

Aim, Guidelines, Objectives and Principles which will govern the designation of planning zones and planning policy for the Sovereign Base Areas - SBAA Policy Statement

Introduction

1. This document constitutes the agreed framework for the designation of planning zones and planning policy for the Sovereign Base Areas (SBAA Policy Statement), for the purposes of ensuring a consistent approach to planning but also to act as guidance for all those involved.

Aim

2. The SBAA Policy Statement will be established in accordance with SBA Administration legislation, based as far as possible on the relevant article (article 18A) of the Republic of Cyprus' Town and Country Planning Law. The aim of the SBAA Policy Statement will be to ensure that any future development is carried out in a controlled manner.

3. This will be to the benefit to the resident communities, while safeguarding the UK's military requirements and security needs and its obligations, in line with the provisions of the Arrangement relating to the regulation of development in the SBA.

Planning Guidelines

4. The SBAA Policy Statement will be guided by the following:

- a. The Arrangement signed between the UK and Republic of Cyprus.
- b. The relevant SBA Administration legislation, and, when it concerns the territory of the Republic of Cyprus, the relevant legislation of the Republic.
- c. The Republic of Cyprus Policy Statement - Policy to Regulate and Control Development and to Protect the Environment in Rural Areas and Villages.
- d. The objectives and principles outlined below.
- e. The process as set out in the attached document (Process for the preparation and adoption of SBAA Policy Statement) relating to the preparation of the planning zones and planning policy ensuring the participation of the local authorities and of the public.
- f. The particularities and constraints that exist in the SBA (for example, military installations and protection areas).

Planning Objectives

5. In line with the Aim outlined at para 3, the Planning Objectives within the SBA will be to the following:

- a. Meet the actual housing and other development needs, through a unified approach, of all communities involved.
- b. Ensure planning and spatial continuity in relation to the existing development plans of the Republic of Cyprus for adjacent and overlapping communities and in accordance with the SBA Administration planning legislation.
- c. Create sustainable settlements which should include sufficient land for future residential development (taking also into account the 'natural expansion areas').
- d. Promote a functional, sustainable and balanced planning approach.
- e. Ensure prudent protection and management of the environment, natural resources, landscape and cultural heritage.
- f. Achieve strategic, compact and concentrated development in order to prevent scattered development.
- g. Ensure that sufficient and suitable land is allocated for other desirable land uses, other than residential, in order to support the sustainable development of the communities.
- h. Safeguard all necessary infrastructure for roads and public utilities.
- i. Avoid the close proximity of incompatible land-uses for safety purposes and safeguarding health and amenities (especially between civil and military uses / installations).

Planning Principles

6. In line with the Aim outlined at para 3, the Planning Principles, according to which demands will be considered, which will regulate and control development within the SBA are as follows:

- a. evidence of actual need based on available statistics (e.g. population in relation to the capacity of the development zones and proportion of built-up areas within existing development zones);
- b. assessment of the current conditions and commitments regarding development, land use, protection areas and 'natural expansion areas';
- c. designation of planning zones (development zones, protection zones and agricultural zones) based on land-uses, needs and particularities of each sub area, including proximity to military establishments;
- d. establishment of protection zones in areas such as:
 - (1) seashore;
 - (2) forest;
 - (3) areas of land consolidation or areas served by Republic of Cyprus Government Irrigation Works;
 - (4) cultural heritage including areas of ancient monuments; and

(5) nature protection areas and areas of natural beauty including Natura 2000 Network sites, Ramsar and other environmentally significant areas (e.g. rivers, ravines, topographical features).

e. consideration of parameters concerning infrastructure, including:

- (1) possibility of connection to water supply network;
- (2) accessibility (existence of a registered road network etc); and
- (3) safeguard the provision of public uses (schools, hospitals etc) in order to operationally support the communities, should this be deemed necessary.

Joint Signature Block

SBAA

DTPH

POC

Process for the preparation and adoption of SBAA Policy Statement

During the entire process for the preparation and adoption of the SBAA Policy Statement, the Authorities of the Republic of Cyprus will work collaboratively with the SBA Administration.

PHASE A

Step 1 -

Agreement between the Authorities of the Republic of Cyprus and the SBA Administration on the Aim, Guidelines, Objectives and Principles which will govern the preparation of the SBAA Policy Statement.

Step 2 –

The Department of Town Planning and Housing (DTPH), in consultation with SBA Administration, will undertake preparatory work which includes an appropriate survey, data collection and cartographic background preparation. The DTPH and the SBA Administration will jointly present the Process to Community Representatives and provide additional information, including maps, which will enable the local communities to understand the existing situation and planning limitations.

Step 3 -

Open community assemblies/meetings to be held by each Local Authority to discuss and formulate recommendations. The recommendations of the Local Authorities will be posted in their offices and thus made available to the public. At the same time they will be submitted to the DTPH and the SBA Administration. The DTPH and the SBA Administration will evaluate the recommendations.

Step 4 -

The evaluation of the recommendations of the Local Authorities, will be submitted to the Committee for the Preparation of the SBAA Policy Statement (CPPS). The CPPS will consist of representatives from DTPH (acting as co-ordinator), District Officers, Union of Cyprus Communities, Ministry of Communications and Works, Ministry of Agriculture, Natural Resources and Environment and appropriate SBA Administration representative(s).

Step 5 –

The Committee for the Preparation of the Policy Statement (CPPS) will formulate the draft SBAA Policy Statement, based on:

- a. The evaluation of the recommendations of the Local Authorities undertaken by the DTPH and the SBA Administration;
- b. The site visits undertaken by the Committee; and
- c. Stakeholder consultation, including relevant Republic of Cyprus and the SBA Administration authorities and institutions, and other organisations.

Step 6 -

Once agreed, the CPPS's preliminary SBAA Policy Statement will be submitted for Strategic Environmental Assessment.

Step 7 -

The DTPH and the SBA Administration will formulate the SBAA Policy Statement which will be submitted to the Administrator for approval.

Step 8 -

The SBAA Policy Statement is published by the Administrator in the SBA Administration's Official Gazette. The Republic of Cyprus will similarly make public the Policy Statement in its Official Gazette.

PHASE B

Examination of Objections

The SBAA Policy Statement will come into effect on the date of its publication while at this point, and for a period of **4** months, the public can make written objections to the Administrator. The written objections will be considered by the Administrator, in consultation and with the assistance of the Republic of Cyprus DTPH team, seeking advice from the Administration's Area Offices and other personnel as appropriate. The Administrator may also consult with third parties. The Administrator will then determine whether the SBAA Policy Statement requires amending in light of the written objections, in consultation with the DTPH. The SBA Administration will publish the final Policy Statement in its Official Gazette. The Republic of Cyprus will similarly make public the SBAA Policy Statement in its Official Gazette.

Review

The SBAA Policy Statement will be reviewed at a minimum of every 5 years.