

## Gypsy, Traveller and Travelling Showpeople Accommodation 3

### Detailed Planning Considerations for Traveller Sites

**3.17** 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 and TS2.

#### Policy TS 3

##### 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).
- Incorporate appropriate vehicle access and turning space.
- Include appropriate landscaping proposals, retaining and incorporating key elements of landscape character into the site design.
- Be well designed and laid out with shelter and amenity buildings which are appropriately located and constructed of sympathetic materials suited for the purpose.
- Provide a mix of residential and business use where appropriate.
- Provide a Flood Risk Assessment in accordance with Policy CS16 of the adopted Core Strategy.
- Demonstrate that surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS).
- 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.
- 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.
- 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.
- 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).
- 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.
- Provide a Landscape and Visual Impact Assessment (LVIA) in accordance with the Landscape Institute *Guidelines for Landscape and Visual Impact Assessment 3<sup>rd</sup> ed.* 2013. This will inform the development design and layout of the site and requirements for green infrastructure.
- 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.

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- Provide appropriate mitigation to offset impact on key species and habitats through appropriate buffering, on-site mitigation and off-site compensation measures.
- Provide a design, layout and siting plan for the development.

#### Supporting Text

**3.18** Applicants should take into account the requirements of the policy relating to each of the site allocations and the requirements of Policy TS3. Pre-application discussions are encouraged. Proposals for rural exception sites for Travellers will be considered under Countryside Policy 2.

**3.19** 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 TS3 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.