

West Berkshire Local Plan Review 2023-2041 (adopted June 2025)

Policy RSA29

Long Copse Farm, Enborne

Type of site: Travelling Showpersons yard

Number of plots: 24 plots

Timescale: 24 plots to be delivered within 5 years

Proposals for this site should:

- a. Provide a design, layout and siting plan together with a full detailed Landscape and Visual Impact Assessment (LVIA);
- b. Provide a landscaping scheme to conserve and enhance the existing trees, hedgerows and woodland which should demonstrate how it would assist in breaking up and screening the built area and the area along the road access to the site;
- c. Include a Transport Assessment identifying the highway improvements to Wheatlands Lane to be agreed with the Highways Authority, including achieving appropriate sight lines at the existing access point to Wheatlands Lane and road widening or passing places east of the site;
- d. Include an Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will be required to be implemented to ensure any designated sites and/or protected habitats and/or species will not be adversely affected;
- e. Provide an appropriate buffer of at least 15m between the development and the Ancient Woodland at Long Copse Wood., The precise buffer will be determined through detailed assessment and design when proposals are submitted for development. 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 should also be provided. These must be in place before the occupation of the site;
- f. 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;
- g. Provide a layout showing the residential, maintenance and storage activities proposed on the site;
- h. Demonstrate appropriate safeguards to prevent the pollution of ground and surface water;
- i. Provide a Sustainable Urban Drainage assessment;
- j. Have due regard to the provisions of policy DM20 Gypsies, Travellers and Travelling Showpeople;
- k. A minimum 5 metre buffer zone will be provided and maintained between the watercourse running through the site and any proposed plots; and
- l. The site lies within a Mineral Safeguarding Area and so consideration of policy 9 of the West Berkshire Minerals and Waste Local Plan will be required.

The site shall only be occupied by those persons who meet the definition of Travelling Showpeople, as outlined in the Planning Policy for Traveller Sites.

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