

3 Gypsy, Traveller and Travelling Showpeople Accommodation

Policy TS 2

Long Copse Farm, Enborne (site reference GTTS2)

Type of site: Travelling Showpersons yard

Number of plots: 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:

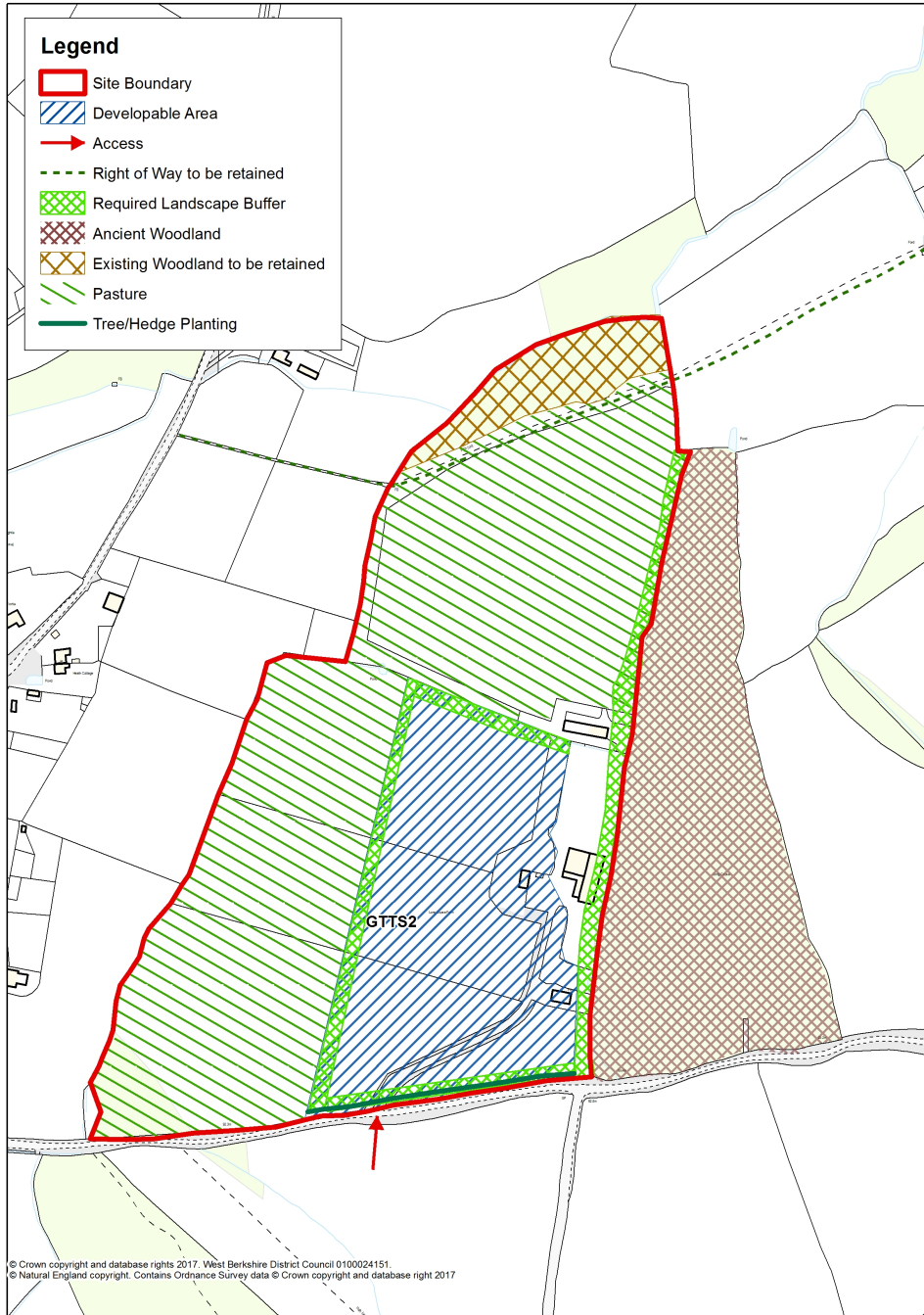
- Provide a design, layout and siting plan together with a Landscape and Visual Impact Assessment (LVIA).
- Provide a landscaping scheme to conserve and enhance the existing trees, hedgerows and woodland which should demonstrate how it would assist in breaking up and screening the built area and the area along the road access to the site.
- 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.
- 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 TS3 `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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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.