it be able to be monitored?
- Is it consistent with national policy?

The Tests of Soundness at Examination

The starting point for the examination is the assumption that the Council has submitted what it considers to be a sound plan. Those seeking changes should demonstrate why the plan is unsound by reference to one or more of the soundness criteria.

The tests of soundness are set out in the National Planning Policy Framework (NPPF) (para 182): "The Local Plan will be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. A local planning authority should submit a plan for examination which it considers is 'sound' ", namely that it is:

1.   Positively Prepared: based on a strategy which seeks to meet objectively assessed development and infrastructure requirements

This means that the Development Plan Document (DPD) should be based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development. The NPPF, together with the Marine Policy Statement (MPS) set out principles through which the Government expects sustainable development can be achieved.

2.   Justified: the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence

This means that the DPD should be based on a robust and credible evidence base involving:

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- Research/fact finding: the choices made in the plan are backed up by facts.
- Evidence of participation of the local community and others having a stake in the area; and

The DPD should also provide the most appropriate strategy when considered against reasonable alternatives. These alternatives should be realistic and subject to sustainability appraisal. The DPD should show how the policies and proposals help to ensure that the social, environmental, economic and resource use objectives of sustainability will be achieved.

3. Effective: deliverable over its period based on effective joint working on cross-boundary strategic priorities
This means the DPD should be deliverable, requiring evidence of:
- Sound infrastructure delivery planning;
- Having no regulatory or national planning barriers to delivery;
- Delivery partners who are signed up to it; and
- Coherence with the strategies of neighbouring authorities, including neighbouring marine planning authorities.
- The DPD should be flexible and able to be monitored.

The DPD should indicate who is to be responsible for making sure that the policies and proposals happen and when they will happen. The plan should be flexible to deal with changing circumstances, which may involve minor changes to respond to the outcome of the monitoring process or more significant changes to respond to problems such as lack of funding for major infrastructure proposals. Although it is important that policies are flexible, the DPD should make clear that major changes may require a formal review including public consultation. Any measures which the Council has included to make sure that targets are met should be clearly linked to an Annual Monitoring Report.

4. Consistent with national policy: enabling the delivery of sustainable development
The demonstration of this is a 'lead' policy on sustainable development which specifies how decisions are to be made against the sustainability criterion (see the Planning Portal for a model policy www.planningportal.gov.uk). If you are not using this model policy, the Council will need to provide clear and convincing reasons to justify its approach.

The following table sets out the requirements associated with these four tests of soundness. Suggestions for evidence which could be used to support these requirements are set out, although these have to be viewed in the context of the plan being prepared. Please don't assume that you have got to provide all of these, they are just suggestions of what could be relevant.

In addition, the Legal Compliance checklist (a separate document, see www.pas.gov.uk) should be completed to ensure that this aspect is covered.

The Duty to Co-operate will also be assessed as part of the examination process.

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Soundness Test and Key Requirements	Possible Evidence	Evidence Provided
Positively Prepared: *the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.*		

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Vision and Objectives Has the LPA clearly identified what the issues are that the DPD is seeking to address? Have priorities been set so that it is clear what the DPD is seeking to achieve? Does the DPD contain clear vision(s) and objectives which are specific to the place? Is there a direct relationship between the identified issues, the vision(s) and the objectives? Is it clear how the policies will meet the objectives? Are there any obvious gaps in the policies, having regard to the objectives of the DPD? Have reasonable alternatives to the quantum of development and overall spatial strategy been considered? Are the policies internally consistent? Are there realistic timescales related to the objectives? Does the DPD explain how its key policy objectives will be achieved?	• Sections of the DPD and other documents which set out (where applicable) the vision, strategic objectives, key outcomes expected, spatial portrait and issues to be addressed. • Relevant sections of the DPD which explain how policies derive from the objectives and are designed to meet them. • The strategic objectives of the DPD, and the commentary in the DPD of how they derive from the spatial portrait and vision, and how the objectives are consistent with one another. • Sections of the DPD which address delivery, the means of delivery and the timescales for key developments through evidenced infrastructure delivery planning. • Confirmation from the relevant agencies that they support the objectives and the identified means of delivery. • Information in the local development scheme, or provided separately, about the scope and content (actual and intended) of each DPD showing how they combine to provide a coherent policy structure.	Section 1 gives an overview of the Local Plan process and the wider policy context in which it sits. Section 1.15 "The Challenges Facing Redbridge" sets out the key issues affecting the borough. Section 2 sets out the vision for the borough, along with strategic objectives (Table 2), listed alongside Local Plan policies contributing to each objective. Further information on delivery is contained within the Infrastructure Delivery Plan. Figure 1 shows the relationship of the component documents of the Local Plan to each other to give an overall structure, along with further information in Section 1 regarding Neighbourhood Plans, the London Plan, and the Duty to Co-operate. The Sustainability Appraisal looked at alternatives in regard to the overall spatial strategy. Figure 12 sets out a housing trajectory for the plan period and Appendices 1 and 2 provide timescales for development and infrastructure. Each policy has its own implementation section which sets out how the objectives of the plan will be achieved.
The presumption in favour of sustainable development (NPPF paras 6-17)	• An evidence base which establishes the development needs of the plan area (see	Section 3 "Promoting and Managing Growth" gives an overall strategy to how growth is facilitated and directed

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Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas. Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless: —any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or —specific policies in this Framework indicate development should be restricted.	Justified below) and includes a flexible approach to delivery (see 'Section 3 Effective', below). • An audit trail showing how and why the quantum of development, preferred overall strategy and plan area distribution of development were arrived at. • Evidence of responding to opportunities for achieving sustainable development in different areas (for example, the marine area)	within the borough. The Council are proposing to direct growth to Investment and Growth Areas which are highly sustainable locations. Key evidence base including the infrastructure Development Plan (2017), Outer North East London Housing Need Assessment (2016), Retail Capacity Assessment (2016) and Employment Land Review (2016) set out the borough's objectively assessed needs. The Local Plan sets out a strategy to seek to deliver this level of growth in a sustainable manner in accordance with the NPPF. The Sustainability Appraisal (2017) demonstrates that the Council's proposed strategy is the most sustainable approach.
Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.	• A policy or policies which reflect the principles of the presumption in favour of sustainable development (see model policy at www.planningportal.gov.uk)	The Local Plan has been prepared in accordance with the NPPF, with particular reference to the presumption in favour of sustainable development. The Sustainability Appraisal (2017) demonstrates that the Council's overall approach is considered to be the most sustainable.
Objectively assessed needs The economic, social and environmental needs of the authority area addressed and clearly presented in a fashion which makes effective use of land and specifically promotes mixed use development, and take account of cross-boundary and strategic issues.	• Background evidence papers demonstrating requirements based on population forecasts, employment projections and community needs. • Technical papers demonstrating how the aspirations and objectives of the DPD are related to the evidence, and how these are to be met, including from consultation	Key evidence base including the infrastructure Development Plan (2017), Outer North East London Housing Need Assessment (2016), Retail Capacity Assessment (2016) and Employment Land Review (2016) set out the borough's objectively assessed needs. The Local Plan sets out a strategy to seek to deliver this level of growth in a sustainable manner in accordance with the NPPF.

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Note: Meeting these needs should be subject to the caveats specified in Paragraph 14 of the NPPF (see above).	and associated with the Duty to Co-operate.	Policies LP1 and LP2 – promotes mixed use development and set out how the Council will make the most effective use of land. The Consultation Statement (2017) and Duty to Cooperate Statement (2017) demonstrate how the aspirations of the DPD are to be met and how cross-boundary issues have been dealt with.
NPPF Principles: Delivering sustainable development		
1. Building a strong, competitive economy (paras 18-22)		
Set out a clear economic vision and strategy for the area which positively and proactively encourages sustainable economic growth (21),	• Articulation of a clear economic vision and strategy for the plan area linked to the Economic Strategy, LEP Strategy and marine policy documents where appropriate.	Section 2 "Vision and Objectives" sets out the economic vision and strategy for the borough. This includes 'managing growth and investment' as well as 'Economic Vitality and Prosperity for All'. Strategic Objective 1, bullets 6, 7 and 9 seek to improve the borough's SIL and enable emerging business sectors, improve existing industrial estates and maximise employment opportunities and secure employment training opportunities. Section 3 "Promoting and Managing Growth" gives an overall strategy to how economic growth will be facilitated and directed within the borough. The Council are proposing to direct economic growth to Investment and Growth Areas which are highly sustainable locations. Policies LP14, LP15, and LP16 all cover particular requirements of the borough in regard to the local economy, workspace, and skills and training which includes protecting

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		the borough's most important employment space and promoting town centres and new 'business' locations. Paragraph 1.17 sets out the importance of a healthy economy to business growth and quality of life in Redbridge. An emphasis is made on developing the borough's town centres (in particular Ilford) and delivering jobs and investment in those areas through the designated Investment Areas.
Recognise and seek to address potential barriers to investment, including poor environment or any lack of infrastructure, services or housing (21)	• A criteria-based policy which meets identified needs and is positive and flexible in planning for specialist sectors, regeneration, infrastructure provision, environmental enhancement. • An up-to-date assessment of the deliverability of allocated employment sites, to meet local needs, (taking into account that LPAs should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of an allocated site being used for that purpose) para (22)	LP14 'Stimulating Business and the Local Economy' seeks to manage the macroeconomic trend of manufacturing decline and promote and facilitate the development of new and emerging industries. LP15 'Managed Workspace' seeks to overcome potential barriers to investment by supporting home working, seeking new development to provide flexible work space and provision of business space at affordable rents. LP16 'Skills and training' seeks to address and unemployment and facilitate training opportunities by supporting employment training, apprenticeships and job brokerage where related in scale and kind to the development. The Employment Land Review (2016) provides an up-to-date assessment of existing employment space and future economic trends.
2. **Ensuring the vitality of town centres (paras 23-37)**		

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Policies should be positive, promote competitive town centre environments, and set out policies for the management and growth of centres over the plan period (23)	• The Plan and its policies may include such matters as: definition of networks and hierarchies; defining town centres; encouragement of residential development on appropriate sites; allocation of appropriate edge of centre sites where suitable and viable town centre sites are not available; consideration of retail and leisure proposals which cannot be accommodated in or adjacent to town centres.	Section 2 "Vision and Objectives" sets out the economic vision and strategy for the borough. This includes 'managing growth and investment' as well as 'Economic Vitality and Prosperity for All' which aim to promote the borough's town centres. Strategic objective 1, bullet 8, seeks 'to encourage and maintain' the borough's town centres.

Section 3 "Promoting and Managing Growth" gives an overall strategy to how economic growth will be facilitated and directed within the borough. The Council are proposing to promote the vitality and viability of its town centres by directing new retail, business, leisure floorspace and homes to them.

A key imperative of the plan as a whole is the promotion of growth within the Borough's town centres. Metropolitan and District centres are placed in a clear hierarchy within the Key Diagram (Figure 6); as well as the Town Centre Hierarchy (figure 13) which also shows local centres and shopping parades.

Policies LP9, LP10, and LP11 all promote the ongoing viability and vitality of town centres, by promoting a range of uses and managing applications that include a change of use, a high quality public realm, better connectivity, and better utilisation of space; as well as space to support new business.

Residential growth in the town centres is also promoted through the delivery of Investment Growth Areas. |

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Allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community services and residential development needed in town centres (23)	• An assessment of the need to expand (the) town centre(s), considering the needs of town centre uses. • Primary and secondary shopping frontages identified and allocated.	The Retail Opportunities Sites (2016) document sets out a range of sites which could be accommodate the projected level of additional retail floorspace required in the borough over the plan period. These are reflected in appendix 1 on development Opportunity Sites. The Infrastructure Delivery Plan (2017) sets out the borough's infrastructure requirements over the plan period. These requirements are reflected in both appendix 1 and 2 on development Opportunity Sites. LP10 'Managing Town Centres and Retail Uses' sets out the Council's approach to primary and secondary shopping areas.
3. Supporting a prosperous rural economy (para 28)		
Support sustainable economic growth in rural areas. Planning strategies should promote a strong rural economy by taking a positive approach to new development. (28)	• Where relevant include a policy or policies which support the sustainable growth of rural businesses; promote the development and diversification of agricultural businesses; support sustainable rural tourism and leisure developments, and support local services and facilities.	Not applicable.
4. Promoting sustainable transport (paras 29-41)		
Facilitate sustainable development whilst contributing to wider sustainability and health objectives. (29) Balance the transport system in favour of sustainable	• Joint working with adjoining authorities, transport providers and Government Agencies on	Section 2 "Vision and Objectives" sets out the vision and strategy for the borough. This includes 'Connectivity' which aims to improve connectivity and accessibility in the

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transport modes and give people a real choice about how they travel whilst recognising that different policies will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas. (29) Encourage solutions which support reductions in greenhouse gas emissions and congestion (29) including supporting a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport. (30) Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development. (31) Opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure. (32) Ensure that developments which generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised (34) Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. (35) Policies should aim for a balance of land uses so that people can be encouraged to minimize journey lengths for employment, shopping, leisure, education and other activities. (37) For larger scale residential developments in	infrastructure provision in order to support sustainable economic growth with particular regard to the facilities referred to in paragraph 31. • Policies encouraging development which facilitates the use of sustainable modes of transport and a range of transport choices where appropriate, particularly the criteria in paragraph 35. • A spatial strategy and policy which seeks to reduce the need to travel through balancing housing and employment provision. • Policy for major developments which promotes a mix of uses and access to key facilities by sustainable transport modes. • If local (car parking) standards have been prepared, are they justified and necessary? (39) • Identification and protection of sites and routes where infrastructure could be developed to widen transport choice linked to the Local Transport Plan.	borough as well as promote walking and cycling. Strategic objective 2, bullet 1, 2 and 3 seeks to facilitate the 'arrival of Crossrail', 'encourage sustainable patterns of transport 'and 'encourage cleaner air'. The implementation of Crossrail will significantly improve accessibility and connectivity in the borough. Section 3 "Promoting and Managing Growth" gives an overall strategy to how economic growth will promote sustainable patterns of travel. The Council are proposing to direct new growth into Investment and Growth Areas which are the most accessible locations in the borough. LP22 "Promoting Sustainable Transport" sets out the overall policy regarding directing development to accessible locations; supporting transport projects that will improve public transport, especially where it improves connectivity to Investment and Growth Areas; partnership working with TfL; encouragement of walking and cycling; Green Travel Plans for new developments; In addition it the implementation of this policy will be through the Local Implementation Plan, Mayor of London's Transport Strategy and London Freight Plan, and the adopted Cycling Strategy. Mixed use development is promoted within policy LP14, and development is targeted toward town centres which will have targeted transport improvements as set out in policy LP22. LP23 sets out the expectations of car and cycle parking

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particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties. (38) The setting of car parking standards including provision for town centres. (39-40) Local planning authorities should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice. (41)		within developments, referencing local car and cycle parking standards within Appendix 7. They are banded by PTAL level (so that the maximum parking level is less at more accessible locations) or subject to an individual Transport Assessment as part of an application.
5. Supporting high quality communications infrastructure (paras 42-46)		
Support the expansion of the electronic communications networks, including telecommunications' masts and high speed broadband. (43) Local planning authorities should not impose a ban on new telecommunications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of telecommunications development or insist on minimum distances between new telecommunications development and existing development. (44)	• Policy supporting the expansion of electronic communications networks, including telecommunications and high speed broadband, noting the caveats in para 44.	Policy LP25 covers telecommunications developments such as masts, with no blanket bans or minimum distances to existing development. Policy LP25 (as amended) supports the delivery of high speed broadband within new and existing developments and the Council will seek to work with telecoms providers to deliver additional infrastructure as included within the IDP.
6. Delivering a wide choice of high quality housing (paras 47-55)		
Identify and maintain a rolling supply of specific deliverable sites sufficient to provide five years' worth	• Identification of: a) five years or more supply of	Table 3 and figure 12 set out the Council's five year land supply and plan period housing trajectory. The Council have

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of housing against their housing requirements; this should include an additional buffer of 5% or 20% (moved forward from later in the plan period) to ensure choice and competition in the market for land. 20% buffer applies where there has been persistent under delivery of housing(47)	specific deliverable sites; plus the buffer as appropriate • Where this element of housing supply includes windfall sites, inclusion of 'compelling evidence' to justify their inclusion (48) • A SHLAA	included a 20% buffer due to persistent under delivery of housing and does not rely on windfall in the first five years of the plan period. The Mayor's SHLAA (2013) and Appendix 1 set out the sites on which the Council propose to accommodate housing to meet borough requirements.
Identify a supply of developable sites or broad locations for years 6-10 and, where possible, years 11-15 (47).	• Identification of a supply of developable sites or broad locations for: a) years 6-10; b) years 11-15	Table 3 and figure 12 set out the Council's supply of developable site and plan period housing trajectory. Appendix 1 set out the sites on which the Council propose to accommodate housing to meet borough requirements.
Illustrate the expected rate of housing delivery through a trajectory; and set out a housing implementation strategy describing how a five year supply will be maintained. (47)	• A housing trajectory • Monitoring of completions and permissions (47) • Updated and managed SHLAA. (47)	Table 3 and figure 12 set out the Council's supply of developable site and plan period housing trajectory.
Set out the authority's approach to housing density to reflect local circumstances (47).	• Policy on the density of development.	The Council approach to density as set out in policy LP2 is in accordance with London Plan policy 3.3 and density matrix.
Plan for a mix of housing based on current and future demographic and market trends, and needs of different groups (50) and caters for housing demand and the scale of housing supply to meet this demand. (para 159)	• Policy on planning for a mix of housing (including self-build, and housing for older people • SHMA • Identification of the size, type, tenure and range of housing) required in particular locations, reflecting local demand. (50) • Evidence for housing provision based on up to date, objectively assessed	Policy LP3 sets out the Council approach to affordable housing. It sets a borough wide strategic target, threshold, size/tenure/type and approach to on and off site provision. Policy LP4 "Specialist Accommodation" supports specialist accommodation for older, homeless, or vulnerable residents in suitable locations, and resists their loss without adequate alternatives. Policy LP5 "Dwelling Mix" states that the Council will

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	needs. (50) • Policy on affordable housing and consideration for the need for on-site provision or if off-site provision or financial contributions are sought, where these can these be justified and to what extent do they contribute to the objective of creating mixed and balanced communities. (50)	promote a mixture of dwelling sizes and tenures within new developments, with a particular emphasis on family housing (of 3 bed+). Table 4 shows the preferred mix of dwelling sizes by type of tenure. The Council has undertaken a the Outer North East London SHMA (2016) with neighbouring authorities which sets out the borough's objectively assessed housing need.
In rural areas be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate (54). In rural areas housing should be located where it will enhance or maintain the vitality of rural communities.	• Consideration of allowing some market housing to facilitate the provision of significant additional affordable housing to meet local needs. • Consideration of the case for resisting inappropriate development of residential gardens. (This is discretionary)(para 53) • Examples of special circumstances to allow new isolated homes listed at para 55.	Not applicable.
7. Requiring good design (paras 56-68)		
Develop robust and comprehensive policies that set out the quality of development that will be expected for the area (58).	• Inclusion of policy or policies which seek to increase the quality of development through the principles set out at para 58 and approaches in paras 59-61, linked to the vision for the area and specific local issues	Objective 3 – 'Promoting High Quality Design' seeks to 'promote high quality, safe and sustainably designed buildings, places and streets. Policy LP26 "Achieving High Quality Design sets out a set of detailed criteria to promote the high quality design

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		throughout the borough.
8. Promoting healthy communities (paras 69-77)		
Policies should aim to design places which: promote community interaction, including through mixed-use development; are safe and accessible environments; and are accessible developments (69).	• Inclusion of a policy or policies on inclusive communities. • Promotion of opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments which bring together those who work, live and play in the vicinity; safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion; and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas. (69)	Policy LP18 "Health and Well Being" requires development to "positively contribute to creating high quality, active, safe and accessible places" and major development proposals are to include a Health Impact Assessment. An integrated approach to health and well-being (para. 3.29) is promoted, covering lifetime neighbourhoods, crime reduction and community safety, active travel, housing quality, access to open space and nature, air quality and noise, neighbourhood amenity, and access to work and training.
Policies should plan positively for the provision and use of shared space, community facilities and other local services (70).	• Inclusion of a policy or policies addressing community facilities and local service. • Positive planning for the provision and integration of community facilities and other local services to enhance the sustainability of communities and residential environments; safeguard against the	Section 3 "Promoting and Managing Growth" gives an overall strategy to how economic growth will promote sustainable patterns of travel. The Council are proposing to direct new growth into Investment and Growth Areas which are the most accessible locations in the borough. Strategic objective 1 – bullet 5, seeks to 'reduce health inequalities through good spatial planning' as 'ensuring

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	unnecessary loss of valued facilities and services; ensure that established shops, facilities and services are able to develop and modernize; and ensure that housing is developed in suitable locations which offer a range of community facilities and good access to key services and infrastructure.	appropriate access to health facilities. LP17- 'Delivering Community Facilities' sets out the Council's approach to provision of community and social infrastructure. The policy seeks to promote new infrastructure, protect existing infrastructure and secure duel use and community use agreements on new sites. The Infrastructure Delivery Plan (2017) sets out the level of infrastructure required over the plan period. This is reflected in appendix 2.
Identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities; and set locally derived standards to provide these (73).	• Identification of specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. (73) • A policy protecting existing open space, sports and recreational buildings and land from development, with specific exceptions. (74) • Protection and enhancement of rights of way and access. (75)	Section 2 "Vision and Objectives" sets out the vision and strategy for the borough. This includes 'Celebrating Open Spaces and Enhancing Redbridge's Historic Assets' which aims to protect Redbridge's 'renowned and highly valued open spaces and natural areas'. Strategic objective 4, bullet 1 seeks to 'improve existing open spaces and open space deficiency'. The Local Plan is supported with an Open Space Assessment (2016) and Playing Pitches Strategy (2016) which assesses the quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities. LP35 provides a policy regarding the protection and enhancement of open space subject to the specific exceptions in paragraph 74 of the NPPF.
Enable local communities, through local and neighbourhood plans, to identify special protection green areas of particular importance to them – 'Local	• Policy enabling the protection of Local Green Spaces. (Local Green Spaces should only be designated	At present there are no Neighbourhood Plans adopted in the borough. The Council will facilitate and assist communities

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Green Space' (76-78).	when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period. The designation should only be used when it accords with the criteria in para 77). Policy for managing development within a local green space should be consistent with policy for Green Belts. (78)	where a Neighbourhood Plan is proposed.
9. Protecting Green Belt land (paras 79-92)		

Local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land. (81)
 	
Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. (83)
 	
When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. (84)
 	
Boundaries should be set using 'physical features likely to be permanent' amongst other things (85)
	• Where Green Belt policies are included, these should reflect the need to:
	  o Enhance the beneficial use of the Green Belt. (81)
	  o Accord with criteria on boundary setting, and the need for clarity on the status of safeguarded land, in particular. (85)
	  o Specify that inappropriate development should not be approved except in very special circumstances. (87)
	  o Specify the exceptions to inappropriate development (89-90)
	  o Identify where very special circumstances might apply to renewable energy development.
		Policy LP34 sets out the Council approach to Green Belt and amendment.
		
		Green Belt Reviews support the proposed amendments to the Green Belt. These also demonstrate how the remaining green belt use 'physical features likely to be permanent' as boundaries.
		
		The Sustainability Appraisal (2017) assessed parcels of green belt proposed for 'release' to take account of the need to promote sustainable patterns of development as specified in paragraph 84 of the NPPF.
		
		LP37 – 'Green Infrastructure and Blue Ribbon' seeks improvements and enhancements that provide access and opportunities for outdoor sport and recreation.

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	(91)	
10. Meeting the challenge of climate change, flooding and coastal change (paras 93-108)		
Adopt proactive strategies to mitigate and adapt to climate change taking full account of flood risk, coastal change and water supply and demand considerations. (94)	• Planning of new development in locations and ways which reduce greenhouse gas emissions. • Support for energy efficiency improvements to existing building. • Local requirements for a building's sustainability which are consistent with the Government's zero carbon buildings policy . (95))	LP20 "Low Carbon and Renewable Energy" provides a policy ensuring major developments (both new and retrofit) are energy efficient, and use low carbon and renewable energy; as contained within a detailed energy assessment. District heating schemes are supported subject to consistency with other Local Plan policies. LP21 covers flood risk and requires the use of the Sequential Test and Exception Test approach to flood risk, along with the need for Flood Risk assessments on sites as appropriate. Energy efficiency improvements to existing buildings are covered within the Redbridge Vision of Sustainable Development (para. 4.2.2)
Help increase the use and supply of renewable and low carbon energy through a strategy, policies maximising renewable and low carbon energy, and identification of key energy sources. (97)	• A strategy and policies to promote and maximise energy from renewable and low carbon sources, • Identification of suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources (see also NPPF footnote 17) • Identification of where development	LP19 and LP20 both require developments to incorporate renewable energy and low carbon technologies. A limited number of sites for large scale renewable energy have been identified within the borough - namely large scale wind in the north east of the borough (para. 4.3.7).

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	can draw its energy supply from decentralised, renewable or low carbon supply systems and for co-locating potential heat customers and suppliers. (97)	
Minimise vulnerability to climate change and manage the risk of flooding (99)	• Account taken of the impacts of climate change. (99) • Allocate, and where necessary re-locate, development away from flood risk areas through a sequential test, based on a SFRA. (100) • Policies to manage risk, from a range of impacts, through suitable adaptation measures	LP21 "Water and Flooding" seeks to ensure development does not increase flood risk and minimises the risk of flooding where possible. Sites identified within the SFRA are required to comply with the Sequential Test and (where applicable) the Exception Test.
Take account of marine planning (105)	• Ensure early and close co-operation on relevant economic, social and environmental policies with the Marine Management Organisation • Review the aims and objectives of the Marine Policy Statement, including local potential for marine-related economic development • Integrate as appropriate marine policy objectives into emerging policy • Support of integrated coastal management (ICM) in coastal areas in line with the requirements of the MPS	Not applicable
Manage risk from coastal change (106)	• Identification of where the coast is likely to experience physical changes	Not applicable

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Soundness Test and Key Requirements	Possible Evidence	Evidence Provided
	and identify Coastal Change Management Areas, and clarity on what development will be allowed in such areas. • Provision for development and infrastructure that needs to be re-located from such areas, based on SMPs and Marine Plans, where appropriate.	
11. Conserving and enhancing the natural environment (paras 109-125)		
Protect valued landscapes (109)	• A strategy and policy or policies to create, protect, enhance and manage networks of biodiversity and green infrastructure. • Policy which seeks to minimise the loss of higher quality agricultural land and give great weight to protecting the landscape and scenic beauty of National Parks, the Broads and AONBs.	Policy LP35 (open space) alongside Policy LP37 (green infrastructure), LP38 ("Protecting Trees and Enhancing the Landscape") and LP39 ("Nature Conservation and Biodiversity") ensure that a network of sites (as part of the All London Green Grid SPG) is provided to ensure green infrastructure is both protected and well connected. The Redbridge Characterisation Study outlines the overall character and geographic nature of the borough, including how its green space is connected and the particular value that it has. LP39 additionally stipulates that development that would adversely affect the integrity of Epping Forest SAC will not be permitted except for reasons of overriding public interest.
Prevent unacceptable risks from pollution and land instability (109)	• Policy which seeks development which is appropriate for its location having regard to the effects of pollution on health, the natural	LP24 "Pollution" requires major new development to be "air quality neutral" as a minimum; and requires an Air Quality Assessment in certain cases [including for development that

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Soundness Test and Key Requirements	Possible Evidence	Evidence Provided
	environment or general amenity.	may harm air quality, or is in an area of poor air quality].
Planning policies should minimise impacts on biodiversity and geodiversity (117) Planning policies should plan for biodiversity at a landscape-scale across local authority boundaries (117)	• Identification and mapping of local ecological networks and geological conservation interests. • Policies to promote the preservation, restoration and re-creation of priority habitats, ecological networks and the recovery of priority species	Policy LP38 concerns the protection of trees and the use of Tree Preservation Orders. Policy LP39 concerns the protection of designated sites and the promotion of biodiversity sites. Paragraph. 6.2.1 identifies key ecological corridors and sites. Para 6.4.6 identifies key sites of the Blue Ribbon Network of waterbodies, including their importance as habitats. Figure 23 maps the extent of Green Belt and Open Spaces.
12. Conserving and enhancing the historic environment (paras 126-141)		
Include a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk (126)	• A strategy for the historic environment based on a clear understanding of the cultural assets in the plan area, including assets most at risk. • A map/register of historic assets • A policy or policies which promote new development that will make a positive contribution to character and distinctiveness. (126)	Policy LP33 sets out the plan's heritage policy, including the available means of protection including Conservation Areas, Listed Buildings, Historic Parks and Gardens, and Archaeology. Development proposals within Residential Precincts of Conservation areas are promoted, which respect their intrinsic character.
13. Facilitating the sustainable use of minerals (paras 142-149)		
It is important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. However,	Account taken of the matters raised in relation to paragraph 143 and 145, including matters in relation to land in	Contained within the Minerals Local Plan (2012).

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Soundness Test and Key Requirements	Possible Evidence	Evidence Provided
since minerals are a finite natural resource, and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation (142) Minerals planning authorities should plan for a steady and adequate supply of industrial materials (146)	national / international designations; landbanks; the defining of Minerals Safeguarding Areas; wider matters relating to safeguarding; approaches if non-mineral development is necessary within Minerals Safeguarding Areas; the setting of environmental criteria; development of noise limits; reclamation of land; plan for a steady and adequate supply of aggregates. This could include evidence of co-operation with neighbouring and more distant authorities.	
Justified: *The plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.* To be 'justified' a DPD needs to be: • Founded on a robust and credible evidence base involving: research / fact finding demonstrating how the choices made in the plan are backed up by facts; and evidence of participation of the local community and others having a stake in the area. • The most appropriate strategy when considered against reasonable alternatives.		
Participation Has the consultation process allowed for effective engagement of all interested parties?	The consultation statement. This should set out what consultation was undertaken, when, with whom and how it has influenced the plan. The statement should show that efforts have been made to consult hard to reach groups, key stakeholders etc. Reference SCI	Consultation Statement and Duty to Cooperate Statement
Research / fact finding Is the plan justified by a sound and credible evidence base? What are the sources of evidence? How up to date, and how convincing is it? What assumptions were made in preparing the DPD? Were they reasonable and justified?	• The studies, reports and technical papers that provide the evidence for the policies set out in the DPD, the date of preparation and who they were produced by. AND • Sections of the DPD (at various stages of development) and SA Report which illustrate how evidence supports the strategy, policies and proposals, including key assumptions.	[Appendix 10 lists the evidence base that supports the DPD, organised by topic area. References to the evidence base are made within the body of the Local Plan so as to provide justification for each policy area. The evidence is considered to be robust, up-to-date,

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	OR • A very brief statement of how the main findings of consultation support the policies, with reference to: reports to the council on the issues raised during participation, covering both the front-loading and formulation phases; and any other information on community views and preferences. OR • For each policy (or group of policies dealing with the same issue), a very brief statement of the evidence documents relied upon and how they support the policy (where this is not already clear in the reasoned justification in the DPD).	and relevant. In preparing the evidence base, certain assumptions have been made, particularly in regard to forecasting future trends. Other key assumptions are: • That there will be no fundamental changes to national or regional policy; or that such change will result in broadly similar trends.
Alternatives Can it be shown that the LPA's chosen approach is the most appropriate given the reasonable alternatives? Have the reasonable alternatives been considered and is there a clear audit trail showing how and why the preferred approach was arrived at? Where a balance had to be struck in taking decisions between competing alternatives, is it clear how and why the decisions were taken? Does the sustainability appraisal show how the different options perform and is it clear that sustainability considerations informed the content of the DPD from the start?	• Reports and consultation documents produced in the early stages setting out how alternatives were developed and evaluated, and the reasons for selecting the preferred strategy, and reasons for rejecting the alternatives. This should include options covering not just the spatial strategy, but also the quantum of development, strategic policies and development management policies. • An audit trail of how the evidence base, consultation and SA have influenced the plan. • Sections of the SA Report showing the assessment of options and alternatives. • Reports on how decisions on the inclusion of policy were made. • Sections of the consultation document demonstrating how options were developed and appraised. • Any other documentation showing how alternatives were developed and evaluated, including a report on how sustainability	The Local Plan is the culmination of a series of consultations and development of options. The Initial Consultation was held in October 2011 to identify the key issues for the plan. The Preferred Options Report (January 2013) identified "Investment Areas" where change and development could be accommodated, as well as highlighting that population growth had significantly exceeded previous projections. This was accompanied by a Sustainability Appraisal Scoping

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Soundness Test and Key Requirements	Possible Evidence	Evidence Provided
	appraisal has influenced the choice of strategy and the content of policies.	Report. Subsequently a Preferred Options Extension Consultation was held in 2014, this presented four options for meeting future housing and infrastructure needs. The Sustainability Appraisal also tested various options which helped to inform which of the Preferred Options went forward; and the Consultation Statement details how the community had the opportunity to influence the above options.

Effective: *the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities.*

To be 'effective' a DPD needs to:

- Be deliverable
- Demonstrate sound infrastructure delivery planning
- Have no regulatory or national planning barriers to its delivery
- Have delivery partners who are signed up to it
- Be coherent with the strategies of neighbouring authorities
- Demonstrate how the Duty to Co-operate has been fulfilled
- Be flexible
- Be able to be monitored

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Soundness Test and Key Requirements	Possible Evidence	Evidence Provided
Deliverable and Coherent • Is it clear how the policies will meet the Plan's vision and objectives? Are there any obvious gaps in the policies, having regard to the objectives of the DPD? • Are the policies internally consistent? • Are there realistic timescales related to the objectives? • Does the DPD explain how its key policy objectives will be achieved?	• Sections of the DPD which address delivery, the means of delivery and the timescales for key developments and initiatives. • Confirmation from the relevant agencies that they support the objectives and the identified means of delivery, such as evidence that the plans and programmes of other bodies have been taken into account (e.g. Water Resources Management Plans and Marine Plans). • Information in the local development scheme, or provided separately, about the scope and content (actual and intended) of each DPD showing how they combine to provide a coherent policy structure. • Section in the DPD that shows the linkages between the objectives and the corresponding policies, and consistency between policies (such as through a matrix).	Policy LP41 "Delivery and Monitoring" covers the Council's approach to the delivery of its objectives, including the practical aspects of development such as phasing and site assembly. The policies are internally consistent and there are links and cross-references throughout the document. The Sustainability Appraisal process has been used to test the policies for such purposes. Appendices 1 and 2 concern phasing for development and infrastructure respectively. The Monitoring Framework (Appendix 3) sets out a clear link between policies, indicators, targets, and the delivery agencies; which allow for a clear determination as to whether the plan's objectives are being delivered.
Infrastructure Delivery • Have the infrastructure implications of the policies clearly been identified? • Are the delivery mechanisms and timescales for implementation of the policies clearly identified? • Is it clear who is going to deliver the required infrastructure and does the timing of the provision complement the timescale of the policies?	• A section or sections of the DPD where infrastructure needs are identified and the proposed solutions put forward. • A schedule setting out responsibilities for delivery, mechanisms and timescales, and related to a CIL schedule where appropriate. • Confirmation from infrastructure providers that they support the solutions proposed and the identified means and timescales for their delivery, or a plan for resolving issues. • Demonstrable plan-wide viability, particularly in relation to the delivery of affordable housing and the role of a CIL schedule.	Policy LP41 "Delivery and Monitoring" and Section 7 "Implementation and Monitoring" cover the delivery of the local plan's vision, including the use of CIL. Appendix 2 lists the schedule of projects from the Infrastructure Delivery Plan, with schemes divided into the same phasing as the opportunity sites in Appendix 1, allowing the delivery of housing (and other development) to be linked to that of infrastructure.

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Soundness Test and Key Requirements	Possible Evidence	Evidence Provided
		The Infrastructure Delivery Plan itself is more detailed on such matters. The Council's role in delivery, including site assembly, coordination with neighbouring boroughs, development management (including pre-application), and the Housing Implementation Strategy) are covered. Developers unable to meet the affordable housing requirement set out in Local Plan Policy 3 must submit a viability appraisal; further clarification on this will be contained within a forthcoming Planning Obligations and Affordable Housing SPD.
Co-ordinated Planning Does the DPD reflect the concept of spatial planning? Does it go beyond traditional land use planning by bringing together and integrating policies for the development and use of land with other policies and programmes from a variety of agencies / organisations that influence the nature of places and how they function?	• Sections of the DPD that reflect the plans or strategies of the local authority and other bodies • Policies which seek to pull together different policy objectives • Expressions of support/representations from bodies responsible for other strategies affecting the area	Section 1.5 outlines the relationship between the Local Plan and the London Plan. Section 1.13 outlines the relationship between the Local Plan and the Redbridge Corporate Strategy 2014-2018. As part of the Duty to Cooperate, other authorities and statutory consultees have made representations at different stages of the plan.
Flexibility • Is the DPD flexible enough to respond to a variety of, or unexpected changes in, circumstances? • Does the DPD include the remedial	• Sections of the DPD setting out the assumptions of the plan and identifying the circumstances when policies might need to be reviewed. • Sections of the annual monitoring report and sustainability appraisal report describing how the council will monitor:	Flexibility in the draft Local Plan is set out in section 7.8; with particular regard to the viability of development schemes, the feasibility of particular measures, and site specific issues; and the need to monitor housing delivery against the targets, and is

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Soundness Test and Key Requirements	Possible Evidence	Evidence Provided
actions that will be taken if the policies need adjustment?	a. the effectiveness of policies and what evidence is being collected to undertake this b. changes affecting the baseline information and any information on trends on which the DPD is based • Risk analysis of the strategy and policies to demonstrate robustness and how the plan could cope with changing circumstances • Sections within the DPD dealing with possible change areas and how they would be dealt with, including mechanisms for the rate of development to be increased or slowed and how that would impact on other aspects of the strategy and on infrastructure provision • Sections of the DPD identifying the key indicators of success of the strategy, and the remedial actions which will be taken if adjustment is required.	further eluded to within the implementation sections of other policies. The Infrastructure Delivery Plan will be reviewed on an annual basis.
Co-operation • Is there sufficient evidence to demonstrate that the Duty to Co-operate has been undertaken appropriately for the plan being examined? • Is it clear who is intended to implement each part of the DPD? Where the actions required are outside the direct control of the LPA, is there evidence that there is the necessary commitment from the relevant organisation to the implementation of the policies?	• A succinct Duty to Co-operate Statement which flows from the strategic issues that have been addressed jointly. A 'tick box' approach or a collection of correspondence is not sufficient, and it needs to be shown (where appropriate) if joint plan-making arrangements have been considered, what decisions were reached and why. • The Duty to Co-operate Statement could highlight: the sharing of ideas, evidence and pooling of resources; the practical policy outcomes of co-operation; how decisions were reached and why; and evidence of having effectively co-operated to plan for issues which need other organisations to deliver on, common objectives for elements of strategy and policy; a memorandum of understanding; aligned or joint core strategies and liaison with other consultees as appropriate.	The Duty to Cooperate Statement (LBR 2.84) highlights the joint issues and strategies of cooperation between the Council and neighbouring authorities and agencies. Appendix 2 identifies the delivery agencies (additional to the Council) responsible for particular infrastructure projects; and Appendix 3 (Monitoring Framework) the agencies responsible for each of the strategic objectives within the Local Plan.

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Soundness Test and Key Requirements	Possible Evidence	Evidence Provided
Monitoring • Does the DPD contain targets, and milestones which relate to the delivery of the policies, (including housing trajectories where the DPD contains housing allocations)? • Is it clear how targets are to be measured (by when, how and by whom) and are these linked to the production of the annual monitoring report? • Is it clear how the significant effects identified in the sustainability appraisal report will be taken forward in the ongoing monitoring of the implementation of the plan, through the annual monitoring report?	• Sections of the DPD setting out indicators, targets and milestones • Sections of the current annual monitoring report which report on indicators, targets, milestones and trajectories • Reference to any other reports or technical documents which contain information on the delivery of policies • Sections of the current annual monitoring report and the sustainability appraisal report setting out the framework for monitoring, including monitoring the effects of the DPD against the sustainability appraisal	Appendix 2 contains specific delivery projects along with their phasing, funding sources, and the agencies responsible. Appendix 3 (Monitoring Framework) contains specific targets in relation to the plan's Strategic Objectives and indicators, including housing trajectories) Table 3 shows a chart of housing delivery by location and plan phase, and Figure 12 a chart showing the supply of deliverable land over the duration of the plan. Section 7.10 (Monitoring) covers the remit of the annual monitoring report, this report will be the mechanism for reporting progress on targets and will enable for flexibility as it allows for any targets that are not being met to be identified.
Consistent with national policy: *the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.*		
The DPD should not contradict or ignore national policy. Where there is a departure, there must be clear and convincing reasoning to justify the approach taken.		
• Does the DPD contain any policies or proposals which are not consistent with national policy and, if so, is there local justification? • Does the DPD contain policies that do not add anything to existing national guidance? If so,	• Sections of the DPD which explain where and how national policy has been elaborated upon and the reasons. • Studies forming evidence for the DPD or, where appropriate, other information which provides the rationale for departing from national policy. • Evidence provided from the sustainability appraisal (including	No the Council considers the development strategy proposed in the Local Plan to be in accordance with the NPPF.

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Soundness Test and Key Requirements	Possible Evidence	Evidence Provided
why have these been included?	reference to the sustainability report) and/or from the results of community involvement. • Where appropriate, evidence of consistency with national marine policy as articulated in the UK Marine Policy Statement • Reports or copies of correspondence as to how representations have been considered and dealt with.	

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Planning policy for traveller sites

Planning Policy for Traveller Sites was published in 23 March 2012 and came into effect on 27 March 2012. Circular 01/06: Planning for Gypsy and Traveller Caravan Sites and Circular 04/07: Planning for Travelling Showpeople have been cancelled. Planning Policy for Traveller Sites should be read in conjunction with the National Planning Policy Framework, including the implementation policies of that document.

The government's aim in relation to planning for traveller sites is:

'To ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic life of travellers whilst respecting the interests of the settled community'.

Government's aims in respect of traveller sites are:

- That local planning authorities (LPAs) make their own assessment of need for the purposes of planning
- That LPAs work collaboratively, develop fair and effective strategies to meet need through the identification of land for sites
- Plan for sites over a reasonable timescale
- Plan-making should protect green belt land from inappropriate development
- Promote more private traveller site provision whilst recognising that there will always be those travellers who cannot provide their own sites
- Aim to reduce the number of unauthorised developments and encampments and make enforcement more effective.

In addition local planning authorities should:

- Include fair, realistic and inclusive policies
- Increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply
- Reduce tensions between settled and traveller communities in plan-making and decision-taking
- Enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure
- Have due regard to protection of local amenity and local environment

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Policy Expectations	Possible Evidence	Evidence Provided
Policy A: Using evidence to plan positively and manage development (para 6)		
Early and effective community engagement with both settled and traveller communities.	• Early and effective engagement undertaken, including discussing travellers' accommodation needs with travellers themselves, their representative bodies and local support groups.	A full account of the consultation and engagement work undertaken is within the Gypsy and Travellers Needs Assessment (2016)
Co-operate with travellers, their representative bodies and local support groups, other local authorities and relevant interest groups to prepare and maintain an up-to-date understanding of likely permanent and transit accommodation needs of their areas.	• Demonstration of a clear understanding of the needs of the traveller community over the lifespan of your development plan. • Collaborative working with neighbouring local planning authorities. • A robust evidence base to establish accommodation needs to inform the preparation of your local plan and make planning decisions.	A full assessment is located within the Gypsy and Travellers Needs Assessment (2016). Additionally the Duty to Cooperate Statement (2017) demonstrates how the Council has sought to co-operate in regards to traveller provision.
Policy B: Planning for traveller sites (paras 7-11)		
Set pitch targets for gypsies and travellers and plot targets for travelling showpeople which address the likely permanent and transit site accommodation needs of travellers in your area, working collaboratively with	• Identification, and annual update, of a supply of specific, deliverable sites sufficient to provide 5 years worth of sites against locally set target. Identification of a supply of specific, developable sites or broad locations for growth for years 6-10, and, where	LP8 "Gypsies and Travellers" supports the intensification of an existing site [currently 16 pitches] to provide up to 7 additional pitches over the plan period; with 2 of the additional pitches within the first 5 years (para 3.14.4).

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Policy Expectations	Possible Evidence	Evidence Provided
neighbouring LPAs. Set criteria to guide land supply allocations where there is identified need. Ensure that traveller sites are sustainable economically, socially and environmentally.	possible, for years 11-15. • An assessment of the need for traveller sites, and where an unmet need has been demonstrated a supply of specific, deliverable sites been identified. • Policy which takes into account criteria a-h of para 11	LP8 "Development of any additional temporary or permanent Gypsy and Traveller accommodation will only be permitted subject to all of the following criteria… …The site is well related to existing communities and accessible to local services and facilities, such as shops, primary and secondary schools, healthcare and public transport"
Policy C: Sites in rural areas and the countryside (para 12)		
When assessing the suitability of sites in rural or semi-rural settings LPAs should ensure that the scale of such sites do not dominate the nearest settled community.		The projected need for additional gypsy and traveller provision is proposed to be accommodated within the borough's existing site.
Policy D: Rural exception sites (para 13)		
If there is a lack of affordable land to meet local traveller needs, LPAs in rural areas, where viable and practical, should consider allocating and releasing sites solely for affordable travellers' sites.	• If a rural exception site policy is used, and if so clarity that such sites shall be used for affordable traveller sites in perpetuity.	Not applicable
Policy E: Traveller sites in Green Belt (paras 14-15)		
Traveller sites (both permanent and	• Green Belt boundary revisions made in response to a	Not applicable.

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Policy Expectations	Possible Evidence	Evidence Provided
temporary) in the Green Belt are inappropriate development. Exceptional limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet a specific, identified need for a traveller site ... should be done only through the plan-making process.	specific identified need for a traveller site, undertaken through the plan making process.	
Policy F: Mixed planning use traveller sites (paras 16-18)		
Local planning authorities should consider, wherever possible, including traveller sites suitable for mixed residential and business uses, having regard to the safety and amenity of the occupants and neighbouring residents.	• Consideration of the need for sites for mixed residential and business use (having regard to safety and amenity of the occupants and neighbouring residents), or separate sites in close proximity to one another. • N.B. Mixed use should not be permitted on rural exception sites	LP8 – development proposals for travellers sites subject to having suitable access, adequate parking, turning, and servicing; not having an unduly effect on the amenity of occupiers of adjoining land, and not having an undue effect on the visual amenity of the locality.
Policy G: Major development projects (para 19)		
Local planning authorities should work with the planning applicant and the affected traveller community to identify a site or sites suitable for relocation of the community if a major development proposal requires the permanent	• Where a major development proposal requires the permanent or temporary relocation of a traveller site, the identification of a site or sites suitable for re-location of the community.	Not applicable.

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Policy Expectations	Possible Evidence	Evidence Provided	
or temporary relocation of a traveller site.			