

Gypsy, Traveller and Travelling Showpeople Accommodation 3

3 Gypsy, Traveller and Travelling Showpeople Accommodation

3.1 Government guidance requires local planning authorities to assess need and use a robust evidence base to inform the preparation of local plans. In March 2015, a GTAA was carried out by independent consultants (Opinion Research Services) to establish the future need for Gypsy and Traveller site provision within West Berkshire. The study used a joint methodology agreed by other Berkshire authorities and has been used to inform the quantity and type of sites allocated in this Plan.

3.1 Duty to Cooperate

3.2 West Berkshire Council has focussed on meeting its needs identified in the Gypsy and Traveller Accommodation Assessment (GTAA) which was prepared using a joint methodology agreed by other Berkshire councils. The Council proposes to meet the identified need for Gypsies and Travellers as well as a need for Travelling Showpeople. The Council does not rely on neighbouring authorities to meet any accommodation needs and has not been asked to assist in meeting needs from neighbouring authorities.

3.2 Existing Provision

3.3 The GTAA identified 3 existing sites in West Berkshire with planning permission, accommodating 43 permanent pitches (however 2 pitches were unavailable at the time of the study due to flooding) and 15 transit pitches for Gypsies and Travellers. In addition, there was 1 unauthorised pitch. There are also 4 existing plots for Travelling Showpeople.

3.3 Future Requirements

3.4 The GTAA study assessed the future need for permanent and transit Gypsy and Traveller sites and site provision for Travelling Showpeople. The needs of those on existing sites were considered as part of the study. The needs were assessed over a 15 year period from 2014 to 2029.

3.5 The assessed need shows a net additional requirement for 17 permanent pitches for Gypsies and Travellers and a net additional requirement of 24 plots for Travelling Showpeople.

3.6 No requirement for transit pitches was identified. Evidence in the GTAA shows that there are only a small number of roadside encampments each year and the one existing transit site at Paices Hill is not fully occupied. No further transit provision was recommended by the assessment.

Gypsy, Traveller and Travelling Showpeople Accommodation Need 2014 - 2029

	2014 - 2019	2019 - 2024	2024 - 2029	Total
Gypsy and Traveller permanent pitches	4	6	7	17
Travelling Showpeople plots	20	2	2	24

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3.4 Site Allocations for Gypsies, Travellers and Travelling Showpeople

3.7 This Housing Sites Allocations DPD allocates two sites to meet the accommodation needs for Gypsy, Travellers and Travelling Showpeople. In addition, an area of search has been allocated to meet the longer term needs for Gypsies and Travellers. Over the period of the Plan, these sites will meet the total accommodation requirement of 17 permanent pitches for Gypsies and Travellers and 24 plots for Travelling Showpeople.

The Approach to Site Selection

3.8 Core Strategy Policy CS7 criteria are used in determining the suitability of sites coming forward through the planning application process. These criteria were used to assess the sites considered for meeting Gypsy and Traveller accommodation needs. A SA/SEA was then undertaken on sites where appropriate.

3.9 Through this site selection process the following sites are allocated:-

- New Stocks Farm, Paices Hill, Aldermaston (GTTS5)
- Longcopse Farm, Enborne (GTTS2)
- Clappers Farm Area of Search (GTTS6)

3.10 This section sets out a specific policy, accompanied by an indicative site plan, for each of the three allocated sites. A further policy TS4 sets out detailed requirements which are required for development on each of the sites coming forward for this use. All allocated sites are subject to a planning application.

Policy TS 1

New Stocks Farm, Paices Hill, Aldermaston (site reference GTTS5)

Type of site: Gypsy and Traveller site

Number of pitches: 8 permanent pitches

Timescale: Within 5 years

Proposals for this site should:

- Replace 8 existing transit pitches on the south east part of the New Stocks Farm site
- Provide a design, layout and siting plan
- Be accessed from the existing access
- Demonstrate appropriate safeguards to prevent the pollution of ground and surface water
- Provide a Sustainable Urban Drainage assessment have due regard to the provisions of Policy TS4 `Detailed Planning Considerations for Traveller Sites`.

The site shall only be occupied by those persons who meet the definition of Gypsies and Travellers.

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New Stocks Farm, Paices Hill, Aldermaston - Policy TS1



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Supporting Text

3.11 This site of approximately 0.15 hectares is located within the existing privately run Gypsy and Traveller site, Paices Hill, which has a total of 39 pitches (24 permanent and 15 transit pitches). This allocation will convert 8 of the existing transit pitches to 8 permanent pitches. Therefore the overall number of pitches will remain at 39.

3.12 The site will be accessed off Paices Hill through the existing site entrance. The site is located less than 1km to Tadley which hosts a variety of services and facilities including schools and shops, and employment areas (Calleva Park and Young's Industrial Estate) are also in close proximity. Most of the surrounding uses are commercial. The site is not located within a flood zone and there is no evidence of flood risk issues on the site. The site is located within the inner consultation zone for AWE Aldermaston.

Delivery and Monitoring - Policy TS1

The site is expected to be delivered within 5 years and to fulfil the identified need for Gypsy and Traveller accommodation for the first 5 years of the plan and for all but 2 pitches of the following 5 years up to 2024, as identified within the GTAA (2015). The delivery of the site will be monitored and reported in the Council's AMR.

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Policy TS 2

Long Copse Farm, Enborne (site reference GTTS2)

Type of site: Travelling Showpersons yard

Number of pitches: 24 plots

Timescale: 20 plots to be delivered within 5 years, the remaining 4 plots to be delivered later in the plan period

Proposals for this site should:

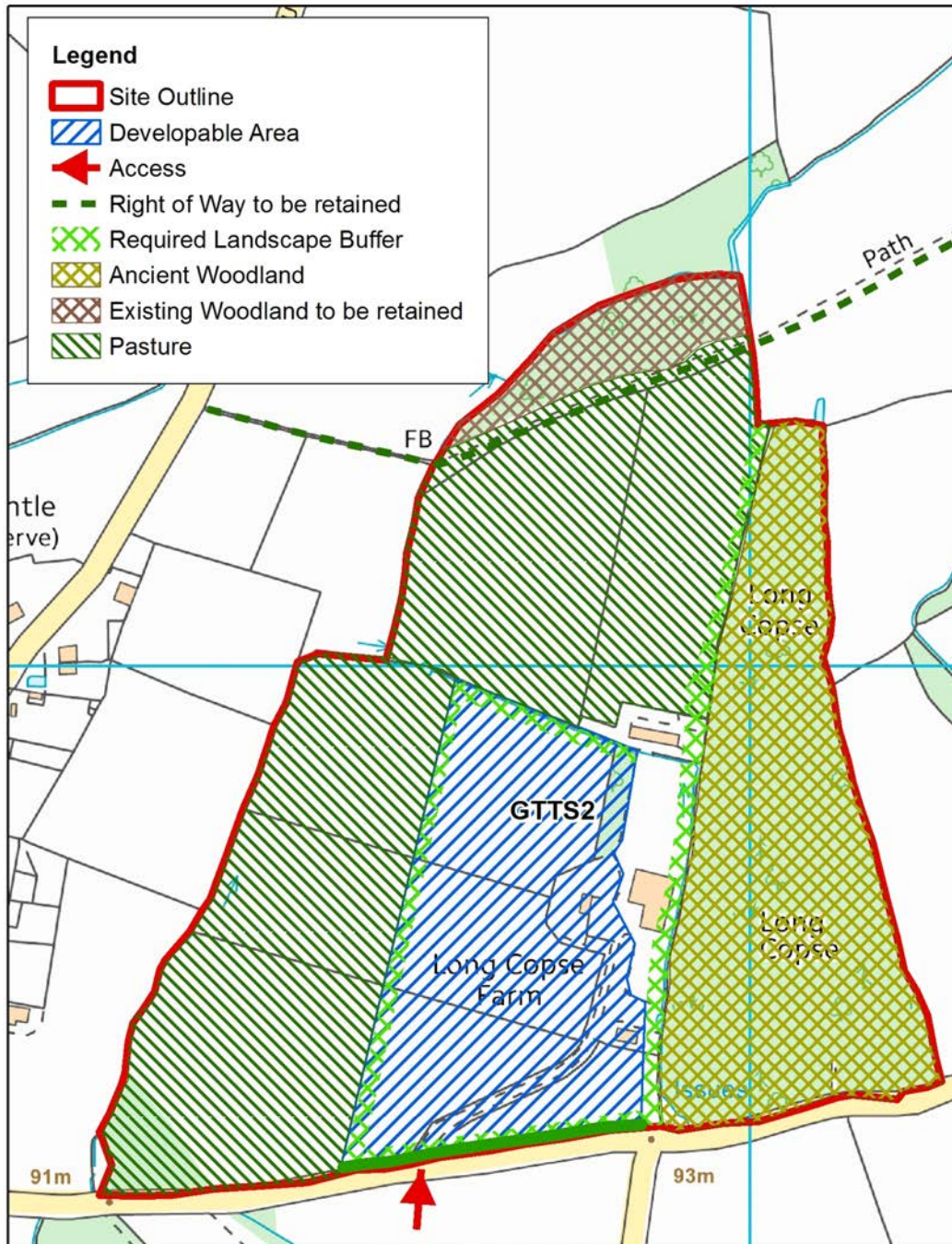
- Provide a design, layout and siting plan together with a Landscape and Visual Impact Assessment.
- Provide a landscaping scheme to conserve and enhance the existing trees, hedgerows and woodland and demonstrate how it would assist in breaking up and screening of the built area and along the road access to the site.
- Include a Transport Assessment identifying the highway improvements to be agreed with the Highways Authority, to Wheatlands Lane including achieving appropriate sight lines at the existing access point to Wheatlands Lane and road widening or passing places east of the site.
- Provide a minimum of a 15m landscaped buffer to Long Copse Wood, a 10m woodland buffer along the northern and western boundaries of the site to link to Long Copse Wood and tree planting along the southern boundary of the site. This must be in place before the occupation of the site.
- Locate the plots and associated development infrastructure together closely relating to the existing buildings at Long Copse Farm and to minimise impact on existing residential properties, with the remaining area of the site being retained in agricultural use.
- Provide a layout showing the residential, maintenance and storage activities proposed on the site.
- Demonstrate appropriate safeguards to prevent the pollution of ground and surface water.
- Provide a Sustainable Urban Drainage assessment.
- Have due regard to the provisions of Policy TS4 `Detailed Planning Considerations for Traveller Sites`.

No caravans will be permitted within Flood Zones 2 and 3 at the northern edge of the site.

The site shall only be occupied by those persons who meet the definition of Travelling Showpeople.

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Long Copse Farm, Enborne - Policy TS2



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Supporting Text

3.13 The site is located in Enborne to the west of Wash Common. This is an existing site of 19.8 hectares, accommodating four existing caravans for Travelling Showpeople and the storage of equipment associated with Zippos Circus. It is proposed that the requirement for 24 plots for Travelling Showpeople identified within the GTAA could be accommodated on this site on an area of approximately 4.4 hectares.

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3.14 The site adjoins areas of woodland which are designated Local Wildlife Sites but the site is largely in agricultural use with the exception of the existing area accommodating Travelling Showpeople and associated storage. The site is outside of an existing settlement and is rural in character. There are no residential properties immediately adjacent to the site. Impact on the privacy and residential amenity of both site occupants and/or neighbouring uses will therefore be limited.

3.15 The northern most part of the site is within Flood Zones 2 and 3 and a stream runs along the western and northern boundaries of the site. Development on the flood zone area must be avoided.

3.16 The site is contained to the east by Long Copse and to the north by an area of woodland, with views to properties to the west.

Delivery and Monitoring - Policy TS2

The site is expected to deliver 20 plots within 5 years, and the remaining 4 plots to be delivered later in the plan period to fulfil the requirement for the 24 plots for Travelling Showpeople identified within the GTAA (2015). The delivery of the site will be monitored and reported in the Council's AMR.

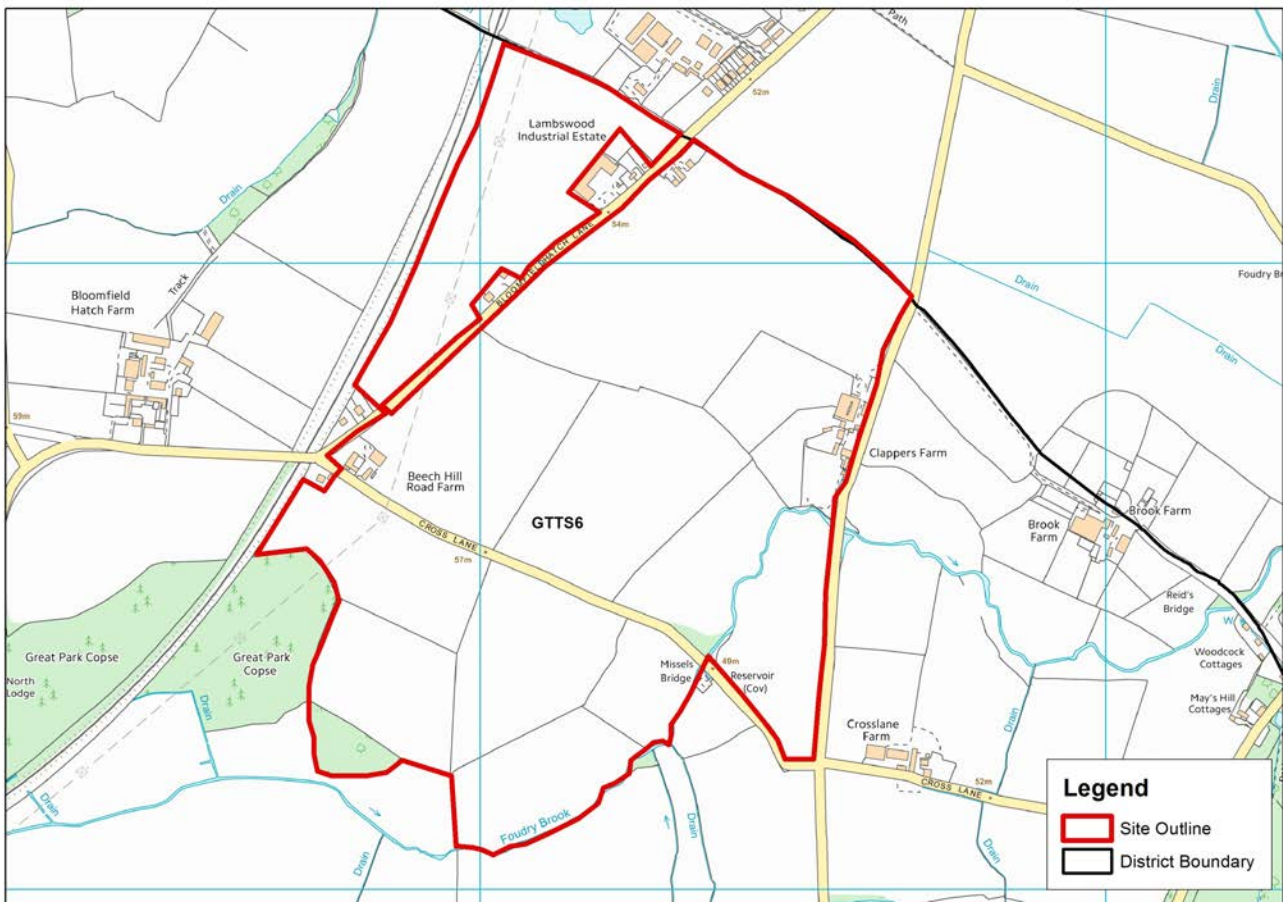
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Policy TS 3**Clappers Farm Area of Search, Beech Hill (site reference GTTS6)****Type of site:** Gypsy and Traveller site**Number of pitches:** up to 9 permanent pitches**Timescale:** After 2021

Proposals for development coming forward within the area of search should:

- Have due regard to the provisions of Policy TS4 'Detailed Planning Considerations for Traveller Sites'.

The site shall only be occupied by those persons who meet the definition of Gypsies and Travellers.

Clappers Farm Area of Search - Policy TS3

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Supporting Text

3.17 The preferred options consultation identified a site located on the junction of Bloomfield Hatch Lane and Cross Lane for a proposed allocation for Gypsy and Travellers. However, the site forms part of a much larger Council landholding and further work is now being undertaken to examine the whole landholding with the intention of identifying the best site for this development, within the context of securing the optimum solution of making provision for Gypsies and Travellers, securing a viable future for the landholding and for residential amenity.

3.18 The site at New Stocks Farm, Paices Hill, will meet the need over the first 5 years of the Plan and for all but 2 pitches of the following five years up to 2024. The site at Clappers Farm is therefore needed to come forward later in the plan period after 2021 for up to 9 pitches. Further work is being undertaken to identify a suitable site on the Clappers Farm area of search, with a view to including a site allocation through the new Local Plan. The intention therefore whilst this work is being undertaken is to allocate the whole Council landholding as an area of search in this Housing Site Allocations DPD.

3.19 The Clappers Farm landholding is approximately 2.5km from Spencers Wood and 4km from Mortimer, both of which have services and facilities including shops and schools. The nearest primary school is less than 1.5km from the site (within Wokingham Borough). The area is outside of any existing settlement and is rural in character, although there are scattered residential properties around the landholding.

Delivery and Monitoring - Policy TS3

The site is not required to be delivered until after 2021. If an appropriate area can be identified within the area of search, the implementation and delivery will be monitored and reported in the Council's AMR.

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Detailed Planning Considerations for Traveller Sites

3.20 To give clarity on the supporting information expected from development proposals a detailed planning considerations policy is included. This policy supplements the detailed provisions for each of the sites set out in policies TS1-3.

Policy TS 4

Detailed Planning Considerations for Traveller Sites

Proposals for development will be expected to comply with policies within the West Berkshire Development Plan and have regard to guidance outlined in the Government's good practice guide on Designing Gypsy and Traveller Sites where appropriate. In addition proposals will:

- Provide an integrated water supply and drainage strategy in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy. All sites that are not connected to the mains sewerage system will ensure there are no deleterious effects to Special Area of Conservation (SACs) and river and wetland Site of Special Scientific Interest (SSSIs); and
- Incorporate appropriate vehicle access and turning space; and
- Include appropriate landscaping proposals, retaining and incorporating key elements of landscape character into the site design; and
- Be well designed and laid out with amenity buildings which are appropriately located and constructed of sympathetic materials; and
- Provide a mix of residential and business use where appropriate; and
- Provide a Flood Risk Assessment in accordance with Policy CS16 of the adopted Core Strategy; and
- Demonstrate that surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS); and
- Include measures to improve accessibility by, and encourage use of, non-car transport modes. These measures should be set out in a Travel Plan for the site; and
- Identify internal walking routes and show how they will be linked to existing routes including the Public Rights of Way network. They will also take advantage of the landscape features of value within the site. Opportunities to improve external routes to services and facilities will be sought; and
- Identify measures to be provided to mitigate the impact of development on the local road network as identified by a site specific Transport Assessment or Transport Statement ; and
- Identify appropriate green space/green infrastructure in line with the Council's adopted standards as set out in Policy RL1 of the Local Plan 1991 – 2006 (Saved Policies 2007); and
- Provide necessary infrastructure to meet the needs that arise from the development as a whole, in accordance with both the most up to date Infrastructure Delivery Plan (IDP) and through conformity with the appropriate standards; and
- Provide a Landscape and Visual Impact Assessment (LVIA) in accordance with the Landscape Institute *Guidelines for Landscape and Visual Impact Assessment* 3rd ed. 2013. This will inform the development design and layout of the site and requirements for green infrastructure; and

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- Provide an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected; and
- Provide appropriate mitigation to offset impact on key species and habitats through appropriate buffering, on-site mitigation and off-site compensation measures; and
- Provide a design, layout and siting plan for the development.

Supporting Text

3.21 Applicants should take into account the requirements of the policy relating to each of the site allocations and the requirements of Policy TS4. Pre-application discussions are encouraged. Proposals for rural exception sites for travellers will be considered under Countryside Policy 2.

3.22 Proposals for sites other than those listed in this Plan for accommodating identified needs for Gypsies and Travellers, will be considered against Core Strategy Policy CS7 and TS4 above. Existing sites for authorised Gypsy, Traveller and Travelling Show people should be retained for the use of these groups unless it has been established that these sites are no longer required.