

5 Core Policies

Gypsies, Travellers and Travelling Showpeople

Policy CS 7

Gypsies, Travellers and Travelling Showpeople

To meet the identified need for Gypsies, Travellers and Travelling Showpeople⁽⁵⁶⁾ pitches within the District, the Council will make appropriate provision through the identification of sites within the Site Allocations and Delivery DPD. The requirement for transit sites will be addressed through the same DPD.

In allocating sites, and for the purpose of considering planning applications relating to sites not identified in the relevant DPD, the following criteria will need to be satisfied for sites outside settlement boundaries:

- Safe and easy access to major roads and public transport services;
- Easy access to local services including a bus route, shops, schools and health services;
- Located outside areas of high flooding risk;
- Provision for adequate on site facilities for parking, storage, play and residential amenity;
- The possibility of the integrated co-existence between the site and the settled community, including adequate levels of privacy and residential amenity both within the site and with neighbouring occupiers;
- Opportunities for an element of authorised mixed uses;
- The compatibility of the use with the surrounding land use, including potential disturbance from vehicular movements, and on site business activities;
- Will not materially harm the physical and visual character of the area;
- Where applicable have regard for the character and policies affecting the North Wessex Downs AONB.

Explanation of the policy

5.34 West Berkshire Council, as the Local Planning Authority, is required to identify sites to meet the needs of Gypsies, Travellers, and Travelling Showpeople. Policy CS7 applies to proposed sites located outside settlement boundaries. Proposed sites within settlement boundaries are considered acceptable in principle, as with conventional housing, subject to material considerations. Some of the policy criteria will assist in providing a suitably located and designed site.

5.35 There is a corporate commitment to supporting sustainable communities, and a good supply of affordable housing including social rented housing to address housing needs. This applies to the Travelling communities as well as settled communities.

5.36 The Council is required by national policy to set pitch and plot targets which address the likely permanent and transit accommodation needs in the area, working collaboratively with neighbouring authorities.

5.37 The Council notes the Gypsy and Traveller Accommodation Assessment (GTAA) evidence indicating 4 pitches for Gypsies and Travellers up to 2011, and for up to an additional 4 Travelling Showpeople pitches up to 2017, which was used by West Berkshire Council at the Examination in to the Partial Review of the South East Plan. The Council recognises that there will be a continued

56 The terms 'Gypsies and Travellers' and 'Travelling Showpeople' are as defined in '[Planning policy for traveller sites](#)' (March 2012, DCLG), available to view at www.gov.uk.

need for pitches, and will update the evidence base to inform the Site Allocations and Delivery DPD which will determine the number and location of pitches up to 2026. The criteria that will be used to identify such sites and to determine planning applications relating to sites not identified in the relevant DPD, is set out in the above policy.

5.38 For the purpose of this policy, the criteria for high flooding risk refers to the vulnerability of caravans and mobile homes as identified in the Technical Guidance to the NPPF ⁽⁵⁷⁾ and Planning Policy for Traveller Sites⁽⁵⁸⁾. Such land use is highly vulnerable and appropriate for location within Flood Zone 1 and only in Flood Zone 2 where the Exception Test can be passed. The District is also vulnerable to surface water and groundwater flooding and so sites should be located outside areas susceptible to such flooding. Sites should also consider onsite drainage in accordance with Policy CS 16 'Flooding'.

Delivery and Monitoring

The policy will be implemented through the allocation of sites within the Site Allocations and Delivery DPD and the determination of planning applications, along with working in partnership with the travelling community and other relevant Council Departments including Housing and Development Control.

The number of pitches provided will be monitored and reported in the AMR.

57 [Technical Guidance to the National Planning Policy Framework](#) available at www.gov.uk

58 [Planning policy for traveller sites](#), March 2012, DCLG available at www.gov.uk