

## Appendix 3

**Table 1: Site Facilities and Options regarding potential Transient Site at North Muirton**

Site Facilities	Requirement	Option 1	Option 2	Option 3
Hard standings	A suitable hard-wearing material which extends over the whole area to be occupied by a touring caravan or other vehicle.	10 hard standings to be provided	6 hard standings to be provided	4 hard standings to be provided
Amenity Building	Small building providing access to welfare facilities, kitchen worktop, electrical sockets and a communal room for site management and resident use.	✓	✓	✓
Site Management facility	Office to provide facilities to manage the site and for residents to access – communal space.	✓	No facility	No facility
Toilet Facilities	Toilets within the amenity building	4 toilets and 1 accessible toilet	3 toilets and 1 accessible toilet	2 toilets and 1 accessible toilet
Showering Facilities	Shower facilities within amenity building	3 showers (male and female) and 1 accessible shower room	2 showers (male and female) and 1 accessible shower room	2 showers (male and female) and 1 accessible shower room
Water Supply	One cold water supply to be provided for the whole site. This could be provided through a water standpipe or water bowser.	✓	✓	✓
Electrical Point	One electrical charging point at each pitch	10 points	6 points	4 points
Refuse and Recycling Facilities	Refuse and recycling disposal facilities to cater for the size of the site	✓	✓	✓
Recreational area	Small grass area for children to play.	✓	✓	✓
Animal Area	Small, fenced area for animals to be kept safely and securely.	✓	✓	✓
<b>Estimated Road Provision</b>		<b>£450K</b>	<b>£450K</b>	<b>£450K</b>
<b>Total Cost</b>		<b>£2.4M</b>	<b>£1.8M</b>	<b>£1.7M</b>

## Site Design

Design	Consideration
Site Layout	<p>When designing the layout of a site careful consideration must be given to the:</p> <ul style="list-style-type: none"> <li>• health and safety of residents and in particular children in terms of entry and exit points, including the use of effective signage</li> <li>• need for separate vehicular and pedestrian access</li> <li>• installation of traffic calming measures such as speed humps</li> <li>• measures to ensure that appropriate drainage is accommodated</li> <li>• location of pitches in a circular or horseshoe design rather than the traditional linear layout of pitches</li> </ul>
Site Boundaries	<p>A range of different boundaries should be considered such as:</p> <ul style="list-style-type: none"> <li>• bunding and planting, fences, low walls, hedges and natural features.</li> <li>• The aim should be to achieve a boundary that is sympathetic to and in keeping with the surrounding area. Boundaries can also be used to provide shelter for more exposed sites.</li> </ul>
Size of Pitch	<p>Pitch sizes should be in the region of 15x8.5m to accommodate a touring caravan and the towing vehicle.</p>
Layout of Pitches	<p>Each pitch should:</p> <ul style="list-style-type: none"> <li>• be clearly demarcated to make it clear what each individual household may occupy</li> <li>• aim to achieve a boundary that is clear, sympathetic to, and in keeping with, surrounding areas.</li> </ul>
Orientation of Pitches	<p>In designing the layout of a site enough space must be provided to:</p> <ul style="list-style-type: none"> <li>• permit the easy manoeuvrability of the residents own living accommodation both to the site and subsequently on to a pitch</li> <li>• ensure access roads and the site provide sufficient space for the manoeuvrability of caravans and their towing vehicles</li> </ul>
Access for Emergency Vehicles	<p>In designing a site, all routes for vehicles on the site must allow easy access for emergency vehicles and safe places for turning. Emergency services should be consulted on the site layout</p>
Site Security	<p>Site layout can play an important role in avoiding a sense of enclosure and isolation amongst Gypsy/ Travellers. Security within the site should:</p> <ul style="list-style-type: none"> <li>• be designed to 'design out' crime and social exclusion and 'design in' community safety and social inclusion through openness of design, allowing ease in passing through whether walking or driving</li> <li>• Have a gated entrance in some sites to ensure the safety of children and provide an element of security</li> <li>• enable residents to easily oversee all areas of the site</li> </ul> <p>Police Scotland should be consulted on site layout.</p>
Hard Standing	<p>Each pitch must include:</p> <ul style="list-style-type: none"> <li>• standings that are permeable and constructed in accordance with the industry code of practice</li> <li>• a base that can bear the load placed on it by the home or vehicle and its contents, and the anticipated level of vehicle movement.</li> </ul>

**Table 2: Option Appraisal regarding site provision and potential phasing**

<b>Option Appraisal</b>		
<b>All Options</b>	<ul style="list-style-type: none"> <li>- Exceed or meets site standards</li> <li>- Meets good practice and particular elements selected based on benchmarking with various sites in Scotland and the UK as a whole</li> <li>- Meets needs of Gypsy/Travellers who may have particular support needs</li> <li>- Positive feedback from Gypsy/Travellers and key partners</li> </ul>	
<b>Options</b>	<b>Benefits</b>	<b>Concerns</b>
<b>Option 1</b>	<ul style="list-style-type: none"> <li>- Provides more hard standings than is currently required, based on current need</li> <li>- Providing more hard standings could be considered as future proofing the site, and cost effective in the long term</li> </ul>	<ul style="list-style-type: none"> <li>- Additional hard standings could increase demand</li> <li>- Costly option due to the increased size</li> </ul>
<b>Option 2</b>	<ul style="list-style-type: none"> <li>- Provides the amount of hard standings that is currently required, based on current need</li> <li>- Due to site layout and build, there is an option to create even more hard standings in the future, if need and demand increases</li> <li>- Although management accommodation is not included this can still be provided using current service delivery method and the use of SMART technology</li> <li>- Not as expensive as option 1</li> </ul>	<ul style="list-style-type: none"> <li>- Does not include the on-site management accommodation</li> <li>- May require additional funding if the site was to be increased to meet demand</li> </ul>
<b>Option 3</b>	<ul style="list-style-type: none"> <li>- Meets current need and demand</li> <li>- Can be future proofed, made larger if required – similar to option 2</li> <li>- Although management accommodation is not included this can still be provided based using current service delivery method and the use of SMART technology</li> <li>- Not as expensive as options 1 and 2</li> </ul>	<ul style="list-style-type: none"> <li>- Does not include the number of hard standings to meet current need</li> <li>- Does not include the on-site management accommodation</li> <li>- May require additional funding if the site was to be increased to meet demand</li> </ul>